



Rizzetta & Company

# Harbor Bay Community Development District

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**Board of Supervisors'  
Regular Meeting  
May 21, 2026**

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

[www.harborbaycdd.org](http://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

<b>District Board of Supervisors</b>	Steve Finley Dean Walters Dan Leventry Micheal Rodriguez Tim Nargi	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Lynn Hayes	Rizzetta & Company, Inc.
<b>District Attorney</b>	Andy Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, PA
<b>District Engineer</b>	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](http://www.harborbaycdd.org)

May 13, 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, May 21, 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 final agenda for this meeting:

### BOS MEETING

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **AUDIENCE COMMENTS ON AGENDA ITEMS**
4. **CHAIRMAN REMARKS**
  - A. Discussion on Rezoning 8.2-acre parcel
5. **BUSINESS ITEMS**
  - A. Presentation of Fiscal Year 2026-2027 Proposed Budget. Tab 1
    - i. Consideration of Resolution 2026-04; Approving Fiscal Year 2026/2027 Budget..... Tab 2
  - B. Consideration of Amended Rules of Procedure ..... Tab 3
  - C. Suspension of Amenity Privileges ..... Tab 4
  - D. Discussion of Off Duty Officer Patrols
  - E. Discussion of Hog Control
  - F. Consideration of Golf Cart Policy/Rule ..... Tab 5
  - G. Consideration of Encroachment Easements ..... Tab 6
6. **STAFF REPORTS**
  - A. Aquatic Report
    - i. Blue Water Fountain Report ..... Tab 7
    - ii. Blue Water Aquatic Report ..... Tab 8
  - B. Presentation of LT Kim Landscape Reports ..... Tab 9

- C. District Counsel
  - i. Consideration of Litigation Counsel Engagement  
Letter for Park Square ..... Tab 10
  - ii. Discussion of Best Price Roofing Deposits
  - iii. Discussion of HOA – Right of Way
- D. District Engineer
  - i. Consideration of Lift & Dock Applications ..... Tab 11
  - ii. Marisol Pointe Sewall Voids..... Tab 12
  - iii. Discussion of Roadway Analysis
    - a. Roadway Exhibits ..... Tab 13
- E. District Coordinator
  - i. Presentation of District Coordinator Report ..... Tab 14
  - ii. Presentation of Project/Reserve/Contract/Tracker.. Tab 15
- F. District Manager
  - i. Presentation of District Manager Report..... Tab 16
  - ii. Presentation of Registered Voter Count ..... Tab 17
  - iii. Presentation of Website Compliance Report..... Tab 18
- G. Onsite Manager Reports
  - i. Director of Operations Report..... Tab 19
  - ii. Field Operations Manager Report..... Tab 20
- 7. CONSENT AGENDA/BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors’  
Budget Workshop Minutes of April 2, 2026 ..... Tab 21
  - B. Consideration of Minutes of the Board of Supervisors’  
Regular Meeting Minutes of April 16, 2026..... Tab 22
  - C. Ratification of Operation & Maintenance Expenditures  
For March 2026 ..... Tab 23
  - D. Presentation of March 2026 Financial Statement..... Tab 24
- 8. AUDIENCE COMMENTS ON NON-AGENDA ITEMS**
- 9. CHAIRMAN REMARKS**
- 10. SUPERVISOR REQUESTS**
- 11. 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**



Rizzetta & Company

# Harbor Bay Community Development District

[www.Harborbaycdd.org](http://www.Harborbaycdd.org)

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**Proposed Budget for  
Fiscal Year 2026-2027**

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**Proposed Budget**  
**Harbor Bay Community Development District**  
 General Fund  
 Fiscal Year 2026/2027

Comments

Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1							
2	<b>ASSESSMENT REVENUES</b>						
3							
4	<i>Special Assessments</i>						
5	Tax Roll	\$ 4,150,631	\$ 4,150,631	\$ 3,661,147	\$ 489,484	\$ 4,165,255	\$ 504,108
6							
7	<b>Assessment Revenue Subtotal</b>	<b>\$ 4,150,631</b>	<b>\$ 4,150,631</b>	<b>\$ 3,661,147</b>	<b>\$ 489,484</b>	<b>\$ 4,165,255</b>	<b>\$ 504,108</b>
8							
9	<b>OTHER REVENUES</b>						
10							
11	<i>Interest Earnings</i>						
12	Interest Earnings	\$ 32,183	\$ -	\$ 82,000	\$ (82,000)	\$ 72,066	\$ (9,934)
13	<i>Miscellaneous Revenues</i>						
14	Balance Forward From Prior Years	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	Insurance Proceeds	\$ 186,582	\$ 373,164	\$ -	\$ 373,164	\$ -	
17	Miscellaneous Revenue	\$ -	\$ -	\$ 15,000	\$ (15,000)	\$ 15,000	\$ -
18							
19	<b>Other Revenue Subtotal</b>	<b>\$ 218,765</b>	<b>\$ 373,164</b>	<b>\$ 97,600</b>	<b>\$ 275,564</b>	<b>\$ 87,066</b>	<b>\$ (10,534)</b>
20							
21	<b>TOTAL REVENUES</b>	<b>\$ 4,369,396</b>	<b>\$ 4,523,795</b>	<b>\$ 3,758,747</b>	<b>\$ 765,048</b>	<b>\$ 4,252,321</b>	<b>\$ 493,574</b>
22							
23	<b>EXPENDITURES - ADMINISTRATIVE</b>						
24							
25	<i>Legislative</i>						
26	Supervisor Fees	\$ 5,800	\$ 5,800	\$ 12,000	\$ 6,200	\$ 12,000	\$ -
27	<i>Financial &amp; Administrative</i>						
28	Accounting Services	\$ 25,900	\$ 51,800	\$ 58,146	\$ 6,346	\$ 53,354	\$ (4,792)
29	Arbitrage Rebate Calculation	\$ 500	\$ 1,000	\$ 650	\$ (350)	\$ 650	\$ -
30	Auditing Services	\$ -	\$ -	\$ 5,200	\$ 5,200	\$ 5,000	\$ (200)
31	Disclosure Report	\$ 2,500	\$ 5,000	\$ 5,600	\$ 600	\$ 5,000	\$ (600)
32	District Engineer	\$ 32,760	\$ 65,520	\$ 55,000	\$ (10,520)	\$ 70,000	\$ 15,000
33	District Engineer - Special	\$ 10,388	\$ 20,776	\$ 66,583	\$ 45,807	\$ -	\$ (66,583)

Based on FY 24/25 Actuals 9/30/25 - \$72,066

Cost of Living Adjustment

Per Grau Contract \$5,000

Per projection and DE 3% increase

Structural DE Roof- Remove per Board

**Proposed Budget**  
**Harbor Bay Community Development District**  
 General Fund  
 Fiscal Year 2026/2027

Comments

Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
34 District Management	\$ 62,825	\$ 125,650	\$ 129,214	\$ 3,564	\$ 127,669	\$ (1,545)
35 Dues, Licenses & Fees	\$ 895	\$ 1,790	\$ 4,500	\$ 2,710	\$ 4,500	\$ -
36 Financial Consulting & Revenue Collections	\$ 2,500	\$ 5,000	\$ 9,692	\$ 4,692	\$ 6,350	\$ (3,342)
37 Legal Advertising	\$ 374	\$ 748	\$ 1,800	\$ 1,052	\$ 1,800	\$ -
38 Miscellaneous Mailings	\$ 158	\$ 316	\$ 1,500	\$ 1,184	\$ 2,500	\$ 1,000
39 Property Taxes	\$ 3,966	\$ 7,932	\$ 4,500	\$ (3,432)	\$ 4,500	\$ -
40 Public Officials Liability Insurance	\$ 4,800	\$ 9,600	\$ 20,261	\$ 10,661	\$ 5,000	\$ (15,261)
41 Trustees Fees	\$ 6,420	\$ 12,840	\$ 7,100	\$ (5,740)	\$ 7,100	\$ -
42 Website Hosting, Maintenance, Backup (and Email)	\$ 1,407	\$ 2,814	\$ 10,752	\$ 7,938	\$ 4,013	\$ (6,739)
43 <b>Legal Counsel</b>						
44 District Counsel	\$ 150,511	\$ 301,022	\$ 130,000	\$ (171,022)	\$ 260,412	\$ 130,412
45 Special Litigation Services/Legal Mediation	\$ 4,883	\$ 4,883	\$ 25,000	\$ 20,117	\$ 25,000	\$ -
46						
47 <b>Administrative Subtotal</b>	<b>\$ 316,587</b>	<b>\$ 622,491</b>	<b>\$ 547,498</b>	<b>\$ (74,993)</b>	<b>\$ 594,848</b>	<b>\$ 47,350</b>
48						
49 <b>EXPENDITURES - FIELD OPERATIONS</b>						
50						
51 <b>Security Operations</b>						
52 Gate Maintenance & Repair	\$ 2,805	\$ 5,610	\$ -	\$ (5,610)	\$ 8,000	\$ 8,000
53 Security Services and Patrols	\$ 132,261	\$ 264,522	\$ 222,000	\$ (42,522)	\$ 240,000	\$ 18,000
54 <b>Electric Utility Services</b>						
55 Utility - Irrigation & Landscape Lighting	\$ 13,644	\$ 27,288	\$ 26,000	\$ (1,288)	\$ 29,000	\$ 3,000
56 Utility - Recreation Facilities	\$ 62,978	\$ 125,956	\$ 100,000	\$ (25,956)	\$ 131,000	\$ 31,000
57 Utility - Street Lights	\$ 75,209	\$ 150,418	\$ 200,000	\$ 49,582	\$ 200,000	\$ -
58 Utility - Guardhouse & Gate Electric	\$ 1,905	\$ 3,810	\$ 6,500	\$ 2,690	\$ 4,000	\$ (2,500)
59 <b>Gas Utility Services</b>						
60 Utility Services	\$ 3,200	\$ 6,400	\$ 6,500	\$ 100	\$ 7,500	\$ 1,000
61 <b>Garbage/Solid Waste Control Services</b>						
62 Garbage - Recreation Facility	\$ 11,179	\$ 22,358	\$ 17,400	\$ (4,958)	\$ 22,622	\$ 5,222
63 <b>Water-Sewer Combination Services</b>						
64 Utility - Amenities	\$ 23,180	\$ 46,360	\$ 45,000	\$ (1,360)	\$ 37,000	\$ (8,000)
65 Utility - Irrigation	\$ 6,379	\$ 12,758	\$ 35,000	\$ 22,242	\$ 14,000	\$ (21,000)

DM & CDD Coordinator Cost of Living Adjustment
Cost of Living Adjustment
Exp 10/1/26 Per PGIT Estimate Slight Reduction
Per Contracts \$2,813 Website & Premier IT Email Hosting \$1,200 Annually
Based on Annual Projections
Stearns, Weaver \$2K Retainer & Fees Best Price Roofing Edit Amt, Keep?
Based on projections
Per Envera Contract + New Resident Adds + 3% Annual Increase, Add PSH?
Based on projections + 3%+ increase = \$28,916, Add PSH?
Based on projections + 3%+ increase = \$130,929, Add PSH?
Based on projections + 3%+ increase = \$154,191, Add PSH? Leave at \$200K?
Based on projections + 3%+ increase = \$3,918, Add PSH?
Based on projections + 3%+ increase = \$7,500, Add PSH?
Based on projections & 3% Increase
Based on projections + 3% increase = \$36,153
Based on projections + 3%+ increase = \$12K, Add PSH?

**Proposed Budget**  
**Harbor Bay Community Development District**  
 General Fund  
 Fiscal Year 2026/2027

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Comments

Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
66	<b>Stormwater Control</b>					
67	Aquatic Maintenance	\$ 23,933	\$ 47,866	\$ 70,460	\$ 22,594	\$ 70,000 \$ (460)
68	Fountain Service Repair & Maintenance	\$ 12,348	\$ 24,696	\$ 25,000	\$ 304	\$ 25,000 \$ -
69	<b>Other Physical Environment</b>					
70	Flood Insurance	\$ 2,432	\$ 2,432	\$ 8,315	\$ 5,883	\$ 5,641 \$ (2,674)
71	General Liability/Property Insurance	\$ 157,762	\$ 157,762	\$ 199,948	\$ 42,186	\$ 148,000 \$ (51,948)
72	Hog Trapping	\$ 18,000	\$ 18,000	\$ -	\$ (18,000)	\$ 18,000 \$ 18,000
73	Landscape - Annuals/Flowers	\$ -	\$ -	\$ 24,000	\$ 24,000	\$ 25,000 \$ 1,000
74	Landscape - Mulch	\$ 104,250	\$ 208,500	\$ 141,000	\$ (67,500)	\$ 180,000 \$ 39,000
75	Landscape - Playground Mulch	\$ -	\$ -	\$ -	\$ -	\$ 23,000 \$ 23,000
76	Landscape Irrigation	\$ 64,701	\$ 129,402	\$ 60,000	\$ (69,402)	\$ 155,000 \$ 95,000
77	Landscape Maintenance	\$ 265,931	\$ 531,862	\$ 469,000	\$ (62,862)	\$ 504,000 \$ 35,000
78	Landscape Maintenance - Contingency	\$ 60,850	\$ 60,850	\$ 100,000	\$ 39,150	\$ 100,000 \$ -
79	Landscape Maintenance - Park Square	\$ 90,000	\$ 180,000	\$ 200,000	\$ 20,000	\$ 200,000 \$ -
80	Landscape Maintenance - Turf Grass	\$ 141,610	\$ 283,220	\$ 283,220	\$ -	\$ 283,220 \$ -
81	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000 \$ -
82	Water Management Monitoring & Reporting	\$ 3,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000 \$ -
83	<b>Road &amp; Street Facilities</b>					
84	Asphalt Repair & Maintenance	\$ 179	\$ 358	\$ 19,500	\$ 19,142	\$ 19,500 \$ -
85	Street/Parking Lot Sweeping	\$ 8,498	\$ 16,996	\$ 15,000	\$ (1,996)	\$ 21,600 \$ 6,600
86	<b>Parks &amp; Recreation</b>					
87	Basketball Court Maintenance & Supplies	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,000 \$ -
88	Boat Lift Sling Repairs & Maintenance	\$ 133	\$ 266	\$ 20,000	\$ 19,734	\$ 20,000 \$ -
89	Dog Waste Station Supplies & Maintenance	\$ 1,927	\$ 3,854	\$ -	\$ (3,854)	\$ 17,000 \$ 17,000
90	Elevator Maintenance & Permit	\$ 1,435	\$ 1,435	\$ 3,616	\$ 2,181	\$ 3,616 \$ -
91	Employee - Payroll Processing Fees	\$ 8,869	\$ 8,869	\$ -	\$ (8,869)	\$ 16,258 \$ 16,258
92	Employee - Payroll Taxes	\$ 54,151	\$ 54,151	\$ -	\$ (54,151)	\$ 115,506 \$ 115,506
93	Employee - Workers Comp	\$ 9,388	\$ 9,388	\$ -	\$ (9,388)	\$ 12,849 \$ 12,849
94	Facility A/C & Heating Maintenance & Repair	\$ 2,921	\$ 5,842	\$ 5,000	\$ (842)	\$ 5,000 \$ -
95	Fitness Equipment Maintenance & Repair	\$ 3,671	\$ 7,342	\$ 7,500	\$ 158	\$ 8,500 \$ 1,000
96	Holiday Decorations	\$ 14,932	\$ 29,864	\$ 12,000	\$ (17,864)	\$ 20,000 \$ 8,000

Per Contract \$43,680 Annually + Structure/Bank Repairs, Add PSH?
Per Contract \$14,400 Annually + Estimate \$10K Repairs
EGIS Clubhouse Exp 7/29/26 Egis \$3,209 Renewal, Admiral Point Exp 4/3/26, FY26/27 Renewal = \$ 2,432
Exp 10/1/26 \$155,063 Includes Pollution Per PGIT Estimate Slight Reduction
Per contract Add to FY 26/27 Budget
Per LT Kim Renewal Proposal - \$25K, RFP?
LT Kim \$88K + Hwy 41 \$43,200 + PSH Conveyed \$19,200 + Any extra fill in FY26/27, RFP?
EZ Mulch ADA Playground-\$22,050 + 3% Increase
Based on projections, Add PSH?, RFP?
Per LT Kim Renewal Proposal - \$504K, Projection \$532,272
Increase PSH Conveyance, RFP?
RFP?
Per LT Kim Renewal Proposal - \$24K + Replacement Plants, Shrubs, Trees, Increase/Edit, RFP?
Per Contract LT Kim, RFP Effect on Contract?
Leave for ongoing maintenance per Board
Per 2 Yr Contract USA Services of Florida, LLC \$21,600 Annually
New Contract \$16,500 annually + Unscheduled visit bags \$10 Per Station + Station Replacements \$400 each 36 Pet Waste Stations
Paychex 8-13-25 Contract 1st Year \$17,187.68 than \$16,257.68 Annually
Projected annual amount, varies
Projected annual amount, varies
Café Repair March 2026 = \$5K
Based on Projections
Thru 1/31/26 Spent \$14,822, Budget \$20K per Chastity

**Proposed Budget**  
**Harbor Bay Community Development District**  
 General Fund  
 Fiscal Year 2026/2027

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**Comments**

	Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
97	Janitorial Service - Clubhouse - Facility	\$ 25,410	\$ 50,820	\$ 89,627	\$ 38,807	\$ 89,627	\$ -
98	Maintenance & Repairs	\$ 43,279	\$ 86,558	\$ 40,000	\$ (46,558)	\$ 95,124	\$ 55,124
99	Onsite Staffing/Employment	\$ 152,675	\$ 305,350	\$ 417,035	\$ 111,685	\$ 395,000	\$ (22,035)
100	Pest Control	\$ 653	\$ 1,306	\$ 5,210	\$ 3,904	\$ 5,210	\$ -
101	Playground Repairs	\$ 295	\$ 590	\$ 10,000	\$ 9,410	\$ 10,000	\$ -
102	Pool Operations & Maintenance	\$ 35,901	\$ 71,802	\$ 42,087	\$ (29,715)	\$ 63,000	\$ 20,913
103	Printing Supplies	\$ 874	\$ 1,748	\$ 1,500	\$ (248)	\$ 2,500	\$ 1,000
104	Street Sign Repair & Replacement	\$ 5,921	\$ 11,842	\$ 7,500	\$ (4,342)	\$ 5,000	\$ (2,500)
105	Telephone, Internet, Cable	\$ 20,165	\$ 40,330	\$ 40,000	\$ (330)	\$ 50,000	\$ 10,000
106	Tennis Court Maintenance & Supplies	\$ 3,995	\$ 7,990	\$ 9,735	\$ 1,745	\$ 9,700	\$ (35)
107	Tennis Court Maintenance Contract	\$ 8,312	\$ 16,624	\$ 33,996	\$ 17,372	\$ 39,900	\$ 5,904
108	Vehicle Maintenance	\$ 1,388	\$ 2,776	\$ 3,500	\$ 724	\$ 3,500	\$ -
109	<b>Admiral Point Operations</b>						
110	Utility Services - Electric	\$ 4,832	\$ 9,664	\$ 21,600	\$ 11,936	\$ 21,600	\$ -
111	Utility Services - Water/Sewer	\$ 1,879	\$ 3,758	\$ 5,500	\$ 1,742	\$ 5,500	\$ -
112	<b>Contingency</b>						
113	Miscellaneous Contingency	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
114	Reserve Study	\$ 2,350	\$ 2,350	\$ -	\$ (2,350)	\$ -	\$ -
115	Seawall Maintenance & Repair	\$ 2,100	\$ 4,200	\$ -	\$ (4,200)	\$ 10,000	\$ 10,000
116							
117	<b>Field Operations Subtotal</b>	\$ 1,693,690	\$ 3,072,143	\$ 3,211,249	\$ 139,106	\$ 3,657,473	\$ 446,224
118							
119	<b>TOTAL EXPENDITURES</b>	\$ 2,010,277	\$ 3,694,634	\$ 3,758,747	\$ 64,113	\$ 4,252,321	\$ 493,574
120							
121	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	\$ 2,359,119	\$ 829,161	\$ -	\$ 829,161	\$ -	\$ -
122							

Leave as is per Board
Based on Projections will research
Self Management Contract -GM, Dir of Ops, Programs Mgr, Field Ops Mgr, Maint Staff \$395K Need Agreement
Monthly Reoccurring Expense
Based on Projections
Based on Projections
Frontier will become Verizon increase per Board
New Nets,court tools Green & Gator Rake Tines, Lute SuperScaper, Rake Weights \$851 - Added Clay
J Courts Contract \$39,900 Annually & removed Tennis Pro Personnel line but FY 25/26 Cost here now, Add Tennis Pro contract to FY 26/27 Budget?
Mule & Truck
Based on projections + 3%+ increase = \$12K, Decrease?
Based on projections + 3%+ increase = \$3,700, Decrease?
Keep \$50K per Board, includes 2026 reserve study
Need \$ Amount to Budget \$10K?



**Proposed Budget  
Harbor Bay Community Development District**

Mira Bay Fund  
Fiscal Year 2026/2027

Comments

Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1							
2	<b>ASSESSMENT REVENUES</b>						
3							
4	<i>Special Assessments</i>						
5	Tax Roll	\$ 232,720	\$ -	\$ 455,411	\$ (455,411)	\$ 458,194	\$ 2,783
6							
7	<b>Assessment Revenue Subtotal</b>	<b>\$ 232,720</b>	<b>\$ -</b>	<b>\$ 455,411</b>	<b>\$ (455,411)</b>	<b>\$ 458,194</b>	<b>\$ 2,783</b>
8							
9	<b>OTHER REVENUES</b>						
10							
11	<i>Interest Earnings</i>						
12	Interest Earnings	\$ 45	\$ -	\$ -	\$ -	\$ 68	\$ 68
13	<i>Amenity Center Revenue</i>						
14	Beer Sales	\$ 14,145	\$ -	\$ 29,962	\$ (29,962)	\$ 29,962	\$ -
15	Beverage Sales	\$ 3,859	\$ -	\$ 7,734	\$ (7,734)	\$ 7,734	\$ -
16	Events Income	\$ 5,172	\$ -	\$ 3,154	\$ (3,154)	\$ 3,154	\$ -
17	Facility Rental	\$ 17,264	\$ -	\$ 41,778	\$ (41,778)	\$ 41,778	\$ -
18	Facility Rental - Bar Services	\$ 8,207	\$ -	\$ 17,576	\$ (17,576)	\$ 17,576	\$ -
19	Food Sales	\$ 48,271	\$ -	\$ 84,090	\$ (84,090)	\$ 84,090	\$ -
20	Gate Strike Income	\$ 500	\$ -	\$ 1,500	\$ (1,500)	\$ 1,500	\$ -
21	Group Exercise	\$ 369	\$ -	\$ 1,680	\$ (1,680)	\$ 1,680	\$ -
22	Liquor Sales	\$ 20,780	\$ -	\$ 48,788	\$ (48,788)	\$ 48,788	\$ -
23	Merchandise Sales	\$ 1,185	\$ -	\$ 12,000	\$ (12,000)	\$ 12,000	\$ -
24	Non-Resident User Fee	\$ -	\$ -	\$ 2,500	\$ (2,500)	\$ 2,500	\$ -
25	Personal Training	\$ -	\$ -	\$ 1,920	\$ (1,920)	\$ 1,920	\$ -
26	Programs - After School Care	\$ -	\$ -	\$ 56,500	\$ (56,500)	\$ 56,500	\$ -
27	Programs - Camps	\$ -	\$ -	\$ 54,000	\$ (54,000)	\$ 54,000	\$ -
28	Programs - Youth Other	\$ -	\$ -	\$ 1,500	\$ (1,500)	\$ 1,500	\$ -
29	Proximity Card Replacements	\$ 5,057	\$ -	\$ 10,000	\$ (10,000)	\$ 10,000	\$ -
30	Sponsorship Income	\$ 8,991	\$ -	\$ 15,000	\$ (15,000)	\$ 15,000	\$ -
31	Tennis Lessons	\$ -	\$ -	\$ 540	\$ (540)	\$ 540	\$ -

Accounting removed mira bay fund line from GF added Mira Bay CDD Annual Contribution here so they are properly accounted for based on our way of doing budgets

Based on FY 24/25 Actuals 9/30/2025 - \$68

Formally Labeled Special Events Revenue

New Budget Add -Remove Non-Resident, Basketball, Pickleball, Tennis per Board

Formally Labeled Events and Sponsorships

**Proposed Budget  
Harbor Bay Community Development District**

Mira Bay Fund  
Fiscal Year 2026/2027

Comments

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
32	Vendor Rebates	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -
33	Wine Sales	\$ 7,604	\$ -	\$ 14,240	\$ (14,240)	\$ 14,240	\$ -
34							
35	<b>Other Revenue Subtotal</b>	<b>\$ 141,562</b>	<b>\$ -</b>	<b>\$ 412,462</b>	<b>\$ (412,462)</b>	<b>\$ 404,530</b>	<b>\$ (7,932)</b>
36							
37	<b>TOTAL REVENUES</b>	<b>\$ 374,282</b>	<b>\$ -</b>	<b>\$ 867,873</b>	<b>\$ (867,873)</b>	<b>\$ 862,724</b>	<b>\$ (5,149)</b>
38							
39	<b>EXPENDITURES</b>						
40							
41	<b>Café</b>						
42	Café Operating	\$ 7,396	\$ 14,792	\$ 19,226	\$ 4,434	\$ 19,226	\$ -
43	COGS - Beer	\$ 6,237	\$ 12,474	\$ 12,485	\$ 11	\$ 12,485	\$ -
44	COGS - Beverage	\$ 3,655	\$ 7,310	\$ 3,653	\$ (3,657)	\$ 3,653	\$ -
45	COGS - Coffee	\$ 13,072	\$ 26,144	\$ 12,000	\$ (14,144)	\$ 12,000	\$ -
46	COGS - Food	\$ 34,374	\$ 68,748	\$ 72,914	\$ 4,166	\$ 72,914	\$ -
47	COGS - Liquor	\$ 4,562	\$ 9,124	\$ 23,712	\$ 14,588	\$ 23,712	\$ -
48	COGS - Wine	\$ 3,301	\$ 6,602	\$ 8,765	\$ 2,163	\$ 8,765	\$ -
49	Daily Operations Software	\$ 8,725	\$ 17,450	\$ 9,000	\$ (8,450)	\$ 10,144	\$ 1,144
50	Dues and Licenses	\$ -	\$ -	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
51	Food & Fun Events	\$ 4,581	\$ 9,162	\$ 5,000	\$ (4,162)	\$ 5,000	\$ -
52	Refrigeration Repairs	\$ -	\$ -	\$ 6,800	\$ 6,800	\$ 6,800	\$ -
53	Training & Education	\$ 611	\$ 1,222	\$ 1,300	\$ 78	\$ 1,300	\$ -
54							
55	<b>Café Subtotal</b>	<b>\$ 86,514</b>	<b>\$ 173,028</b>	<b>\$ 176,655</b>	<b>\$ 3,627</b>	<b>\$ 177,799</b>	<b>\$ 1,144</b>
56							
57	<b>General Operating</b>						
58	Amenities Management Service Contracts	\$ 120,365	\$ 240,730	\$ 218,083	\$ (22,647)	\$ 211,000	\$ (7,083)
59	Bank Fees	\$ 1,503	\$ 3,006	\$ -	\$ (3,006)	\$ -	\$ -
60	Clubhouse Improvements	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
61	Employee Recognition	\$ 412	\$ 824	\$ 2,500	\$ 1,676	\$ 2,500	\$ -
62	Food & Beverage Operations	\$ 18,120	\$ 36,240	\$ 140,041	\$ 103,801	\$ 140,041	\$ -
63	Furniture, Fixtures & Equipment	\$ 3,195	\$ 6,390	\$ 12,000	\$ 5,610	\$ 12,000	\$ -

Premier IT for Annual Budget Costs FMX Software \$465.76 Month + Clover \$379.60 Month

Food & Beverage Manager, Café Lead, Food & Beverage Staff & Event Tips, Housekeeping Staff \$211K



**Proposed Budget**  
**Harbor Bay Community Development District**  
Mira Bay Fund  
Fiscal Year 2026/2027

**Comments**

Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
97 Program Operating	\$ 893	\$ 1,786	\$ 5,000	\$ 3,214	\$ 5,000	\$ -
98 Santa Brunch	\$ 2,400	\$ 4,800	\$ 2,500	\$ (2,300)	\$ 6,000	\$ 3,500
99 Sunday Market	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
100 Winter Wonderland	\$ 1,100	\$ 2,200	\$ 14,500	\$ 12,300	\$ 16,000	\$ 1,500
101						
102 <b>Events Subtotal</b>	<b>\$ 33,071</b>	<b>\$ 66,142</b>	<b>\$ 75,790</b>	<b>\$ 9,648</b>	<b>\$ 87,790</b>	<b>\$ 12,000</b>
103						
104 <b>TOTAL EXPENDITURES</b>	<b>\$ 319,293</b>	<b>\$ 638,586</b>	<b>\$ 867,873</b>	<b>\$ 229,287</b>	<b>\$ 862,724</b>	<b>\$ (5,149)</b>
105						
106 <b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 54,989</b>	<b>\$ (638,586)</b>	<b>\$ -</b>	<b>\$ (638,586)</b>	<b>\$ -</b>	<b>\$ -</b>
107						

Per Chastity \$6K

Per Chastity \$16K

**Proposed Budget**  
**Harbor Bay Community Development District**  
Evergreen Fund  
Fiscal Year 2026/2027

Comments

Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1						
2	<b>REVENUES</b>					
3						
4	<i>Interest Earnings</i>					
5	Interest Earnings	\$ 4,276	\$ -	\$ 7,500	\$ (7,500)	\$ 9,264 \$ 1,764
6	<i>Miscellaneous Revenues</i>					
7	Balance Forward from Prior Years	\$ -	\$ -	\$ 28,700	\$ (28,700)	\$ 53,700 \$ 25,000
8	Boat Registrations	\$ 7,818	\$ -	\$ 12,000	\$ (12,000)	\$ 12,000 \$ -
9	Boat Renewals	\$ 4,000	\$ -	\$ 5,000	\$ (5,000)	\$ 5,000 \$ -
10						
11	<b>Total Revenue Subtotal</b>	<b>\$ 16,094</b>	<b>\$ -</b>	<b>\$ 53,200</b>	<b>\$ (53,200)</b>	<b>\$ 79,964 \$ 26,764</b>
12						
13	<b>TOTAL REVENUES</b>	<b>\$ 16,094</b>	<b>\$ -</b>	<b>\$ 53,200</b>	<b>\$ (53,200)</b>	<b>\$ 79,964 \$ 26,764</b>
14						
15	<b>EXPENDITURES</b>					
16						
17	<i>Stormwater Control</i>					
18	Stormwater System Maintenance	\$ 11,000	\$ 22,000	\$ -	\$ (22,000)	\$ - \$ -
19	<i>Law Enforcement</i>					
20	Harbor Patrol	\$ 16,070	\$ 32,140	\$ 30,000	\$ (2,140)	\$ 35,000 \$ 5,000
21	<i>Other Physical Environment</i>					
22	Canal Inspections	\$ -	\$ -	\$ 1,200	\$ 1,200	\$ 1,200 \$ -
23	Navigational Post & Sign Repairs	\$ -	\$ -	\$ 22,000	\$ 22,000	\$ 22,000 \$ -
24	Save The Manatees	\$ -	\$ -	\$ -	\$ -	\$ 25,000 \$ 25,000
25						
26	<b>TOTAL EXPENDITURES</b>	<b>\$ 27,070</b>	<b>\$ 54,140</b>	<b>\$ 53,200</b>	<b>\$ (940)</b>	<b>\$ 83,200 \$ 30,000</b>
27						
28	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ (10,976)</b>	<b>\$ (54,140)</b>	<b>\$ -</b>	<b>\$ (54,140)</b>	<b>\$ (3,236) \$ (3,236)</b>
29						

Based on FY 24/25 Actuals 9/30/2025 - \$9,264

Budget line item - To assist with revenue needed to pay Expenditures

Need accurate count of new boat registrations in the community - Chastity to provide

Need accurate count of all active vessels in the community - Chastity to provide

Need \$ Amount to Budge Blue Works Camera Work Contract \$22K

Have no budget line item for these expenses. Added new line to breakout and track these expenses better.

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2019A-1	Series 2019A-2 (AA1)	Series 2019A-2 (AA2)	Budget for 2026/2027
<b>REVENUES</b>				
Special Assessments				
Net Special Assessments <sup>(1)</sup>	\$1,021,045.29	\$199,177.33	\$644,944.87	\$1,865,167.50
<b>TOTAL REVENUES</b>	<b>\$1,021,045.29</b>	<b>\$199,177.33</b>	<b>\$644,944.87</b>	<b>\$1,865,167.50</b>
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Debt Service Obligation	\$1,021,045.29	\$199,177.33	\$644,944.87	\$1,865,167.50
<b>Administrative Subtotal</b>	<b>\$1,021,045.29</b>	<b>\$199,177.33</b>	<b>\$644,944.87</b>	<b>\$1,865,167.50</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,021,045.29</b>	<b>\$199,177.33</b>	<b>\$644,944.87</b>	<b>\$1,865,167.50</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

**GROSS ASSESSMENTS**

**\$1,984,220.74**

**Notes:**

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received

Tax Roll Collection Costs for Hillsborough County are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

<b>2026/2027 O&amp;M Budget:</b>		\$5,346,449.00	<b>2025/2026 O&amp;M Budget:</b>	\$4,710,238.00
<b>Collection Costs:</b>	2%	\$113,754.23	<b>2026/2027 O&amp;M Budget:</b>	\$5,346,449.00
<b>Early Payment Discount:</b>	4%	\$227,508.47		
<b>2026/2027 Total:</b>		<b>\$5,687,711.70</b>	<b>Total Difference:</b>	<b>\$636,211.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
<b>Assessment Area 1</b>					
<b>Single Family 60'</b>	Series 2019A-1 Debt Service	\$668.95	\$668.95	\$0.00	0.00%
	Series 2019A-2 (AA1) Debt Service	\$495.65	\$495.65	\$0.00	0.00%
	Operations & Maintenance	\$3,232.48	\$3,671.09	\$438.61	13.57%
	<b>Total</b>	<b>\$4,397.08</b>	<b>\$4,835.69</b>	<b>\$438.61</b>	<b>9.98%</b>
<b>Single Family 70'</b>	Series 2019A-1 Debt Service	\$780.44	\$780.44	\$0.00	0.00%
	Series 2019A-2 (AA1) Debt Service	\$578.26	\$578.26	\$0.00	0.00%
	Operations & Maintenance	\$3,771.22	\$4,282.94	\$511.72	13.57%
	<b>Total</b>	<b>\$5,129.92</b>	<b>\$5,641.64</b>	<b>\$511.72</b>	<b>9.98%</b>
<b>Single Family 80'</b>	Series 2019A-1 Debt Service	\$891.92	\$891.92	\$0.00	0.00%
	Series 2019A-2 (AA1) Debt Service	\$660.87	\$660.87	\$0.00	0.00%
	Operations & Maintenance	\$4,309.97	\$4,894.78	\$584.81	13.57%
	<b>Total</b>	<b>\$5,862.76</b>	<b>\$6,447.57</b>	<b>\$584.81</b>	<b>9.97%</b>
<b>Single Family 100'</b>	Series 2019A-1 Debt Service	\$1,114.91	\$1,114.91	\$0.00	0.00%
	Series 2019A-2 (AA1) Debt Service	\$826.08	\$826.08	\$0.00	0.00%
	Operations & Maintenance	\$5,387.46	\$6,118.48	\$731.02	13.57%
	<b>Total</b>	<b>\$7,328.45</b>	<b>\$8,059.47</b>	<b>\$731.02</b>	<b>9.98%</b>
<b>Assessment Area 2</b>					
<b>Townhomes</b>	Series 2019A-1 Debt Service	\$278.73	\$278.73	\$0.00	0.00%
	Series 2019A-2 (AA2) Debt Service	\$240.39	\$240.39	\$0.00	0.00%
	Operations & Maintenance	\$1,346.86	\$1,529.62	\$182.76	13.57%
	<b>Total</b>	<b>\$1,865.98</b>	<b>\$2,048.74</b>	<b>\$182.76</b>	<b>9.79%</b>
<b>SF 40/Villas</b>	Series 2019A-1 Debt Service	\$445.97	\$445.97	\$0.00	0.00%
	Series 2019A-2 (AA2) Debt Service	\$384.63	\$384.63	\$0.00	0.00%
	Operations & Maintenance	\$2,154.98	\$2,447.39	\$292.41	13.57%
	<b>Total</b>	<b>\$2,985.58</b>	<b>\$3,277.99</b>	<b>\$292.41</b>	<b>9.79%</b>
<b>Single Family 50'</b>	Series 2019A-1 Debt Service	\$557.45	\$557.45	\$0.00	0.00%
	Series 2019A-2 (AA2) Debt Service	\$480.79	\$480.79	\$0.00	0.00%
	Operations & Maintenance	\$2,693.73	\$3,059.24	\$365.51	13.57%
	<b>Total</b>	<b>\$3,731.97</b>	<b>\$4,097.48</b>	<b>\$365.51</b>	<b>9.79%</b>
<b>Single Family 60'</b>	Series 2019A-1 Debt Service	\$668.95	\$668.95	\$0.00	0.00%
	Series 2019A-2 (AA2) Debt Service	\$576.95	\$576.95	\$0.00	0.00%
	Operations & Maintenance	\$3,232.48	\$3,671.09	\$438.61	13.57%
	<b>Total</b>	<b>\$4,478.38</b>	<b>\$4,916.99</b>	<b>\$438.61</b>	<b>9.79%</b>
<b>Single Family 70'</b>	Series 2019A-1 Debt Service	\$780.44	\$780.44	\$0.00	0.00%
	Series 2019A-2 (AA2) Debt Service	\$672.54	\$672.54	\$0.00	0.00%
	Operations & Maintenance	\$3,771.22	\$4,282.94	\$511.72	13.57%
	<b>Total</b>	<b>\$5,224.20</b>	<b>\$5,735.92</b>	<b>\$511.72</b>	<b>9.80%</b>

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

<b>2026/2027 O&amp;M Budget:</b>		\$5,346,449.00	<b>2025/2026 O&amp;M Budget:</b>	\$4,710,238.00
<b>Collection Costs:</b>	2%	\$113,754.23	<b>2026/2027 O&amp;M Budget:</b>	\$5,346,449.00
<b>Early Payment Discount:</b>	4%	\$227,508.47		
<b>2026/2027 Total:</b>		<b>\$5,687,711.70</b>	<b>Total Difference:</b>	<b>\$636,211.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
<b>Single Family 80'</b>	Series 2019A-1 Debt Service	\$891.92	\$891.92	\$0.00	0.00%
	Series 2019A-2 (AA2) Debt Service	\$769.26	\$769.26	\$0.00	0.00%
	Operations & Maintenance	\$4,309.97	\$4,894.78	\$584.81	13.57%
	<b>Total</b>	<b>\$5,971.15</b>	<b>\$6,555.96</b>	<b>\$584.81</b>	<b>9.79%</b>
<b>Single Family 100'</b>	Series 2019A-1 Debt Service	\$1,114.91	\$1,114.91	\$0.00	0.00%
	Series 2019A-2 (AA2) Debt Service	\$961.58	\$961.58	\$0.00	0.00%
	Operations & Maintenance	\$5,387.46	\$6,118.48	\$731.02	13.57%
	<b>Total</b>	<b>\$7,463.95</b>	<b>\$8,194.97</b>	<b>\$731.02</b>	<b>9.79%</b>
<b>Commercial</b>	Series 2019A-1 Debt Service	\$2,508.55	\$2,508.55	\$0.00	0.00%
	Series 2019A-2 (AA2) Debt Service	\$2,163.55	\$2,163.55	\$0.00	0.00%
	Operations & Maintenance	\$1,835.74	\$1,952.02	\$116.28	6.33%
	<b>Total</b>	<b>\$6,507.84</b>	<b>\$6,624.12</b>	<b>\$116.28</b>	<b>1.79%</b>

TOTAL O&M BUDGET	\$5,346,448.00
COLLECTION COSTS @ 2.0%	\$113,794.23
EARLY PAYMENT DISCOUNT @ 4.0%	\$227,588.47
TOTAL O&M ASSESSMENT	\$5,687,211.70

TOTAL ADMIN O&M BUDGET	\$394,848.00
COLLECTION COSTS @	\$12,488.34
EARLY PAYMENT DISCOUNT @	\$25,312.28
TOTAL ADMIN O&M ASSESSMENT	\$632,817.02

TOTAL FIELD O&M BUDGET	\$4,951,601.00
COLLECTION COSTS @	\$98,342.97
EARLY PAYMENT DISCOUNT @	\$193,896.15
TOTAL FIELD O&M ASSESSMENT	\$4,942,128.72

TOTAL STREET LIGHT BUDGET	\$200,000.00
COLLECTION COSTS @	\$4,388.32
EARLY PAYMENT DISCOUNT @	\$8,116.64
TOTAL STREET LIGHT ASSESSMENT	\$212,765.96

UNITS ASSESSED						
LOT SIZE	SERIES 2019A-1		SERIES 2019A-2 (AA1)		SERIES 2019A-2 (AA2)	
	O&M	DEBT SERVICE <sup>(1)</sup>	DEBT SERVICE <sup>(1)</sup>	DEBT SERVICE <sup>(1)</sup>	EAU FACTOR	
<b>Assessment Area 1</b>						
Single Family 60'	114	114	113	0	0.60	
Single Family 70'	143	143	143	0	0.70	
Single Family 80'	78	78	77	0	0.80	
Single Family 100'	27	27	27	0	1.00	
<b>Assessment Area 2</b>						
Townhomes	213	213	0	213	0.25	
SF 40/Villas	343	342	0	339	0.40	
Single Family 50'	195	195	0	195	0.50	
Single Family 60'	120	120	0	120	0.60	
Single Family 70'	63	63	0	63	0.70	
Single Family 80'	249	249	0	247	0.80	
Single Family 100'	61	61	0	61	1.00	
Commercial	23.34	23.34	0	23.34	2.25	
<b>Total Community</b>	<b>1629.34</b>	<b>1628.34</b>	<b>360</b>	<b>1291.34</b>		

ALLOCATION OF ADMIN O&M ASSESSMENT				
ADMIN UNITS	EAU's	% TOTAL	ADMIN	
			PER PARCEL	PER LOT
114	68.40	7.02%	\$44,409.81	\$389.56
143	100.10	10.27%	\$64,991.54	\$454.49
78	62.40	6.40%	\$40,514.21	\$519.41
27	27.00	2.77%	\$17,530.19	\$648.27
213	53.25	5.46%	\$34,573.42	\$162.32
343	137.20	14.08%	\$89,079.32	\$259.71
195	97.50	10.00%	\$63,303.46	\$324.63
120	72.00	7.39%	\$46,747.16	\$389.56
63	44.10	4.52%	\$29,632.64	\$454.49
249	199.20	20.44%	\$129,333.82	\$519.41
61	61.00	6.26%	\$39,605.24	\$648.27
23.34	52.52	5.39%	\$34,098.21	\$1,460.85
	<b>974.67</b>	<b>100.00%</b>	<b>\$632,817.02</b>	

ALLOCATION OF FIELD O&M ASSESSMENT				
FIELD UNITS	EAU's	% TOTAL	FIELD	
			PER PARCEL	PER LOT
114	68.40	7.42%	\$359,162.40	\$3,150.55
143	100.10	10.86%	\$525,616.32	\$3,675.64
78	62.40	6.77%	\$327,696.92	\$4,200.73
27	27.00	2.93%	\$141,774.63	\$5,250.91
213	53.25	5.77%	\$279,611.08	\$1,312.73
343	137.20	14.88%	\$720,425.16	\$2,100.36
195	97.50	10.57%	\$511,963.94	\$2,626.46
120	72.00	7.91%	\$376,065.68	\$3,160.55
63	44.10	4.78%	\$231,565.23	\$3,675.64
249	199.20	21.60%	\$1,045,981.72	\$4,200.73
61	61.00	6.61%	\$320,305.65	\$5,250.91
0	0.00	0.00%	\$0.00	\$0.00
	<b>922.15</b>	<b>100.00%</b>	<b>\$4,842,128.72</b>	

ALLOCATION OF STREET LIGHT ASSESSMENT				
STREET LIGHT UNITS	EAU's	% TOTAL	STREET LIGHT	
			PER PARCEL	PER LOT
114	68.40	7.02%	\$14,931.48	\$130.98
143	100.10	10.27%	\$21,851.48	\$152.81
78	62.40	6.40%	\$13,621.70	\$174.64
27	27.00	2.77%	\$5,894.01	\$219.30
213	53.25	5.46%	\$11,624.29	\$54.07
343	137.20	14.08%	\$29,950.28	\$87.32
195	97.50	10.00%	\$21,283.91	\$109.15
120	72.00	7.39%	\$15,717.35	\$130.98
63	44.10	4.52%	\$9,626.86	\$152.81
249	199.20	20.44%	\$43,484.66	\$174.64
61	61.00	6.26%	\$13,316.09	\$219.30
23.34	52.52	5.39%	\$11,463.84	\$491.17
	<b>974.67</b>	<b>100.00%</b>	<b>\$112,765.96</b>	

PER LOT ANNUAL ASSESSMENT					
O&M	DEBT SERVICE <sup>(2)</sup>	SERIES 2019A-1	SERIES 2019A-2 (AA1)	SERIES 2019A-2 (AA2)	TOTAL <sup>(3)</sup>
\$3,671.09	\$668.95	\$495.65	\$0.00	\$0.00	\$4,835.69
\$4,282.94	\$780.44	\$578.26	\$0.00	\$0.00	\$5,641.64
\$4,894.78	\$891.92	\$660.87	\$0.00	\$0.00	\$6,447.57
\$6,118.48	\$1,114.91	\$625.08	\$0.00	\$0.00	\$8,059.47
\$1,529.62	\$278.73	\$0.00	\$0.00	\$240.39	\$2,048.74
\$2,447.39	\$445.97	\$0.00	\$0.00	\$384.63	\$3,277.99
\$3,099.24	\$557.45	\$0.00	\$0.00	\$480.79	\$4,097.48
\$3,671.09	\$668.95	\$0.00	\$0.00	\$578.95	\$4,919.09
\$4,282.94	\$780.44	\$0.00	\$0.00	\$672.94	\$5,735.92
\$4,894.78	\$891.92	\$0.00	\$0.00	\$769.26	\$6,555.96
\$6,118.48	\$1,114.91	\$0.00	\$0.00	\$891.58	\$8,194.97
\$1,952.02	\$2,508.95	\$0.00	\$0.00	\$2,163.95	\$6,624.12

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%):

Net Revenue to be Collected	\$294,848.00	\$4,951,601.00	\$200,000.00
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<sup>(1)</sup> Reflects the number of total lots with Series 2019A-1, Series 2019A-2 (AA1) and Series 2019A-2 (AA2) debt outstanding.

<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2019A-1, Series 2019A-2 (AA1) and Series 2019A-2 (AA2) bond issuances. Annual assessment includes principal, interest, Hillsborough County collection costs (2%) and early payment discount costs (4%).

<sup>(3)</sup> Annual assessment that will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

### EXPENDITURES – ADMINISTRATIVE:

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**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles, and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the annual budget, purchasing, risk management, preparing various resolutions, and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.



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**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

**Financial Consulting & Revenue Collections:** Financial consulting services including investment administration of the District's bank and trust accounts, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests, owner inquiries, collection agent fees, and lien releases upon full repayment of bond obligations.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.



**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

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## EXPENDITURES - FIELD OPERATIONS:

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with the planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.



**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities that requires various office-related supplies.



**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

### EXPENDITURES:

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



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## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

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### EXPENDITURES – ADMINISTRATIVE:

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



## **Tab 2**

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Harbor Bay Community Development District (“**District**”) prior to June 15, 2026, proposed budgets (collectively the “**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 20, 2026

HOUR: 6:00 PM

LOCATION: MiraBay Clubhouse Lagoon Room  
107 Manns Harbor Dr  
Apollo Beach, FL 33572

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to applicable authorities including Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and the Proposed Budget shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2026.**

ATTEST:

**HARBOR BAY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Assistant Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Approved Proposed Budgets for Fiscal Year 2026/2027

**Exhibit A:**

Approved Proposed Budgets for Fiscal Year 2026/2027

## **Tab 3**

## Harbor Bay Rules Review

<p>1.1(5)</p>	<p>Consider changing the language to follow Florida law so that it remains in compliance regardless of changes in law.</p> <p>Consider some language regarding the cancelling of meetings unless that is provided elsewhere (bylaws, etc.).</p> <p>For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation in the county in which the District is located or published as is otherwise allowable by applicable law, and filed with the local general-purpose governments within whose boundaries the District is located. Nothing in these Rules shall prevent the Board from holding other meetings as it deems necessary or from canceling any regularly scheduled meeting. A previously noticed meeting may be canceled provided that notice of cancellation shall be placed on the district website and at the District Office. All meetings of the Board and Committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.</p>
<p>1.1(6)(c) and (d)</p>	<p>6c goes to conflict of interest as a stockholder, officer or employee of a landowner. 6d goes to a landowner's election. No harm in keeping this language but consider if it is needed at this point in the CDD lifecycle.</p>
<p>1.3(1)</p>	<p>Rewrite this language to update outdated circulation language to allow flexibility for statutory changes.</p> <p>Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located, or as otherwise allowed by applicable law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes.</p>
<p>1.3(1)(d)</p>	<p>Contact information should be updated. Consider also updating Florida Relay Service information for consistency.</p> <p>For the Florida Relay Service, the website provides: If you are hearing or speech impaired, please contact the Florida Relay</p>

	<p>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.</p> <p>The following or substantially similar language: “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) 994-1001 . If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, 1 (800) 955-8770 (Voice) or 1 (800) 955-8771 (TTY), who can aid you in contacting the District Office.”</p>
<p>3.0 (3)(b)</p>	<p>The law changed to allow projects at \$7,500,000 - to be adjusted annually on July 1 (started in 2025) by DMS and published on their website.</p> <p>Current rate per <a href="#">DMS website</a>: Amounts are now \$7,725,000 (projects) and \$500,00 (study).</p> <p>Section 287.055, FS, now reads:</p> <p>2.(g)1. A “continuing contract” is a contract for any of the following:</p> <ul style="list-style-type: none"> <li>a. Professional services entered into in accordance with all the procedures of this act between an agency and a firm whereby the firm provides professional services to the agency for projects in which the estimated construction cost of each individual project under the contract does not exceed \$7.5 million. Beginning July 1, 2025, and each July 1 thereafter, the department shall adjust the maximum amount allowed on the preceding June 30 for each individual project in a continuing contract by using the change in the June-to-June Consumer Price Index for All Urban Consumers issued by the Bureau of Labor Statistics of the United States Department of Labor. The department shall publish the adjusted amount on its website;</li> <li>b. Study activity if the fee for professional services for each individual study under the contract does not exceed \$500,000;</li> <li>or</li> <li>c. Work of a specified nature as outlined in the contract required by the agency, with the contract being for a fixed term or with no time limitation except that the contract must provide a termination clause.</li> </ul>

	<p>2. Firms providing professional services under continuing contracts may not be required to bid against one another.</p> <p>Consider updating section to read:  “Continuing Contract” means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed the maximum amount allowed on the preceding June 30 for each individual project in a continuing contract as determined by the Florida Department for Management Services for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.</p>
<p>3.3(1)</p>	<p>Typo – “or all of any kinds” should read “or all <i>or</i> any kinds” s. 112.08, FS</p> <p>Statutory language:  Notwithstanding any general law or special act to the contrary, every local governmental unit is authorized to provide and pay out of its available funds for all or part of the premium for life, health, accident, hospitalization, legal expense, or annuity insurance, <u>or all or any kinds</u> of such insurance, for the officers and employees of the local governmental unit</p>
<p>3.3(2)(f)</p>	<p>Consider amending purchase of insurance section to read:  “The Board has the right to reject any and all bids, <u>in its sole and absolute discretion</u>, and such reservations shall be included in all solicitations and advertisements.”</p>
<p>3.5(1)</p>	<p>Consider adding a sentence to account for any changes in amounts:</p> <p>In the event of conflict between these Rules and Chapter 190 and/or Section 255.20 Fla. Statutes, applicable statutory law shall control.</p> <p>If there is ever a conflict between the statutes and rules, statutes prevail to the extent of the conflict. This might just be a good blanket statement to have in the rules so that it is understood what happens when there is a conflict. In any event outlined in</p>

	the rules, the applicable, updated statutes should always be referenced concurrently.
4.0	If updated, update the effective date.

**RESOLUTION 2020-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AND RESTATED RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, the District has previously adopted Rules of Procedure to govern the administration of the District; and

**WHEREAS**, to provide for efficient and effective District operations and to maintain compliance with recent changes to Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Amended and Restated Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

**WHEREAS**, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

**SECTION 1.** The attached Amended and Restated Rules of Procedure are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amended and Restated Rules of Procedure replace all prior versions of the Rules of Procedure, and shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*.

**SECTION 2.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.


**SECTION 3.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of November, 2019.

ATTEST:

  
\_\_\_\_\_  
Secretary/Assistant Secretary

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Amended and Restated Rules of Procedure

11/21/19

**AMENDED AND RESTATED  
RULES OF PROCEDURE  
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

**EFFECTIVE AS OF NOVEMBER 21, 2019**

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**Rule 1.0      General.**

- (1) The Harbor Bay Community Development District (the “District”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “Rules”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Rule 1.1 Board of Supervisors; Officers and Voting.**

- (1) Board of Supervisors. The Board of Supervisors of the District (the “Board”) shall consist of five (5) members. Members of the Board (“Supervisors”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
  - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
  - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
  - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
  - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
  - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable

to attend a meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("District Manager") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.

- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.
  - (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled “Record of Proceedings,” in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation in the county in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and Committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.
- (6) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "voting conflict of interest" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member’s special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
- (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board’s Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 112.3143, 190.006, 190.007, Fla. Stat.

**Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.**

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:
- (a) Agenda packages for prior 24 months and next meeting;
  - (b) Official minutes of meetings, including adopted resolutions of the Board;
  - (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
  - (d) Adopted engineer's reports;
  - (e) Adopted assessment methodologies/reports;
  - (f) Adopted disclosure of public financing;
  - (g) Limited Offering Memorandum for each financing undertaken by the District;
  - (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
  - (i) District policies and rules;
  - (j) Fiscal year end audits; and
  - (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed

as the District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "extensive" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce

the requested records. After the request has been fulfilled, additional payments or credits may be due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("Coordinator") for the District as required by the Florida Commission on Ethics ("Commission"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("Reporting Individual"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

**Rule 1.3 Public Meetings, Hearings, and Workshops.**

- (1) Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located. "General circulation" means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week. Each Notice shall state, as applicable:
- (a) The date, time and place of the meeting, hearing or workshop;
  - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
  - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
  - (d) The following or substantially similar language: "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 (904) 940-5850. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
  - (e) The following or substantially similar language: "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."

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”
- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any confidential and any confidential and exempt information, shall be available to the public at least seven days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into “meeting materials.” For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comment
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
  - (a) District Counsel
  - (b) District Engineer
  - (c) District Manager
    - 1. Financial Report
    - 2. Approval of Expenditures
- Supervisor’s requests and comments
- Public comment
- Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation in the District. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.
- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and

published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.

- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
  - (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
  - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
  - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.
- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to

litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

**Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse**

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
- (a) Prevent and detect “fraud,” “waste” and “abuse” as those terms are defined in section 11.45(1), Florida Statutes; and
  - (b) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
  - (c) Support economical and efficient operations; and
  - (d) Ensure reliability of financial records and reports; and
  - (e) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.  
**Law Implemented:** § 218.33(3), Fla. Stat.

**Rule 2.0 Rulemaking Proceedings.**

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District. A “rule” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District (“Rule”). Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Notice of Rule Development.
  - (a) Except when the intended action is the repeal of a Rule, the District shall provide notice of the development of a proposed rule by publication of a Notice of Rule Development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published at least twenty-nine (29) days prior to the public hearing on the proposed Rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a short, plain explanation of the purpose and effect of the proposed rule, cite the specific legal authority for the proposed rule, and include a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft, if available.
  - (b) All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.
- (3) Notice of Proceedings and Proposed Rules.
  - (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, setting forth a short, plain explanation of the purpose and effect of the proposed action, a reference to the specific rulemaking authority pursuant to which the rule is adopted, and a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific. The notice shall include a summary of the District’s statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice. The notice shall additionally include a statement that any affected person may request a public hearing

by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a reference to both the date on which and the place where the Notice of Rule Development required by section (2) of this Rule appeared.

- (b) The notice shall be published in a newspaper of general circulation in the District and each county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule shall be available for inspection and copying by the public at the time of the publication of notice.
  - (c) The notice shall be mailed to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend, or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing.
- (4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Chairperson must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.
- (5) Petitions to Initiate Rulemaking. All Petitions to Initiate Rulemaking proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. Not later than sixty (60) calendar days following the date of filing a petition, the Board shall initiate rulemaking proceedings or deny the petition with a written statement of its reasons for the denial. If the petition is directed to an existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and to consider whether the public interest is served adequately by the application of the policy on a case-by-case basis, as contrasted with its formal adoption as a rule. However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.
- (6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:

- (a) The text of the proposed rule, or any amendment or repeal of any existing rules;
  - (b) A detailed written statement of the facts and circumstances justifying the proposed rule;
  - (c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and
  - (d) The published notice.
- (7) Hearing. The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the notice described in section (3) of this Rule, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (8) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of emergency rules shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District and otherwise complies with these provisions.
- (9) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation in the county in which the District is located.
- (10) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record. The record shall include, if applicable:

- (a) The texts of the proposed rule and the adopted rule;
- (b) All notices given for a proposed rule;
- (c) Any statement of estimated regulatory costs for the rule;
- (d) A written summary of hearings, if any, on the proposed rule;
- (e) All written comments received by the District and responses to those written comments; and
- (f) All notices and findings pertaining to an emergency rule.

(11) Petitions to Challenge Existing Rules.

- (a) Any person substantially affected by a rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.
- (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a rule is substantially affected by it.
- (c) The petition shall be filed with the District. Within 10 days after receiving the petition, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within 30 days thereafter, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
- (d) Within 30 days after the hearing, the hearing officer shall render a decision and state the reasons therefor in writing.
- (e) Hearings held under this section shall be de novo in nature. The petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. The hearing officer may:
  - (i) Administer oaths and affirmations;

- (ii) Rule upon offers of proof and receive relevant evidence;
  - (iii) Regulate the course of the hearing, including any pre-hearing matters;
  - (iv) Enter orders; and
  - (v) Make or receive offers of settlement, stipulation, and adjustment.
- (f) The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (12) Variations and Waivers. A “variance” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “waiver” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variations and waivers from District rules may be granted subject to the following:
- (a) Variations and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, "principles of fairness" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
  - (b) A person who is subject to regulation by a District Rule may file a petition with the District, requesting a variance or waiver from the District’s Rule. Each petition shall specify:
    - (i) The rule from which a variance or waiver is requested;
    - (ii) The type of action requested;
    - (iii) The specific facts that would justify a waiver or variance for the petitioner; and
    - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.
  - (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions

raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by Rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.

(d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action.

(13) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.

**Specific Authority:** §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

**Law Implemented:** §§ 190.011(5), 190.035(2), Fla. Stat.

**Rule 3.0 Competitive Purchase.**

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
  - (a) “Competitive Solicitation” means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
  - (b) “Continuing Contract” means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
  - (c) “Contractual Service” means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.

- (d) “Design-Build Contract” means a single contract with a Design-Build Firm for the design and construction of a public construction project.
- (e) “Design-Build Firm” means a partnership, corporation or other legal entity that:
  - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
  - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) “Design Criteria Package” means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) “Design Criteria Professional” means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) “Emergency Purchase” means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds

that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) “Invitation to Bid” is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) “Invitation to Negotiate” means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) “Negotiate” means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) “Professional Services” means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.
- (m) “Proposal (or Reply or Response) Most Advantageous to the District” means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
  - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
  - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
  - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) “Purchase” means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.

- (o) “Request for Proposals” or “RFP” is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.
  
- (p) “Responsive and Responsible Bidder” means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. “Responsive and Responsible Vendor” means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
  - (i) The ability and adequacy of the professional personnel employed by the entity/individual;
  - (ii) The past performance of the entity/individual for the District and in other professional employment;
  - (iii) The willingness of the entity/individual to meet time and budget requirements;
  - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
  - (v) The recent, current, and projected workloads of the entity/individual;
  - (vi) The volume of work previously awarded to the entity/individual;
  - (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
  - (viii) Whether the entity/individual is a certified minority business enterprise.

- (q) “Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response” all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.033, 255.20, 287.055, Fla. Stat.

**Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.**

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "Project" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.
  
- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:
  - (a) Hold all required applicable state professional licenses in good standing;
  - (b) Hold all required applicable federal licenses in good standing, if any;
  - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
  - (d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has the

right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
  - (i) The ability and adequacy of the professional personnel employed by each consultant;
  - (ii) Whether a consultant is a certified minority business enterprise;
  - (iii) Each consultant's past performance;
  - (iv) The willingness of each consultant to meet time and budget requirements;
  - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
  - (vi) The recent, current, and projected workloads of each consultant; and
  - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all consultants by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (5) Competitive Negotiation.
- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
  - (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."
  - (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
  - (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

- (6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

### **Rule 3.2 Procedure Regarding Auditor Selection.**

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

(1) Definitions.

- (a) "Auditing Services" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
- (b) "Committee" means the auditor selection committee appointed by the Board as described in section (2) of this Rule.

(2) Establishment of Auditor Selection Committee. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee ("Committee"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

(3) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

- (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

- (i) Hold all required applicable state professional licenses in good standing;
- (ii) Hold all required applicable federal licenses in good standing, if any;
- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
  - (i) Ability of personnel;
  - (ii) Experience;
  - (iii) Ability to furnish the required services; and
  - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (4) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (3) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation in the District and the county in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (5) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals (“RFP”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee

determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals.

- (6) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (3)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
  
- (7) Board Selection of Auditor.
  - (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
  - (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
  - (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.

- (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.
- (8) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
- (a) A provision specifying the services to be provided and fees or other compensation for such services;
  - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
  - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
  - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
  - (e) Provisions required by law that require the auditor to comply with public records laws.
- (9) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.  
**Law Implemented:** §§ 119.0701, 218.33, 218.391, Fla. Stat.

**Rule 3.3 Purchase of Insurance.**

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
  - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
  - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least fourteen (14) days for submittal of bids.
  - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
  - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
  - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
  - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
  - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee premium stability may be considered. A contract to purchase

insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.  
**Law Implemented:** § 112.08, Fla. Stat.

**Rule 3.4 Pre-qualification**

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
  - (a) The Board shall cause to be prepared a Request for Qualifications.
  - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
  - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
  - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
  - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or

responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
  - (i) Hold all required applicable state professional licenses in good standing;
  - (ii) Hold all required applicable federal licenses in good standing, if any;
  - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
  - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.

(j) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(3) Suspension, Revocation, or Denial of Qualification

- (a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:
- i. One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.
  - ii. Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
  - iii. The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
  - iv. The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
  - v. The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.
  - vi. The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.

- vii. The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.
  - viii. The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
  - ix. The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
  - x. The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
  - xi. An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
  - xii. The vendor or affiliate(s) has been convicted of a contract crime.
    - 1. The term "contract crime" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
    - 2. The term "convicted" or "conviction" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
- (b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.

- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.
- (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- (e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- i. Impacts on project schedule, cost, or quality of work;
- ii. Unsafe conditions allowed to exist;
- iii. Complaints from the public;
- iv. Delay or interference with the bidding process;
- v. The potential for repetition;
- vi. Integrity of the public contracting process;
- vii. Effect on the health, safety, and welfare of the public.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.  
**Law Implemented:** §§ 190.033, 255.0525, 255.20, Fla. Stat.

**Rule 3.5 Construction Contracts, Not Design-Build.**

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
  - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
  - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation in the District and in the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by United States Mail, hand delivery, facsimile, or overnight delivery service.
  - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
  - (i) Hold all required applicable state professional licenses in good standing;
  - (ii) Hold all required applicable federal licenses in good standing, if any;
  - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
  - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in

accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all contractors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.
  
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
  
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
  
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
  
- (6) Exceptions. This Rule is inapplicable when:
  - (a) The project is undertaken as repair or maintenance of an existing public facility;
  - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
  - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or
  - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

**Rule 3.6 Construction Contracts, Design-Build.**

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
  
- (2) Procedure.
  - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
  
  - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
  
  - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
    - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
  
    - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
  - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
  - b. Hold all required applicable federal licenses in good standing, if any;
  - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
  - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may

be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if **the proposals are too high**, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.
7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all consultants by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the

Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
  9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
  10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
  - (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified

Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.

- (5) Exceptions. This Rule is inapplicable when:
- (a) The project is undertaken as repair or maintenance of an existing public facility;
  - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
  - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
  - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

**Rule 3.7      Payment and Performance Bonds.**

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.
  
- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board should require that the contractor, before commencing the work, execute and record a payment and performance bond in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.
  
- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** § 255.05, Fla. Stat.

**Rule 3.8 Goods, Supplies, and Materials.**

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “goods, supplies, and materials” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
  - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
  - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
  - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
  - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
  - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
    - (i) Hold all required applicable state professional licenses in good standing;
    - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the

lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct

purchase of the goods, supplies, and materials without further competitive selection processes.

- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

**Rule 3.9 Maintenance Services.**

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
  - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
  - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
  - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
  - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
  - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
    - (i) Hold all required applicable state professional licenses in good standing;
    - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
  - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
  - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
  - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
  - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
  - (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

**Specific Authority:** §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.  
**Law Implemented:** §§ 119.0701, 190.033, 287.017, Fla. Stat.

**Rule 3.10 Contractual Services.**

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.
  
- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

**Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.**

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3,

3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via facsimile, United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
  - (a) Administer oaths and affirmations;
  - (b) Rule upon offers of proof and receive relevant evidence;
  - (c) Regulate the course of the hearing, including any pre-hearing matters;

- (d) Enter orders; and
- (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (6) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (7) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.  
**Law Implemented:** § 190.033, Fla. Stat.

**Rule 4.0      Effective Date.**

These Rules shall be effective November 21, 2019, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.011(5), 190.011(15), Fla. Stat.

# Tab 4

# HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 9994-1001  
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614  
[www.harborbaycdd.org](http://www.harborbaycdd.org)

April 16, 2026

**VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED**  
**AND REGULAR U.S. MAIL**

Carlos Arias  
5707 Tortoise Place  
Apollo Beach, FL 33572

RE: Suspension of Amenities Privileges and Notice of Hearing

Mr. Arias:

This firm provides District management to the Harbor Bay Community Development District (“District”). It has come to my attention that on April 15, 2026, you used profanity while communicating with a District employee while they were performing their duties in the community. Under the Harbor Bay Community Development District Amenities Rules Handbook (“Rules”), Part 1, General Use Guidelines, Section 9, “all amenities are family-friendly environments. Inappropriate behavior – including profanity . . . is prohibited and may result in removal or loss of privileges.” Moreover, Part 4, Section 4 provides “The District shall have the right to restrict, suspend, or terminate the Amenity access of any person and members of the household to use all or a portion of the Amenities for any of the following acts... Treating the District’s staff, contractors, representatives, residents, landowners (Patrons) or guests, in a harassing or abusive manner...”

Based upon your actions, your amenities privileges are immediately suspended pursuant to Part 4, Section 9 of the Rules. This suspension will remain in effect pending review at the next regularly scheduled District meeting. Your suspension will be presented to the Board of Supervisors at the District’s regular monthly meeting scheduled for May 21, 2026, at 6:00 p.m. at 107 Manns Harbor Drive, Apollo Beach, FL 33572. You have a right to appear before the Board and offer testimony and evidence as to why the suspension should be lifted.

PLEASE GOVERN YOURSELF ACCORDINGLY,

Sincerely,



Lynn Hayes, District Manager

Cc: Andrew H. Cohen and Karla M. Armstrong, District Counsel  
Harbor Bay Community Development District Board of Supervisors  
Chastity Kelly, General Manager

# **Tab 5**

# Designating MiraBay as a Golf Cart / LSV Community

*A Proposal to the Board of Supervisors, Harbor Bay Community Development District*

Prepared by Daniel Leventry — Supervisor, Harbor Bay CDD

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## Recommendation

The Board should formally designate MiraBay's CDD-owned roads for golf cart and Low-Speed Vehicle (LSV) use under Florida Statute § 316.212(1), and adopt a District registration program under our Chapter 190 rule-making authority requiring every golf cart and LSV operated within MiraBay to display a CDD-issued placard and to be backed by liability insurance. This is a low-cost, defensive action that converts a current enforcement vacuum into a structured, identifiable, and accountable system.

The premise behind this proposal is plain: the Hillsborough County Sheriff's Office is not going to solve this for us, and we should not expect them to. HCSO has real crime, traffic, and public safety priorities across an enormous county, and a niche issue about teenagers driving carts inside one Apollo Beach community will never rise — and probably should not rise — to the top of their list. Expecting HCSO to enforce a problem the District has not formally recognized is asking them to do work the District itself has declined to do. The realistic path is for the CDD to create the legal recognition and the identification system that makes enforcement possible on our own roads, on our own initiative.

## The Problem

MiraBay roads are CDD-owned and open to the general public, but the District has never formally designated them for golf cart or LSV use. The result is an enforcement gap that hurts the community on three fronts:

- No legal recognition. Under Florida law, golf carts are prohibited on public roads unless the responsible governmental entity has affirmatively designated those roads. Today, every cart on a MiraBay street is technically operating outside the statute.
- No accounting of vehicles or insurance. The District has no record of who owns which cart or LSV, no verification of insurance, and no way to associate a vehicle with a household when an incident occurs.
- No identification, no enforcement. Without a visible placard or plate, residents and CDD personnel cannot identify offending vehicles. As noted above, this is not a problem HCSO is going to solve for us, and the District has no internal mechanism in place to solve it either.

The practical consequence is a known and recurring problem: unlicensed teenagers operating carts at high speed, after dark, and entering closed CDD amenities and private property. Because the vehicles carry no identifier, the District and residents have no recourse beyond a verbal warning the operator can ignore. And the District should be honest with itself on this point: having no policy is a policy, and having no opinion is an opinion. Both are positions the Board has taken by default, and both ignore the reality on our roads. Inaction potentially places liability and frustration on the District while shielding the operators.

## Legal Framework

Florida law gives a clear path forward. The CDD is the proper requesting party, and the CDD has independent authority under Chapter 190 to govern conduct and vehicle use on District-owned roads and amenities. Four provisions matter:

**F.S. § 316.212(1) —Designation.** Golf carts should be operated only on roads that have been formally designated for that use. For our roads, the designating authority should be the CDD. The County's published process expressly contemplates that the request originate from the community-bound HOA, CDD, or Civic Association. The CDD has standing to make this request; an individual resident does not.

**F.S. § 316.212(7) — Operator requirements (HB 949, eff. Oct. 1, 2023).** On any public road, a golf cart operator under 18 must hold a learner's permit (minimum age 15) or a driver's license (minimum age 16); operators 18 and older must carry a valid government-issued photo ID. Violations are non-criminal traffic infractions. This is already the law.

**F.S. § 320.01(41) and § 316.2122 — LSV requirements.** Any four-wheel vehicle capable of exceeding 20 mph (up to 25 mph) is a Low-Speed Vehicle and is required by state law to be titled, registered with FLHSMV, display a license plate, and carry PIP and Property Damage Liability insurance. The driver must be licensed. A meaningful share of vehicles operating in MiraBay as "carts" almost certainly meet the LSV definition and are operating without state plates — which is independently a state-law violation.

**F.S. Chapter 190 — CDD rule-making authority.** The Harbor Bay CDD is a special-purpose unit of local government created under Chapter 190 of the Florida Statutes. The CDD has direct authority to adopt rules governing the use of its public roadways and amenities, including reasonable conditions of access. A District requirement that any golf cart or LSV operated on CDD roads be registered with the District, display a CDD placard, and carry liability insurance is an exercise of that authority and parallels the parking, towing, and amenity-access rules already on the books.

## Hillsborough County Process

Hillsborough County has a published process for golf cart designation requests even though the roads are CDD owned, the recommendation is to follow the process. . The process is purpose-built for this exact situation:

- Requests must originate from the community-bound HOA, CDD, or Civic Association. The Harbor Bay CDD has standing; an individual resident does not.
- County Public Works / Traffic Engineering conducts a safety analysis evaluating speed, traffic volume, sight distance, road characteristics, and connectivity to existing cart paths. MiraBay's interior roads are low-speed, low-volume, and self-contained — a favorable profile.
- Upon approval and after following our own CDD process including adoption of a resolution, the District posts the required signage at entry points and designated routes.

## Proposed District Registration Program

Designation alone solves the legal recognition problem. It does not solve the identification problem. The companion piece is a local registration program modeled on programs already in place in St. Cloud, Mount Dora, St. Pete Beach, Cutler Bay, and Nassau County. Core elements:

1. **Mandatory registration.** Every golf cart and LSV kept and operated in MiraBay must be registered with the District annually.
2. **Issued placard or decal.** Each registered vehicle receives a uniquely numbered, tamper-evident decal placed in a prescribed visible location. Any cart or LSV operated within MiraBay without a current decal is presumptively unauthorized and subject to sanctions.
3. **Proof of insurance on file.** Registration requires the owner to attest to and provide proof of liability insurance — either via a homeowner's policy rider or a standalone vehicle policy. For LSVs, proof of state PIP and PDL is required as a condition of registration.
4. **Operator acknowledgment.** The registered owner signs a statement acknowledging the state age, license, and equipment rules and accepting that violations within the District may result in revocation of the District decal and loss of operating privileges on CDD roads.
5. **Modest fee structure.** A nominal annual fee (suggested \$25 per vehicle) covers the cost of decals and administration. The program is intended to be cost-neutral, not revenue-generating.

## Why This Works

Each failure of the status quo gets a direct mechanism: Formal designation establishes legal recognition; the District registration roll establishes accounting (who owns what, and whether it is insured); and the placard makes enforcement more feasible. Residents and CDD staff can identify offenders in seconds, and the District itself can revoke the decal — the most effective sanction we have, because it does not depend on anyone outside the community taking action. State-law violations on age, license, and LSV registration become independently citable on roads now formally recognized as covered, on the occasions HCSO is engaged.

## Risk and Cost

The downside case is bounded. The County may decline designation on specific roads, in which case those roads remain in the same legal posture they occupy today — no worse off. Implementation cost is limited to signage, decal printing, an application form, advertising costs for a public hearing, and a line item for the District manager's time. Liability exposure does not increase: the designation is a recognition of existing use, not an invitation, and the standard local-government immunity language used by every other Florida designating jurisdiction applies. The far larger risk is the status quo: an undocumented and unaccountable vehicle population on District roads, with the District on record as having declined to act.

## Recommended Motion

That the Board direct the District Manager and District Counsel, in coordination with the Chair, to:

- Prepare and submit the Hillsborough County golf cart designation request for all CDD-owned roads within MiraBay;
- Draft a District Resolution and rule establishing the designation, registration, placard, insurance and requirements outlined above, for adoption as soon as possible following any required public notice; and
- Return to the Board within 60 days with a vendor for decal production, and a communications plan for residents.

Respectfully submitted,

*/s/ Daniel Leventry*

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**Daniel Leventry**

Supervisor, Harbor Bay Community Development District

Date: May 4, 2026

## References

Florida Statute § 316.212 — Operation of golf carts on certain roadways:

<https://www.flsenate.gov/Laws/Statutes/2024/316.212>

Florida HB 949 (2023) — Operation of a Golf Cart: <https://www.flsenate.gov/Session/Bill/2023/949>

Hillsborough County — Request Golf Cart Designation: <https://hcfl.gov/residents/property-owners-and-renters/roads-and-sidewalks/request-golf-cart-designation>

FLHSMV — Low-Speed Vehicles, Golf Carts, and OHVs: <https://www.flhsmv.gov/safety-center/consumer-education/low-speed-vehicles-golf-carts/>

Model registration program — City of St. Cloud, FL: <https://www.stcloudfl.gov/2193/Golf-Cart-Registration>

Model registration program — City of Mount Dora, FL: <https://ci.mount-dora.fl.us/1457/Golf-Cart-Registration>

Harbor Bay CDD — District Overview: <https://www.harborbaycdd.org/>

# Tab 6

Prepared Without Benefit of Title Examination  
by and Return to: Andrew H. Cohen, Esq.  
Persson, Cohen, Mooney, Fernandez & Jackson, P.A.  
6853 Energy Ct.  
Lakewood Ranch, FL 34240

### **EASEMENT ENCROACHMENT AGREEMENT**

**THIS EASEMENT ENCROACHMENT AGREEMENT (“Agreement”)** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, between the **HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**, whose address is c/o Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 (“**District**”) and **Mark Engeberg** whose mailing address is 413 Islebay Drive., Apollo Beach, FL 33572 (“**Owner**”).

#### **RECITALS**

**WHEREAS**, Owner currently owns a single-family residence on the following real property described as Lot 6 Block 24 of the Mirabay Phase 1B-1/3B-1 plat (the “**Plat**”) recorded in Plat Book 94, Pages 41, of the public records of Hillsborough County, Florida and located at 413 Islebay Drive, Apollo Beach, FL 33572 (the “**Property**”);

**WHEREAS**, the Property is encumbered by a 15.25 foot Tieback Easement in favor of the District as depicted on the Plat (the “**Easement Area**”);

**WHEREAS**, Owner intends to construct certain property improvements consisting of a pool and paved patio (the “**Improvements**”), which Improvements extend into the Easement Area (the “**Encroachment**”);

**WHEREAS**, Owner has requested written consent from the District to maintain, use, and enjoy the Encroachment upon a portion of the Easement Area; and

**WHEREAS**, the District is willing to grant such consent upon the terms and conditions hereinafter set forth.

**NOW THEREFORE**, in consideration of the mutual covenants, terms and conditions set forth in this Agreement, District and Owner agree as follows:

1. The Recitals are true and correct and are incorporated herein by this reference thereto.

2. To the extent that the District has the right to do so, the District hereby grants consent to Owner to construct, maintain, operate, repair, modify, and use the Encroachment within the Easement Area subject to compliance with the following terms and conditions:

A. Owner hereby assumes all risks for damages, injuries, or loss to either property or persons, caused by, or arising out of, or resulting from, or in any way associated with the installation, construction, use, maintenance, repair or replacement of the Encroachment.

B. The consent granted herein is limited exclusively to the proposed Encroachment (and specifically, the Improvements listed herein) upon the Property within the Easement Area.

C. Owner shall at all times conduct all activities on the Easement Area in such a manner as not to interfere with or impede the normal operation and maintenance of the District's drainage facilities, including but not limited to tiebacks.

D. Owner shall not construct, plant or create additional improvements of any kind outside of those Improvements specifically set forth herein, within the confines of the Easement Area that interfere with or impede the normal operation and maintenance of the District's drainage facilities, including but not limited to tiebacks.

E. Owner understands and agrees that the District may not have the authority to grant Owner permission to construct the Encroachment in the Easement Area. This Agreement merely defines the terms by which the District will not object, and that Owner will obtain permission for the Encroachment from third parties having an interest in the Property, including, but not limited to the MiraBay Homeowners Association, Inc. The consent granted by this instrument shall not constitute or be construed as a subordination, merger, assignment, conveyance or relinquishment of any of the right, title and interest of the District.

F. Owner shall not construct, plant or create improvements of any kind within the 5.25-foot Drainage Easement located within the Easement Area.

3. Owner acknowledges that the Property abuts certain property owned by the District and affirms that Owner will undertake any measures necessary to ensure protection and restoration of such property as a result of the Improvements and Owner's use of the property on which the Encroachment is located. Owner hereby affirms the existence of the Easement Area and agrees to maintain the Easement Area, and affirms that Owner will undertake any measures necessary to ensure protection and restoration of any adjacent lakes, ponds, wetlands and buffer, including but not limited to erosion control, caused as a result of the Improvements and the Encroachment.

4. Owner hereby agreed to defend and indemnify the District against any and all loss, damage, or injury, including all judgments, liens, liabilities, claims, actions, suits, demands, debts

and obligations by any person, corporation or other entity from or related to construction or maintenance of the Improvements and/or the Encroachment. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

5. Nothing in this Agreement shall serve as or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.

6. This instrument and the covenants and agreements herein contained shall extend to and be binding upon Owner and the heirs, executors, personal representatives, successors and assigns of Owner.

*[remainder of page intentionally left blank]*

IN WITNESS WHEREOF, the parties have executed this instrument the day and year first above written.

**Attest:**

**HARBOR BAY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Name: Steven Finley

\_\_\_\_\_  
Printed Name of Witness

Its: Chair

\_\_\_\_\_  
Address of Witness

**Attest:**

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Address of Witness

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Steven Finley, as Chairman of the Harbor Bay Community Development District. Such person [ ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

NOTARY STAMP:

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

**Witnesses:**

**Owner Name: Mark Engeberg**

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Owner signature

\_\_\_\_\_  
Printed Name of Witness

Date: \_\_\_\_\_

\_\_\_\_\_  
Address of Witness

**Witnesses:**

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Address of Witness

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_ day of \_\_\_\_\_, 2026, by **Mark Engeberg**, Owner of 413 Islebay Drive, Apollo Beach, Florida 33572. Such person [ ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

NOTARY STAMP:

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

Prepared Without Benefit of Title Examination  
by and Return to: Andrew H. Cohen, Esq.  
Persson, Cohen, Mooney, Fernandez & Jackson, P.A.  
6853 Energy Ct.  
Lakewood Ranch, FL 34240

## EASEMENT ENCROACHMENT AGREEMENT

**THIS EASEMENT ENCROACHMENT AGREEMENT (“Agreement”)** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, between the **HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**, whose address is c/o Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 (“**District**”) and **Lori Pepin Heathershaw**, whose mailing address is 415 Islebay Drive., Apollo Beach, FL 33572 (“**Owner**”).

### RECITALS

**WHEREAS**, Owner currently owns a single-family residence on the following real property described as Lot 7 Block 24 of the Mirabay Phase 1B-1/2A-1/3B-1 plat (the “**Plat**”) recorded in Plat Book 94, Pages 41, of the public records of Hillsborough County, Florida and located at 415 Islebay Drive, Apollo Beach, FL 33572 (the “**Property**”);

**WHEREAS**, the Property is encumbered by a 15.25 foot Tieback Easement in favor of the District as depicted on the Plat (the “**Easement Area**”);

**WHEREAS**, Owner intends to construct certain property improvements consisting of a pool and paved patio (the “**Improvements**”), which Improvements extend into the Easement Area (the “**Encroachment**”);

**WHEREAS**, Owner has requested written consent from the District to maintain, use, and enjoy the Encroachment upon a portion of the Easement Area; and

**WHEREAS**, the District is willing to grant such consent upon the terms and conditions hereinafter set forth.

**NOW THEREFORE**, in consideration of the mutual covenants, terms and conditions set forth in this Agreement, District and Owner agree as follows:

1. The Recitals are true and correct and are incorporated herein by this reference thereto.

2. To the extent that the District has the right to do so, the District hereby grants consent to Owner to construct, maintain, operate, repair, modify, and use the Encroachment within the Easement Area subject to compliance with the following terms and conditions:

A. Owner hereby assumes all risks for damages, injuries, or loss to either property or persons, caused by, or arising out of, or resulting from, or in any way associated with the installation, construction, use, maintenance, repair or replacement of the Encroachment.

B. The consent granted herein is limited exclusively to the proposed Encroachment (and specifically, the Improvements listed herein) upon the Property within the Easement Area.

C. Owner shall at all times conduct all activities on the Easement Area in such a manner as not to interfere with or impede the normal operation and maintenance of the District's drainage facilities, including but not limited to tiebacks.

D. Owner shall not construct, plant or create additional improvements of any kind outside of those Improvements specifically set forth herein, within the confines of the Easement Area that interfere with or impede the normal operation and maintenance of the District's drainage facilities, including but not limited to tiebacks.

E. Owner understands and agrees that the District may not have the authority to grant Owner permission to construct the Encroachment in the Easement Area. This Agreement merely defines the terms by which the District will not object, and that Owner will obtain permission for the Encroachment from third parties having an interest in the Property, including, but not limited to the MiraBay Homeowners Association, Inc. The consent granted by this instrument shall not constitute or be construed as a subordination, merger, assignment, conveyance or relinquishment of any of the right, title and interest of the District.

F. Owner shall not construct, plant or create improvements of any kind within the 5.25-foot Drainage Easement located within the Easement Area.

3. Owner acknowledges that the Property abuts certain property owned by the District and affirms that Owner will undertake any measures necessary to ensure protection and restoration of such property as a result of the Improvements and Owner's use of the property on which the Encroachment is located. Owner hereby affirms the existence of the Easement Area and agrees to maintain the Easement Area, and affirms that Owner will undertake any measures necessary to ensure protection and restoration of any adjacent lakes, ponds, wetlands and buffer, including but not limited to erosion control, caused as a result of the Improvements and the Encroachment.

4. Owner hereby agrees to defend and indemnify the District against any and all loss, damage, or injury, including all judgments, liens, liabilities, claims, actions, suits, demands, debts

and obligations by any person, corporation or other entity from or related to construction or maintenance of the Improvements and/or the Encroachment. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

5. Nothing in this Agreement shall serve as or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.

6. This instrument and the covenants and agreements herein contained shall extend to and be binding upon Owner and the heirs, executors, personal representatives, successors and assigns of Owner.

*[remainder of page intentionally left blank]*

**IN WITNESS WHEREOF**, the parties have executed this instrument the day and year first above written.

**Attest:**

**HARBOR BAY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Name: Steven Finley

\_\_\_\_\_  
Printed Name of Witness

Its: Chair

\_\_\_\_\_  
Address of Witness

**Attest:**

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Address of Witness

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Steven Finley, as Chairman of the Harbor Bay Community Development District. Such person [ ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

NOTARY STAMP:

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

**Witnesses:**

**Owner Name: Lori Pepin Heathershaw**

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Owner signature

\_\_\_\_\_  
Printed Name of Witness

Date: \_\_\_\_\_

\_\_\_\_\_  
Address of Witness

**Witnesses:**

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Address of Witness

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_, 2026, by **Lori Pepin Heathershaw**, Owner of 415 Islebay Drive, Apollo Beach, Florida 33572. Such person [ ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

NOTARY STAMP:

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

# **Tab 7**

# Aquatic Services Report

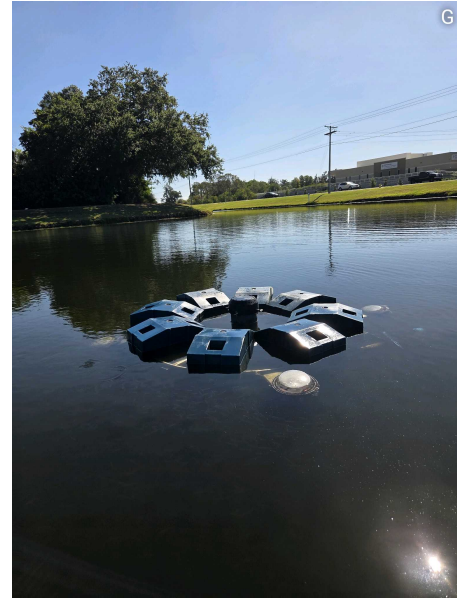
## Technician

Pete Dennis

## Job Details

Service Date	4/16/2026
Customer	Harbor Bay CDD
Weather Conditions	Sunny
Wind	5mph
Temperature	77°
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, and took off the fountain nozzle and cleaned out obstructions.
Pictures	

# Aquatic Services Report



# Aquatic Services Report

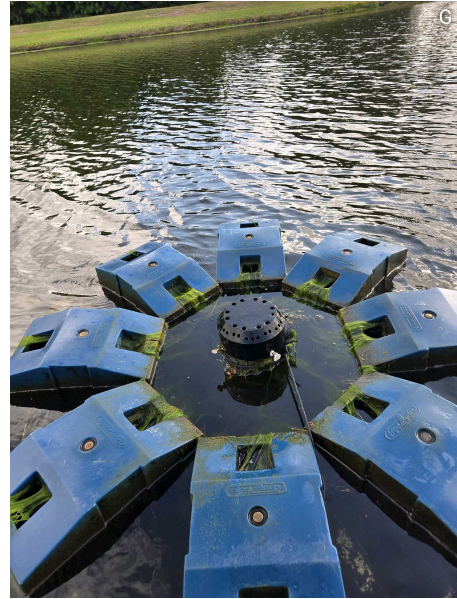
## Technician

Pete Dennis

## Job Details

Service Date	4/27/2026
Customer	Harbor Bay CDD
Weather Conditions	Partly Cloudy
Wind	9mph
Temperature	68°
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	Normal
Restrictions	None
Observations/Recommendations	I cleaned the fountain, and the nozzle
Pictures	

# Aquatic Services Report



# Tab 8

Chris Thompson

Blue Water Aquatics, Inc.

May 13, 2026 | 20 Photos



# Harbor Bay CDD

Management Report



# April Aquatics Report

## Weather Summary – April

Conditions across the greater Tampa area remained warmer and drier than normal through much of April, with limited rainfall and periodic heat contributing to lower water levels and reduced circulation in many ponds. These conditions continued to support algae activity and light turbidity in shallower systems.

- Rainfall: ~1.5–2.8 inches (below seasonal normal across much of the Tampa region)
- Temperature Range: Lows near 58°F to highs around 96°F
- Continued rainfall deficit → reduced flushing and slower turnover
- **Warm afternoon temperatures + shallow water → accelerated algae activity and isolated bloom develop**

Aquatics: We are continuing to dye the ponds to slow algae growth. Routine shoreline spraying for Torpedo grass, sedges, Dog fennel, Alligator weed, Pennywort, and cattails is ongoing.

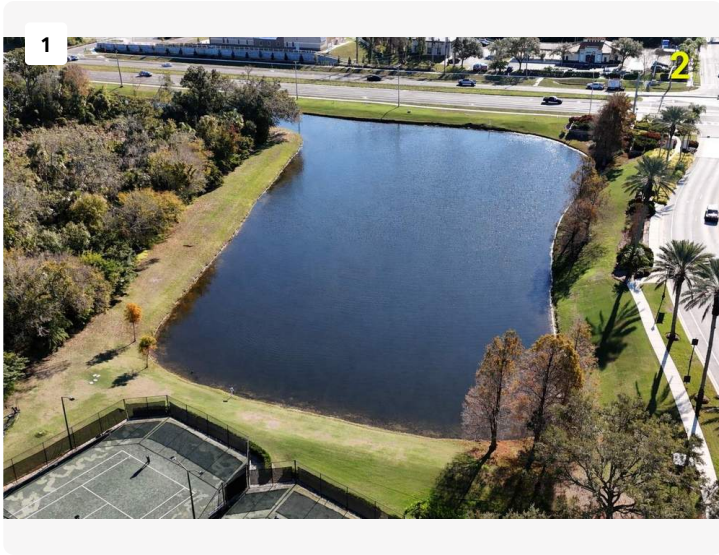
FOUNTAINS: SWFWMD water restrictions are still in effect. The fountains are limited to 4 hrs per day. Aqua Master covered the north fountain replacement motor under warranty. The new motor will be ready for us to pick up on 5/14/2026. The motor will be installed the following week.

RESIDENT REMINDERS: Keep fertilizer applications at least 10ft from the ponds. Don't blow grass clippings or leaves into the ponds or storm drains. Pick up pet waste on walks and at the dog park. Don't throw trash into the curb drains, especially dog waste bags. Don't backwash pools into the ponds unless the chlorine has dropped to neutral levels. Pressure washing with chlorine and letting it run into the storm drains will create problems. All the trash, fertilizer and pet waste has potential to throw the ponds out of equilibrium and create hazardous algae blooms.

## INFORMATIVE LINKS:

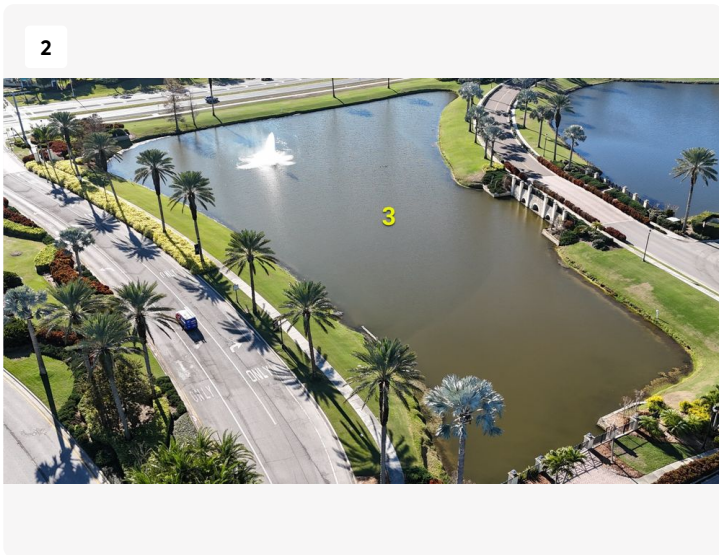
<https://orange.wateratlas.usf.edu/upload/documents/HEALTHY-PONDS-GUIDE-2022-12-screen-view.pdf>

<https://www.swfwmd.state.fl.us/the-newsroom/stormwater-ponds>



2: Aqua Master covered the replacement motor under warranty. The new motor will be ready for us to pick up on 5/14/2026. We will install it the following week. We treated Sago pondweed (submersed plant) with Floridone. We also treated Torpedo grass, Pennywort, and Alligator weed along the shoreline.

Project: The Mirabay Club  
Creator: Chris Thompson



3: Treated Sago pondweed, Torpedo grass, and sedges. Minor Filamentous algae in SE corner, treated with copper.

Project: The Mirabay Club  
Creator: Chris Thompson



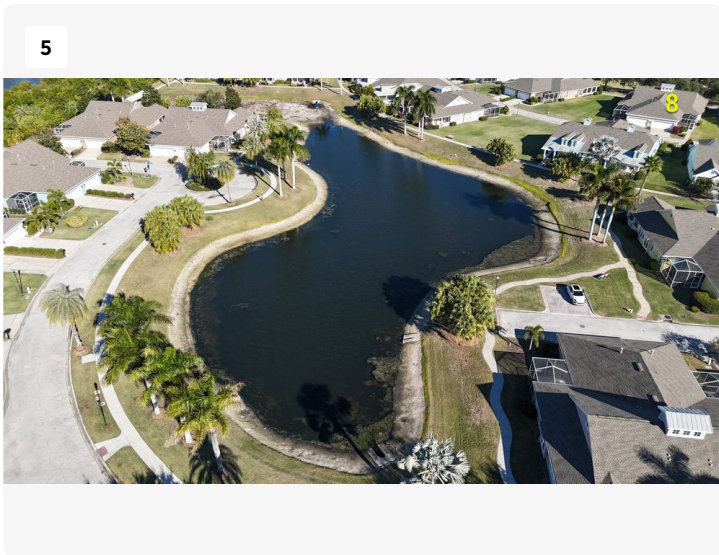
17: Treated Dogg fennel and Sedges.

Project: The Mirabay Club  
Creator: Chris Thompson



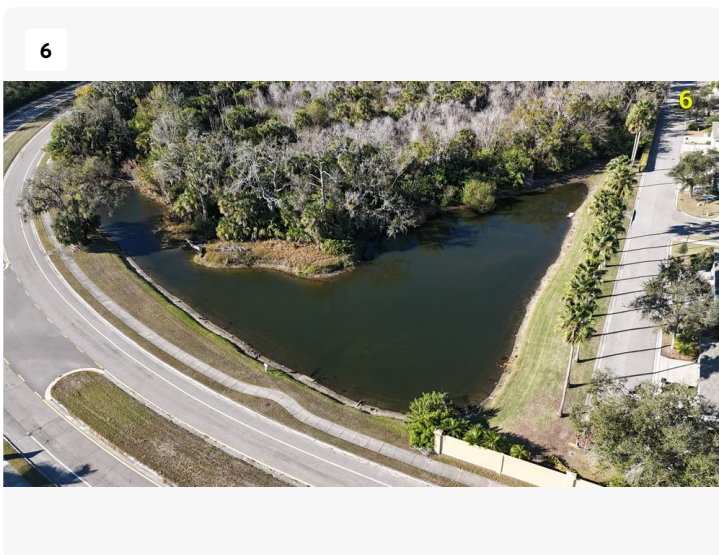
27: Treated for Dog fennel, sedges, Torpedo Grass and planktonic algae.

Project: The Mirabay Club  
Creator: Chris Thompson



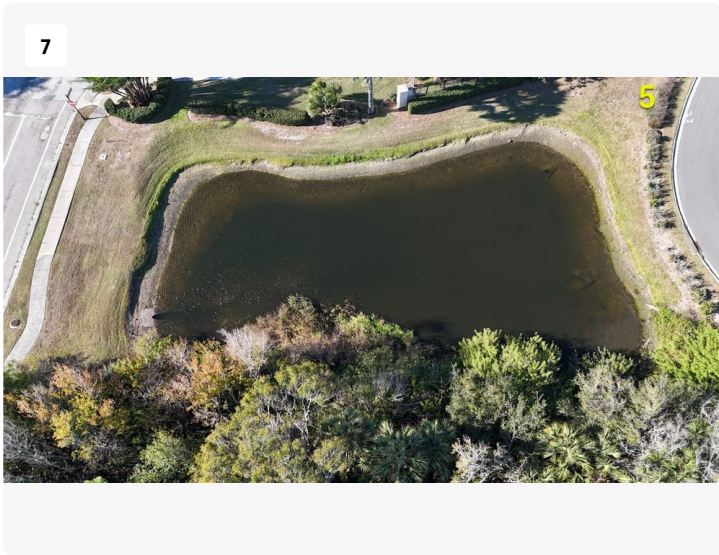
8: Added Fluridone (Sonar) to control Hydrilla. Treated filamentous algae with copper.  
Littoral shelf: Yellow Canna lilies are starting to bloom. With more rain, other native plantings will begin to sprout.

Project: The Mirabay Club  
Creator: Chris Thompson



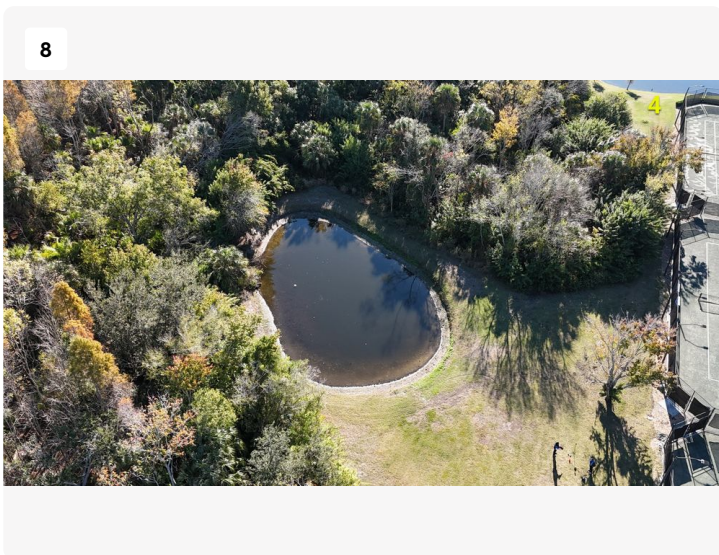
6: Treated Cattails, and Dog fennel growing along the back shoreline.

Project: The Mirabay Club  
Creator: Chris Thompson



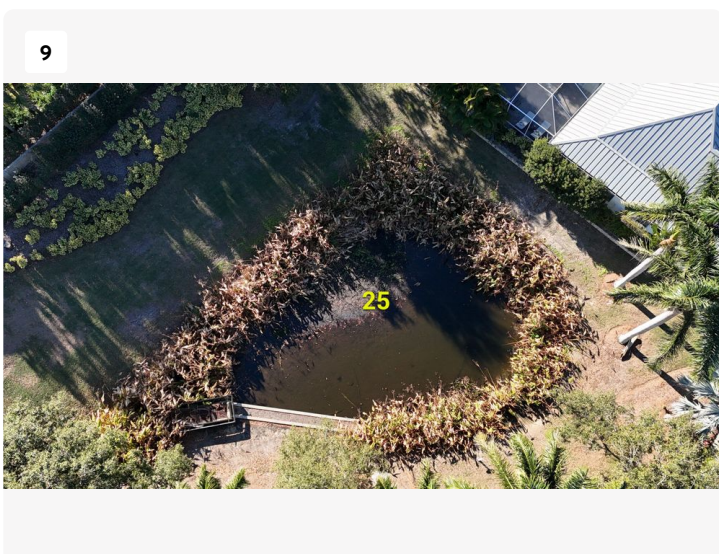
5:Treated Dog fennel and sedges along exposed shore-lines.

Project: The Mirabay Club  
Creator: Chris Thompson



4: This pond usually stays free of algae because it receives very little nutrient runoff. Treated the exposed shore for Torpedograss and Pennywort.

Project: The Mirabay Club  
Creator: Chris Thompson



25: Alligator flag is growing back despite the drought. It will green up once we have steady rain. Treated for shoreline grasses, sedges and Alligator weed.

Project: The Mirabay Club  
Creator: Chris Thompson

10



24: Had planktonic algae this month. Treated with copper and added dye to cut back UV light.

Project: The Mirabay Club  
Creator: Chris Thompson

11



22: Treated filamentous algae, and shoreline brush and Torpedo grass.

Project: The Mirabay Club  
Creator: Chris Thompson

12



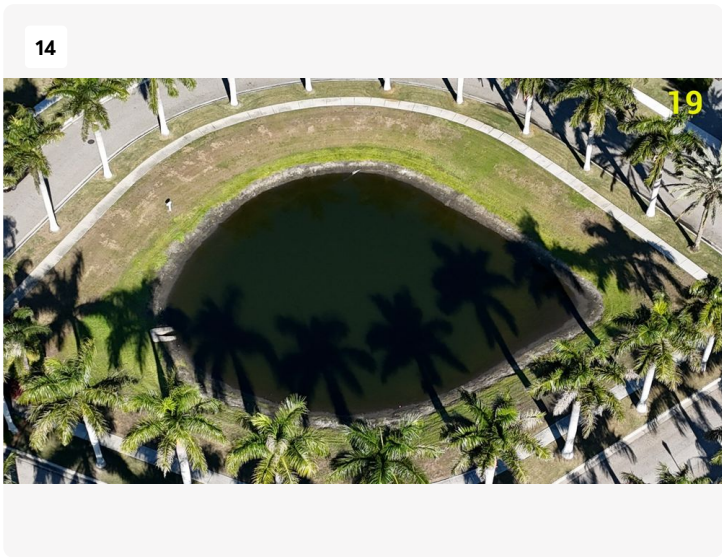
21: Very dry, lots of sedges and dog fennel growing in the sand.

Project: The Mirabay Club  
Creator: Chris Thompson



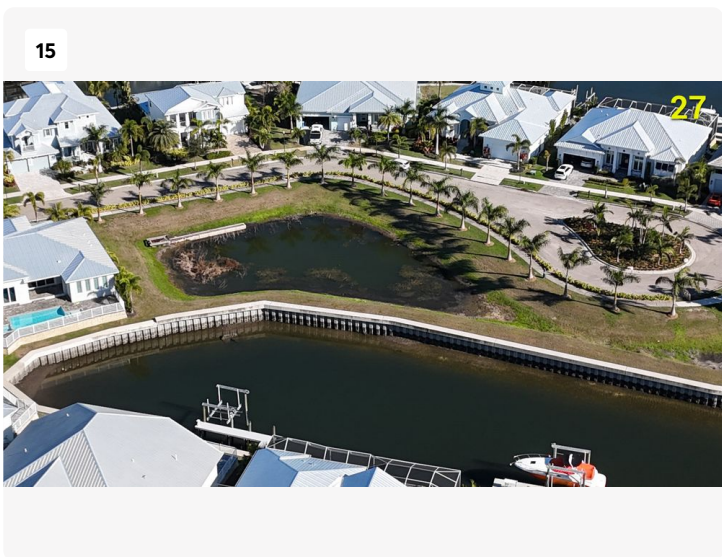
20: Treated for filamentous algae, grasses, and pennywort.

Project: The Mirabay Club  
Creator: Chris Thompson



19: Treated topedo grass, sedges, and pennywort.

Project: The Mirabay Club  
Creator: Chris Thompson



27: The seawall ponds attract a lot of water fowl which bring in weeds like Azolla. Treated for Duckweed and Azolla blooms.

Project: The Mirabay Club  
Creator: Chris Thompson



15: Treated Torpedo grass and Pennywort.

Project: The Mirabay Club  
Creator: Chris Thompson



16: A good bit of filamentous algae was present this month. Dye was added to along with a copper treatment for the algae.

Project: The Mirabay Club  
Creator: Chris Thompson



28: Treated for planktonic algae. Exposed banks treated for Dog fennel and primrose.

Project: The Mirabay Club  
Creator: Chris Thompson



Treated for sedges and Pennywort.

Project: The Mirabay Club  
Creator: Chris Thompson



Project: The Mirabay Club  
Creator: Chris Thompson

# Aquatic Services Report

## Technician

Randy Mitchell

## Job Details

Service Date	4/16/2026
Customer	Harbor Bay CDD
Weather Conditions	Sunny
Wind	E 2mph
Temperature	83
Multiple Sites Treated	Yes



## Ponds Treated Information

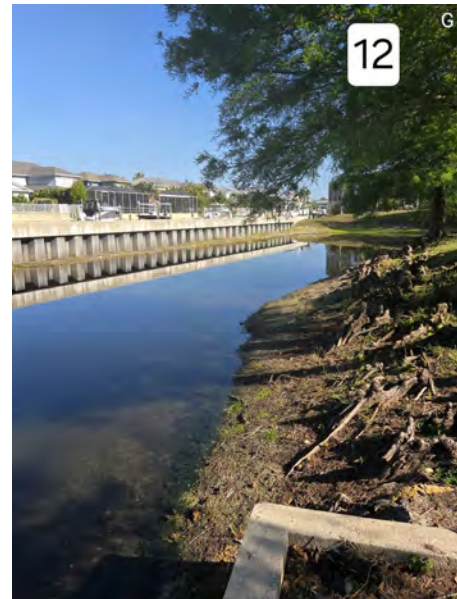
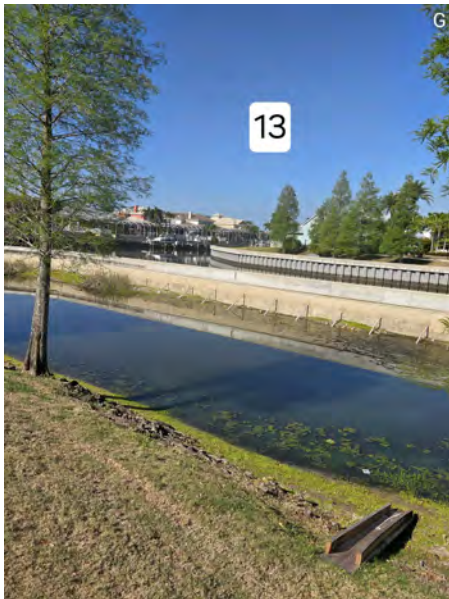
Repeatable - 2 Count

1 of 2

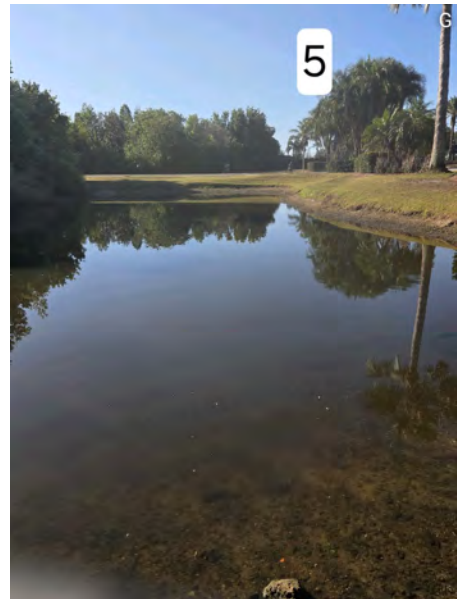
Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV <input checked="" type="checkbox"/> Backpack
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth (torpedo grass, pennywort, alligatorweed, cattails) as needed.

Pictures

# Aquatic Services Report



# Aquatic Services Report



# Aquatic Services Report



2 of 2

Pond Numbers

8, 13

Service Performed

Treatment

Work Performed

Algae

Equipment Used

ATV/UTV

Water Level

Extremely Low

Restrictions

3 says

Observations/Recommendations

Treated sites for filamentous algae

# Aquatic Services Report

## Technician

Randy Mitchell

## Job Details

Service Date	4/27/2026
Customer	Harbor Bay CDD
Weather Conditions	Sunny
Wind	ENE 9mph
Temperature	78
Multiple Sites Treated	Yes



## Ponds Treated Information

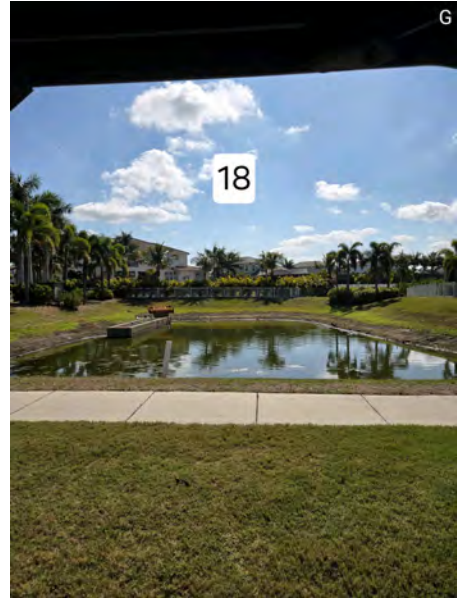
Repeatable - 2 Count

1 of 2

Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth (torpedo grass, pennywort, alligatorweed, cattails) as needed.

Pictures

# Aquatic Services Report



# Aquatic Services Report



# Aquatic Services Report



2 of 2

Pond Numbers

18, 20, 23

Service Performed

Treatment

Work Performed

Algae

Equipment Used

ATV/UTV

Water Level

Low

Restrictions

3 days

Observations/Recommendations

Treated sites for filamentous algae.

## **Tab 9**

## **MONTHLY STATUS REPORT**

### **LEE TE KIM LANDSCAPE & LAWN CARE, INC.**

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

**DATE: MAY 11, 2026**

### **REPORT SUBMITTED TO:**

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

### **WORK PERFORMED FROM 04/07/2026-05/11/2026:**

**IRRIGATION:** Recent irrigation repairs include: Mirabay Blvd. / Wishing Arch - Replaced (1) rotor. Various Annual locations – Replaced (27) nozzles and (2) spray bodies. Ibisview – Adjusted clock times and manually watered area. Islebay/B5 – Replaced (9) spray bodies, (11) heads, circuit breaker and clock that was 17 years old. Clock B, zone 13 – Replaced (6) spray bodies. Beacon Sound – Replaced broken coupling where well flange broke and pressure switch. Pump A - readjusted scheduled time to reflect the desired 70% in order to stay within water usage compliance, versus the 150% it was scheduled for by someone who is not a member of our irrigation team.

**TURFGRASS MANAGEMENT:** We've been mowing, weeding, trimming, applying fertilizers and spraying for bugs.

The Quarterly Palm Tree Injections have been completed, with over 200 palms injected with the antibiotic for the prevention of Lethal Bronzing Disease and a systemic insecticide which kills the insect that spreads Lethal Bronzing. The blue pots in front of the Clubhouse are now home to (2) Ponytail Palms. The invasive species on CDD Property between Mirabay Blvd. and Golf & Sea Blvd. have been removed. At Lee Te Kim Park we've removed a Screw Pine and installed SOD in its place. Mirabay Blvd. at the Front Entrance had (2) large Bald Cypress Palms removed and the installation of (18) Accent Lights in a black finish along with a stainless-steel multi-tap transformer. We submitted a proposal for the Blackrock CDD Common Area, this section was part of the Park Square Homes Conveyed Folios. This newly installed landscape suffered from back-to-back hurricanes and was further stressed by the frost we experienced at the beginning of this year. This proposal includes the Removal of (1) dead Foxtail Palm, installation of (1) Foxtail Palm, 14-16' o.a. height, (160) Ti Plants, (135) Mammy Crotons and additional trimming that will help bring some of the other plants back. Along with submitting this proposal we also recommend, if it's approved, the install be delayed due to the extreme water shortage and restrictions Hillsborough County is currently under. Waiting for the rainy season will give this landscape a more favorable outcome.

# **MIRABAY LANDSCAPING STATUS REPORT**

## **LEE TE KIM LANDSCAPE & LAWN CARE, INC.**

127 16<sup>TH</sup> AVENUE SW

RUSKIN, FL 33570

(813) 645-1769 OFFICE

(813) 645-7314 FAX

**DATE: APRIL 13, 2026**

## **PROPOSAL SUBMITTED TO:**

HARBOR BAY CDD

C/O RIZZETTA & COMPANY, INC.

3434 COLWELL AVE., SUITE 200

TAMPA, FL 33614

## **WORK PERFORMED – WEEK OF 4/06/2026**

- Balibay Road
  - Ibis View Lane
  - Islebay Drive
  - Loon Nest Court
  - Manns Harbor Drive
  - Merritt Island Drive
  - Mirabay Blvd.
  - Pinckney Drive
  - Point Harbor Lane
  - Sea Grass
  - Sea Trout Place
  - Sea Turtle Place
  - Skimmer Drive
  - Tortoise Place
  - Tybee Island 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 16<sup>TH</sup> AVENUE SW

RUSKIN, FL 33570

(813) 645-1769 OFFICE

(813) 645-7314 FAX

**DATE: APRIL 22, 2026**

## **PROPOSAL SUBMITTED TO:**

HARBOR BAY CDD

C/O RIZZETTA & COMPANY, INC.

3434 COLWELL AVE., SUITE 200

TAMPA, FL 33614

## **WORK PERFORMED – WEEK OF 4/13/2026**

- Admiral Point Drive
  - Balibay Road
  - Beacon Sound
  - Fishersound
  - 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 16<sup>TH</sup> AVENUE SW

RUSKIN, FL 33570

(813) 645-1769 OFFICE

(813) 645-7314 FAX

**DATE: MAY 4, 2026**

## **PROPOSAL SUBMITTED TO:**

HARBOR BAY CDD

C/O RIZZETTA & COMPANY, INC.

3434 COLWELL AVE., SUITE 200

TAMPA, FL 33614

## **WORK PERFORMED – WEEK OF 4/27/2026**

- Admiral Point Drive
  - Balibay Road
  - Golden Isle Drive
  - Ibis View Lane
  - Islebay Drive
  - Manns Harbor Drive
  - Merritt Island Drive
  - Mirabay Blvd.
  - Pinckney Drive
  - Sea Trout Place
  - Sea Turtle Place
  - Shore Crab Way
  - Skimmer Drive
  - Tortoise Place
  - 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 16<sup>TH</sup> AVENUE SW

RUSKIN, FL 33570

(813) 645-1769 OFFICE

(813) 645-7314 FAX

**DATE: APRIL 30, 2026**

## **PROPOSAL SUBMITTED TO:**

HARBOR BAY CDD

C/O RIZZETTA & COMPANY, INC.

3434 COLWELL AVE., SUITE 200

TAMPA, FL 33614

## **WORK PERFORMED – WEEK OF 4/20/2026**

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

## **Tab 10**



GARCIA | DELL

MARTIN GARCIA  
MGARCIA@GARCIADELL.com

1819 MAIN STREET, SUITE 300  
SARASOTA, FL 34236  
941.960.8101

JOSH R. DELL  
JDELL@GARCIADELL.com

April 27, 2026

Via email to: [ACohen@flgovlaw.com](mailto:ACohen@flgovlaw.com)

TO: Harbor Bay Community Development District  
c/o Andrew H. Cohen, Esquire  
Persson, Cohen, Mooney, Fernandez & Jackson, P.A.  
6853 Energy Court  
Lakewood Ranch, Florida 34240

RE: Terms and Scope of Representation – Harbor Bay Community  
Development District Disputes with Park Square Enterprises, LLC  
d/b/a Park Square Homes

Dear Mr. Cohen:

This letter will memorialize the terms and scope under which GarciaDell P.A., has agreed to represent Harbor Bay Community Development District (“Harbor Bay CDD”) with regard to its disputes with Park Square Enterprises, LLC for amounts owed under certain development documents.

With regard to this representation, I will serve as the lead attorney at GarciaDell and my hourly rate will be \$400. The other attorney in our office, Josh Dell, may, if necessary, assist in the representation and his hourly rate will be \$350. In addition, paralegal services will be charged at a rate of \$150 an hour.

In addition to attorneys’ fees incurred, Harbor Bay CDD will also be responsible for any costs which may be incurred as part of the litigation. These costs may include filing fees, service of process fees, court reporter fees for depositions and hearings, the costs for transcripts for depositions and hearings, document reproduction costs, and potentially fees for any expert witnesses who may need to be retained for consultation and/or testimony. We will advance the payment of any costs which are less than \$300 and will request reimbursement for such advanced costs when we send out the next proceeding month’s statement. As to any costs which are in excess of \$300, we will forward the invoice for such costs to Harbor Bay CDD for direct payment to the vendor, and request that Harbor Bay CDD pay those invoices in a timely manner.

April 27, 2026

Page 2

Statements for services rendered and costs incurred will be sent at the beginning of each month and we will send copies of the statements via email. Please advise as to where these statements should be sent, and who should be included on the email transmitting the statement. We request payment of all monthly statements within 15 days of delivery and receipt. If there are any problems in obtaining payment, we do reserve the right to withdraw from our representation. Any statements not paid for in full for more than 30 days will accrue interest on the unpaid portion at the lower of 1.5% per month or the maximum interest rate permitted by law.

We do not anticipate there will be any disagreements concerning the billing or the services we provide. If you ever have a question or concern, please contact me to discuss them.

If the foregoing engagement agreement is approved by the Harbor Bay CDD Board, please have Mr. Finley, as Chairman, sign below on behalf of Harbor Bay CDD. Once the engagement agreement is approved and signed, please return a copy of the fully signed letter to our office by email to our paralegal, Carolyn, at [Carolyn@GarciaDell.com](mailto:Carolyn@GarciaDell.com).

If you have any questions regarding the terms of our representation, please let me know.

Sincerely,

*/s/Martin Garcia*

Martin Garcia

MG/cb

Harbor Bay Community Development District

---

Steven Finley, Chairman

# **Tab 11**

## 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: dredging), at the following location:

613 Mirabay Blvd

Apollo Beach, FL 33572

#### 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.

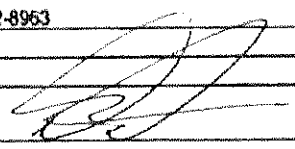
Applications must be received by the CDD Manager at [jlansford@gms-tampa.com](mailto:jlansford@gms-tampa.com), 4648 Eagle Falls Place, Tampa, Florida 33619, (813)344-4844. **I agree to not begin work on improvements until I am notified in writing of the approval of the CDD. A fine may be imposed for 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>TIM BRICKEY</u> Date: <u>4/6/26</u>
Address: <u>613 Mirabay Blvd.</u>
City / State / Zip: <u>Apollo Beach, FL 33572</u>
Phone Number: <u>407-362-8963</u>

Contractor Signature: 
Contractor Name: <u>DAVID DAVIS</u> Date: <u>04/01/2026</u>
Address: <u>704 EAGLE LANE</u>
City / State / Zip: <u>APOLLO BEACH, FL 33572</u>
Phone Number: <u>8134171645</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 I  
**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) TIM BRICKEY  
Lot Street Address 613 Mirabay Blvd  
City, State and Zip Code APOLLO BEACH, FL 33572  
Phone Number 407-362-8963  
Lot Tax Folio Number 054191-1534

For Lifts being installed, please identify:	
Contractor Name and License Number	<u>DAVID DAVIS, ROBERT WILLIAMS, SCC131153599</u>
Contractor Phone Number	<u>(813) 417-1645</u>
(Attach Certificate of Insurance from Contractor)	
Expected Start Date: <u>08/15/2026</u>	Expected Completion Date: <u>08/15/2029</u>

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: 4/16/26

Date: \_\_\_\_\_  
Received by: \_\_\_\_\_  
Harbor Bay Community Development District

<b>For Office Use Only</b> APPROVED <input type="checkbox"/> DISAPPROVED <input type="checkbox"/> 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)**

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) TIM BRICKEY  
Lot Street Address 613 Mirabay Blvd  
City, State and Zip Code APOLLO BEACH, FL 33572  
Phone Number (813) 417-1645  
Lot Tax Folio Number 054191-1534

For power and water lines being installed (which shall include, without limitation, the reconnection of existing lines) please identify:  
Contractor Name and License Number DAVID DAVIS, ROBERT WILLIAMS, SCC131153599  
Contractor Phone Number (813) 417-1645  
(Attach Certificate of Insurance from Contractor)  
Expected Start Date: 08/15/2026 Expected Completion Date: 08/15/2029

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: 4/6/26  
Co-Owner Signature: [Signature] Date: 04-06-26

Date: \_\_\_\_\_  
Received by: \_\_\_\_\_  
Harbor Bay Community Development District

For Office Use Only  
APPROVED  DISAPPROVED   
Explanation for Disapproval (if applicable): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**ATTACHMENTS: LICENSE AGREEMENT & CDD SPECIFICATIONS (IF APPLICABLE)**

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) TIM BRICKEY  
Lot Street Address 613 Mirabay Blvd  
City, State and Zip Code APOLLO BEACH, FL 33572  
Phone Number 407-362-8963  
Lot Tax Folio Number 054191-1534

<b>For Lifts being installed, please identify:</b> Contractor Name and License Number <u>DAVID DAVIS, ROBERT WILLIAMS, SCC131153599</u>  Contractor Phone Number <u>(813) 417-1645</u> <b>(Attach Certificate of Insurance from Contractor)</b> Expected Start Date: <u>08/15/2026</u> Expected Completion Date: <u>08/15/2029</u>
---

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: \_\_\_\_\_

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)**

**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) TIM BRICKEY  
Lot Street Address 613 Mirabay Blvd  
City, State and Zip Code APOLLO BEACH, FL 33572  
Phone Number (813) 417-1645  
Lot Tax Folio Number 054191-1534

<p><b>For power and water lines being installed (which shall include, without limitation, the reconnection of existing lines) please identify:</b> Contractor Name and License Number <u>DAVID DAVIS, ROBERT WILLIAMS, SCC131153599</u> Contractor Phone Number <u>(813) 417-1645</u> <b>(Attach Certificate of Insurance from Contractor)</b> Expected Start Date: <u>08/15/2026</u>      Expected Completion Date: <u>08/15/2029</u></p>
--

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: \_\_\_\_\_  
Co-Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Date: \_\_\_\_\_

Received by: \_\_\_\_\_

Harbor Bay Community Development District

<p><b>For Office Use Only</b> APPROVED ___ DISAPPROVED ___ Explanation for Disapproval (if applicable): _____ _____ _____</p>
---

<p><b>PRIVACY NOTICE:</b> 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.</p>
--

**ATTACHMENTS: LICENSE AGREEMENT & CDD SPECIFICATIONS (IF APPLICABLE)**

**EXHIBIT E:**  
Utilities Connection Application

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: 054191-1534

**LICENSE AGREEMENT  
(UTILITIES CONNECTION)**

This License Agreement (Utilities Connection) (“**Agreement**”) is entered into as of this 2 day of APRIL, 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

TIMOTHY BRICKEY and HOLLY NOEL BRICKEY  
(together, “**Owner**”), the fee simple owners of the “**Property**” identified as:  
613 MIRABAY BLVD  
Lot 17, Block 16, as per the plat (“**Plat**”) identified as MIRABAY PHASE 2A-2 and recorded in Plat Book 98, Pages 68 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]

[SIGNATURE PAGE TO LICENSE AGREEMENT (UTILITIES CONNECTION)]

Witness  
By: [Signature]

SPOR Geiger  
Print Name

6520 Bimini Court  
Witness Address 1

4229 E. Wilma St  
Witness Address 2

Owner  
By: [Signature]

By: [Signature]

Jahaira Rivera  
Print Name


6520 Bimini Ct.  
Witness Address 1

4229 E. Wilma St.  
Witness Address 2

STATE OF FLORIDA )

COUNTY OF HILLSBOROUGH )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of APRIL, 2024, by Tim Baickey He/she [ ] is personally known to me or [X] produced FL. DL. as identification.

 MICHELLE LEE BLEAMER  
Commission # HH 771291  
Expires February 24, 2030

[Signature]  
NOTARY PUBLIC

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

[Signatures continue on following page]

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

Witnesses:  
By: [Signature]

Steve Geiger  
Print Name  
6520 Bimini Court  
Witness Address 1

4229 E. Wilma St.  
Witness Address 2

By: [Signature]  
Jahaira Rivera  
Print Name

6520 Bimini Ct.  
Witness Address 1

4229 E. Wilma St.  
Witness Address 2

Owner  
By: [Signature]

STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of April, 2025 by Tim Beckey, He/she [ ] is personally known to me or [x] produced FL DL as identification.



MICHELLE LEE BLEAMER  
Commission # HH 771291  
Expires February 24, 2030

[Signature]  
NOTARY PUBLIC

MICHELLE LEE BLEAMER  
(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]

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: \_\_\_\_\_

**LICENSE AGREEMENT  
(PERSONAL WATERCRAFT LIFT)**

This License Agreement (Personal Watercraft Lift) ("Agreement") is entered into as of this 28 day of April, 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

Timothy Brickley and Holly Brickley (together, "Owner"), the fee simple owners of the "Property" identified as:

Lot 17, Block 16, as per the plat ("Plat") identified as MiraBay Phase 2A-2 and recorded in Plat Book 98 Pages 68 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:

By: [Signature]  
DANNY CRAMPTON  
Print Name

3415 SILVERSTON PLANT CITY FL 33556  
Witness Address 1

\_\_\_\_\_  
Witness Address 2

Owner:

[Signature]  
By: THOMAS BRICKEY

By: [Signature]  
HOLLY N. BRICKEY

By: \_\_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Witness Address 1

\_\_\_\_\_  
Witness Address 2

STATE OF FLORIDA )  
COUNTY OF Hillsborough )

The foregoing instrument was acknowledged before me this 28 day of April, 2024 by Thomas Brickey He/she [ ] is personally known to me or [  ] produced Driver License as identification.

Holly Brickey

Yanilda Garcia S.  
NOTARY \_\_\_\_\_



(Print, Type or Stamp Commission and Name of Notary Public)

[Signatures continue on following page]

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

Witnesses:

By:

*[Signature]*

DANNY CRAMPTON

Print Name

3415 SILVERSTONE PLANT CITY FL 33544

Witness Address 1

Witness Address 2

By:

Print Name

Witness Address 1

Witness Address 2

STATE OF FLORIDA )

COUNTY OF Hillsborough )

The foregoing instrument was acknowledged before me this 28 day of April, 2026 by Timothy Brickley. He/she [ ] is personally known to me or [x] produced Daves Deuse as identification.

Holly Brickley

Yanilda Garcia S.

NOTARY



YANILDA GARCIA G. DE DELGADO  
MY COMMISSION # HH 625529  
EXPIRES: January 5, 2029

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

Owner

By:

*[Signature]*

Timothy Brickley

*[Signature]*  
HOLLY N. BRICKEY

[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]

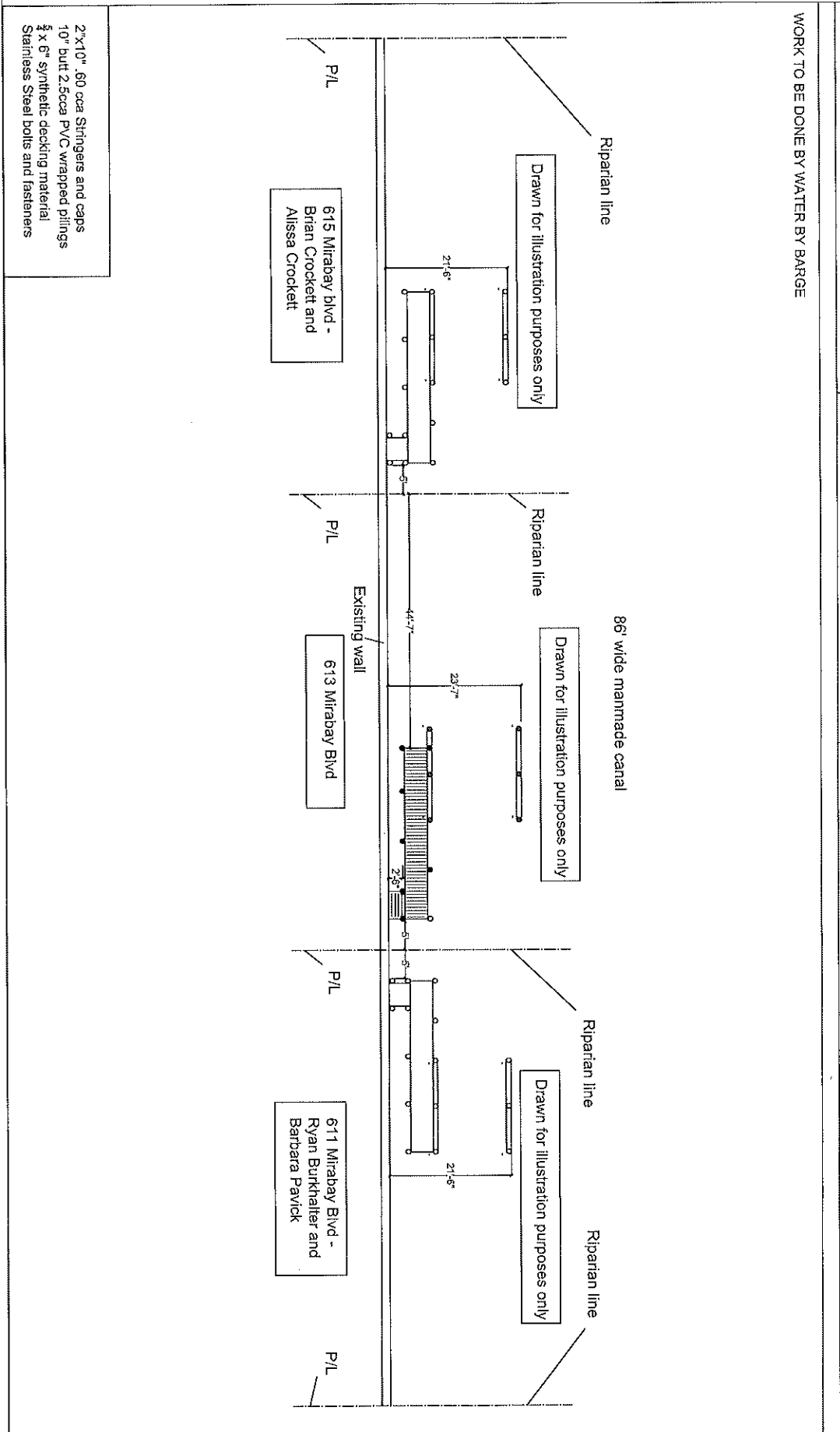
# Option 1 - Traditional 30' Dock

ELITE MARINE FL  
 APOLLO BEACH, FL  
 E: AMANDA@ELITEMARINEFL.COM  
 W: ELITEMARINEDOCKANDSEAWALL.COM  
 P: (813) 519-9636

DATE: April 20 2026

SITE ADDRESS:  
 613 Mirabay Dr.  
 PAGE SIZE: LEGAL  
 ORIENTATION: LANDSCAPE  
 PAGE NUMBER: 1 OF 1  
 DRAWN BY: SG  
 APPROVED BY: BW  
 SCC131153599

WORK TO BE DONE BY WATER BY BARGE



Optim 1

ELITE MARINE FL  
APOLLO BEACH, FL  
E: AMANDA@ELITEMARINEFL.COM  
W: ELITEMARINEDOCKANDSEAWALL.COM  
P: (813) 519-9636

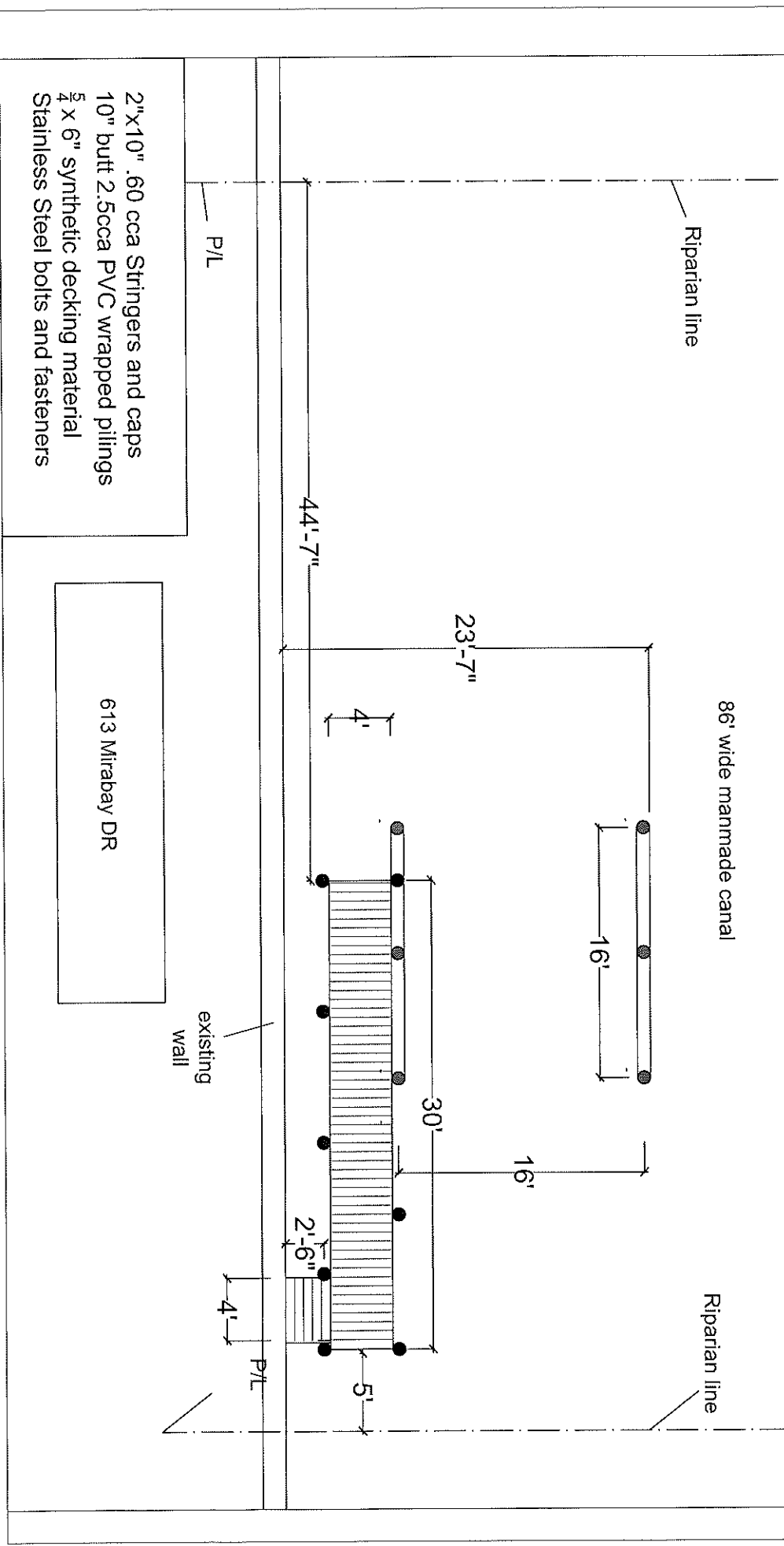
SCALE: 1" = 10'

DATE: April 27, 2026



SITE ADDRESS:  
613 Mirabay Dr.  
PAGE SIZE: LEGAL  
ORIENTATION: LANDSCAPE  
PAGE NUMBER: 1 OF 1  
DRAWN BY: SG  
APPROVED BY: BW  
SCC:131153599

WORK TO BE DONE BY WATER BY BARGE



Option 1

ELITE MARINE FL  
APOLLO BEACH, FL  
E: AMANDA@ELITEMARINEFL.COM  
W: ELITEMARINEDOCKANDSEAWALL.COM  
P: (813) 519-9636

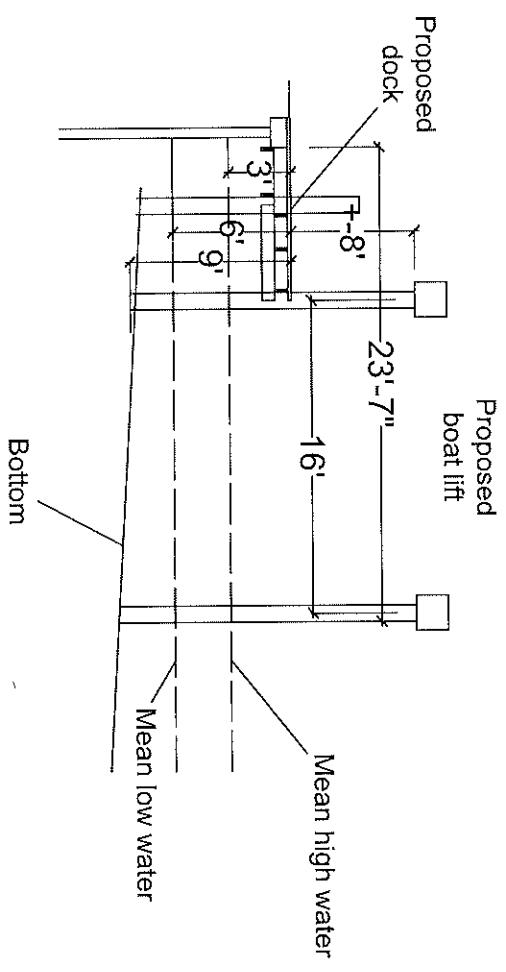
SCALE: 1" = 10'

DATE: April 27, 2026



SITE ADDRESS:  
613 Mirabay Blvd  
PAGE SIZE: LEGAL  
ORIENTATION: LANDSCAPE  
PAGE NUMBER: 1 OF 1  
DRAWN BY: SG  
APPROVED BY: BW  
SCC131153599

WORK TO BE DONE BY WATER BY BARGE



2"x10" .60 cca Stringers and caps  
10" butt 2.5cca PVC wrapped pilings  
5/8 x 6" synthetic decking material  
Stainless Steel bolts and fasteners

# Option 2 - Extended 38' Dock

ELITE MARINE FL.  
 APOLLO BEACH, FL  
 E: AMANDA@ELITEMARINEFL.COM  
 W: ELITEMARINEDOCKANDSEAWALL.COM  
 P: (813) 519-9636

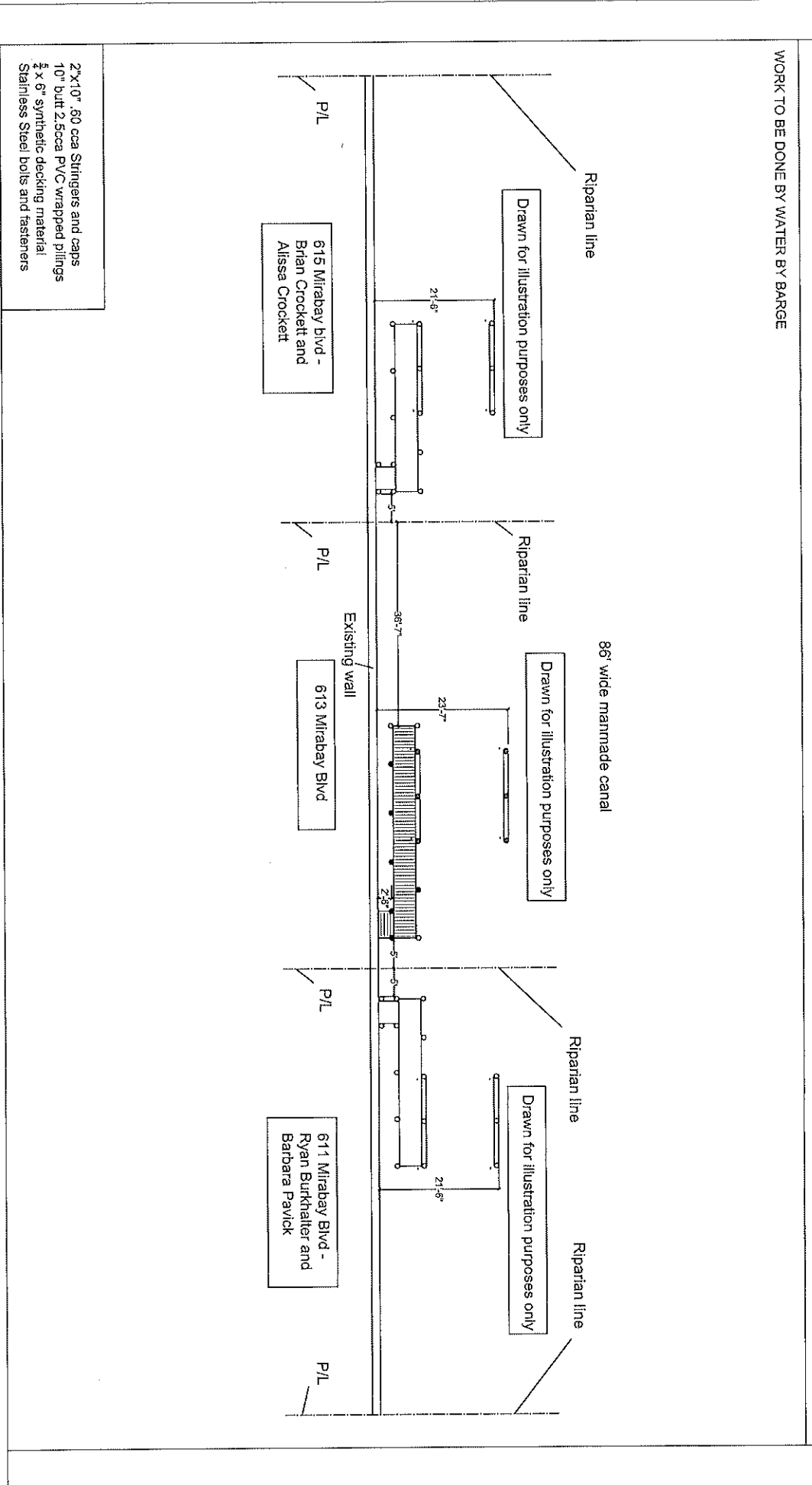
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DATE: April 20 2026

SITE ADDRESS:  
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 PAGE SIZE: LEGAL  
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 PAGE NUMBER: 1 OF 1  
 DRAWN BY: SG  
 APPROVED BY: BW

SCC131153599

WORK TO BE DONE BY WATER BY BARGE



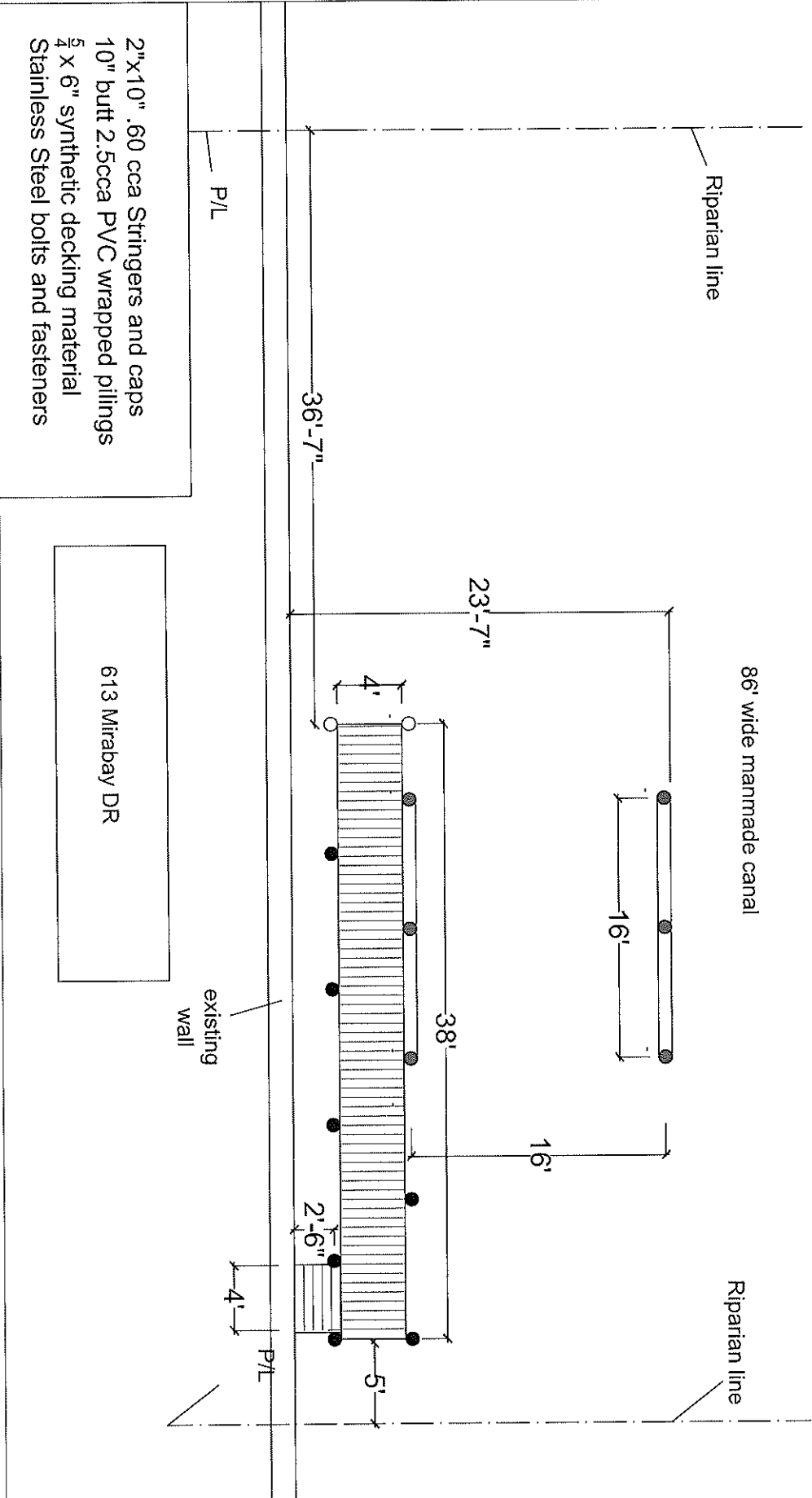
# Option 2

ELITE MARINE FL  
APOLLO BEACH, FL  
E: AMANDA@ELITEMARINEFL.COM  
W: ELITEMARINEDOCKANDSEAWALL.COM  
P: (813) 519-9636  
SCALE: 1" = 10'

DATE: April 27, 2026

SITE ADDRESS:  
613 Mirabay Dr.  
PAGE SIZE: LEGAL  
ORIENTATION: LANDSCAPE  
PAGE NUMBER: 1 OF 1  
DRAWN BY: SG  
APPROVED BY: BW  
SCC131153599

WORK TO BE DONE BY WATER BY BARGE



2"x10" .60 cca Stringers and caps  
10" butt 2.5cca PVC wrapped pilings  
5/4 x 6" synthetic decking material  
Stainless Steel bolts and fasteners

613 Mirabay DR

# Option 2

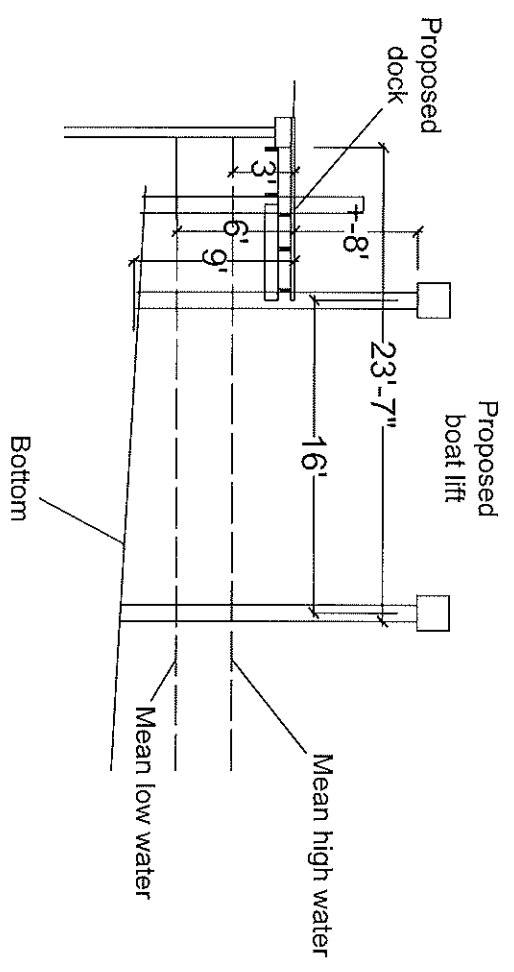
ELITE MARINE FL  
 APOLLO BEACH, FL  
 E: AMANDAJA@ELITEMARINEFL.COM  
 W: ELITEMARINEDOCKANDSEAWALL.COM  
 P: (813) 519-9636

SCALE: 1" = 10'

DATE: April 27, 2026

SITE ADDRESS:  
 613 Mirabay Blvd  
 PAGE SIZE: LEGAL  
 ORIENTATION: LANDSCAPE  
 PAGE NUMBER: 1 OF 1  
 DRAWN BY: SG  
 APPROVED BY: BW  
 SCC131153599

WORK TO BE DONE BY WATER BY BARGE



2"x10" .60 cca Stringers and caps  
 10" butt 2.5cca PVC wrapped pilings  
 5/4 x 6" synthetic decking material  
 Stainless Steel bolts and fasteners



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/06/2026

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

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

<b>PRODUCER</b> Kelly White & Associates Insurance, LLC 1622 Hickman Road  Jacksonville FL 32216		<b>CONTACT NAME:</b> Crystal Pounders <b>PHONE (A/C, No, Ext):</b> 904-880-8881 <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> crystal@kwhiteinsurance.com	
<b>INSURED</b> Elite Marine Dock and Seawall, Inc. 704 Eagle Lane  Apollo Beach FL 33572		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> RLI Insurance Co AM Best A+ XI <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> Manufacturers Alliance Insurance Co <b>INSURER E:</b> <b>INSURER F:</b>	

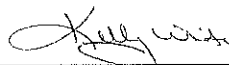
**COVERAGES**      **CERTIFICATE NUMBER:** ELIT26040608111874      **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	X	MRP0200686	07/29/2025	07/29/2026	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000
	<input checked="" type="checkbox"/> Marine General Liability					MED EXP (Any one person) \$ 5,000
	<input checked="" type="checkbox"/> Marine Contractor's Legal					PERSONAL & ADV INJURY \$ 1,000,000
GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						GENERAL AGGREGATE \$ 2,000,000
						PRODUCTS - COMP/OP AGG \$ 1,000,000
						P&I \$ 1,000,000
AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						BODILY INJURY (Per person) \$
						BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
						\$
UMBRELLA LIAB <input type="checkbox"/> OCCUR						EACH OCCURRENCE \$
EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$
DED RETENTION \$						\$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	N/A	1549880Y	07/29/2025	07/29/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)					E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
						E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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

Harbor Bay Community Development District, its Supervisors, staff, officers, and employees are named as additional insured as required per written contract with respect to dock and boat lift installation and dredging at 613 Mirabay Blvd.

<b>CERTIFICATE HOLDER</b>  Harbor Bay Community Development District c/o Governmental Management Services - Tampa, LLC 4648 Eagle Falls Place Tampa FL 33619	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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INSTRUMENT#: 2017388525, BK: 25274 PG: 1555 PGS: 1555 - 1559 10/05/2017 at  
09:30:33 AM, DOC TAX PD (F.S.201.02) \$35.00 DEPUTY CLERK: SCHRIESTIAN Pat  
Frank, Clerk of the Circuit Court Hillsborough County

Consideration: \$5,000.00  
Documentary Stamps Paid: \$35.00

Prepared by and when  
Recorded return to:

FELDMAN & MAHONEY, P.A.  
Jessica Paz Mahoney, Esq.  
2240 Belleair Road  
Suite 210  
Clearwater, Florida 33764

**DECLARATION OF DOCK EASEMENT, COVENANTS  
AND RESTRICTIONS FOR  
LOT 16 BLOCK 16 OF MIRABAY PHASE 2A-2,  
PER PLAT BOOK 98, PAGES 68 THROUGH 72, INCLUSIVE, 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 2nd day of October, 2017, by **TERRABROOK APOLLO BEACH, LLC**, a Delaware limited liability company ("**Terrabrook**") to and in favor of the Owner (as that term is defined below) of Lot 16, Block 16, MiraBay Phase 2A-2, according to the plat thereof (the "**Plat**") recorded in Plat Book 98, Pages 68 through 72, inclusive, 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. Terrabrook is the fee simple record owner of **TRACT "C-5"** 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. Terrabrook 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 \$5,000.00 and other valuable consideration, the receipt of which is hereby acknowledged, Terrabrook 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 at the location in the Tract where the Dock Structure is approved as provided in Article III below. The Dock Easement granted by this Article is on and over that portion of the Tract lying immediately under the Dock Structure in its location, as approved pursuant to 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 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, Terrabrook 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 Terrabrook 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 Terrabrook, 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. Terrabrook 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 Terrabrook 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 Terrabrook within ten (10) days of written demand to Owner. If Owner fails to reimburse Terrabrook as required by this section within such 10-day period, then the amount due by Owner to Terrabrook shall accrue interest at the rate of ten percent (10%) per annum from the date due until actually paid, and Terrabrook 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 Terrabrook 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 Terrabrook, the CDD, the MiraBay Homeowners Association, Inc., Newland Real Estate Group, LLC d/b/a Newland Communities, and their 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 VI**  
**MISCELLANEOUS**

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

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

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

Signed, sealed and delivered  
in the presence of:

**TERRABROOK APOLLO BEACH, LLC,**  
a Delaware limited liability company

*M. Barnat*  
Print Name: Maja Barnat

By: *[Signature]*  
Rick Stevens, Vice President

*Lisa Budronis*  
Print Name: Lisa Budronis

205 Manns Harbor Drive  
Apollo Beach, Florida 33572

STATE OF Florida  
COUNTY OF Hillsborough

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me on August 17, 2017, by Rick Stevens, Vice President of TERRABROOK APOLLO BEACH, LLC, a Delaware limited liability company, on behalf of said company, who / he / is personally known to me or /    / produced    as identification.

*[Signature]*  
Notary Public Kirsten Lycett  
Print Name:  
My Commission Expires:

(AFFIX NOTARY SEAL)  


JOINDER AND CONSENT  
OF OWNER

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

WITNESSES (as to both):

Katria M Weyl  
Print Name: KATRIA M WEYL

Kenisha Thomas  
Print Name: Kenisha Thomas

OWNER:

Jaime Ceja  
Jaime Ceja

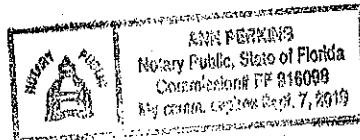
Nicole Therese Ceja  
Nicole Therese Ceja

STATE OF FL  
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me on 9-29, 2017, by Jaime Ceja and Nicole Therese Ceja, who / are personally known to me or  produced FLDL + FDL as identification.

Ann Perkins  
Notary Public  
Print Name: ANN PERKINS  
My Commission Expires:

(AFFIX NOTARY SEAL)



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

Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301

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**SEAWALL TIEBACK EASEMENT**

THIS SEAWALL TIEBACK EASEMENT ("Easement") is made this 22 day of October, 2014 by: Weekley Homes, LLC, a Delaware limited liability company, f/k/a Weekley Homes, L.P., whose mailing address is 1111 N. Post Oak Road, Suite N, Houston, Texas 77055 ("Grantor") in favor of HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("District" or "Grantee").

**WITNESSETH:**

**WHEREAS**, Grantor owns certain real property in Hillsborough County, Florida more particularly described as (the "Easement Area"):

Lot 3, Lot 16 and Lot 17, Block 16 in the plat known as Mirabay Phase 2A-2, recorded in the Official Records of Hillsborough County, Florida at Plat Book 98, Page 68 including the use of any riparian and/or littoral rights extending into the adjacent canal and associated with the Lot; and

Lot 2, Lot 3 and Lot 4, Block 27 in the plat known as Mirabay Phase 1A, recorded in the Official Records of Hillsborough County, Florida at Plat Book 93, Page 34, including the use of any riparian and/or littoral rights extending into the adjacent canal and associated with the Lot; and

**WHEREAS**, Grantee has requested an access and construction easement to allow Grantee to proceed with stabilization of the existing seawall adjacent to the Easement Area; and

**WHEREAS**, Grantor is agreeable to granting such an easement on the terms and conditions set forth herein.

**NOW, THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration Grantor hereby grants to Grantee a perpetual access, construction and maintenance easement upon the Easement Area for the purpose of installing, operating, maintaining and replacing certain seawall and seawall related improvements; provided, however, that in exercising such rights, the Grantee shall not interfere with any single

family residence, pool, or other similar residential structure upon the Easement Area and shall promptly restore any property damaged by the Grantee's exercise of the rights provided herein. Grantor agrees that it shall not disturb or interfere with any improvements installed within the Easement Area by Grantee.

This Easement Agreement is solely for the benefit of the Grantor and Grantee, and no third party shall have any rights under this Easement Agreement. Nothing contained herein shall waive any right of Grantee under Florida Statute 768.28 or other applicable law.

The provisions of this Easement Agreement shall bind Grantor and Grantee and their respective heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Easement Area.

This Easement may only be amended by an instrument in writing signed by Grantor and Grantee.

IN WITNESS WHEREOF, Grantor has executed this Easement as of the day and year first written above.

Signed, sealed and delivered in the presence of:

GRANTOR:  
WEEKLEY HOMES, LLC,  
f/k/a WEEKLEY HOMES, L.P.

A. Duff  
Print Name: Alicia Duff

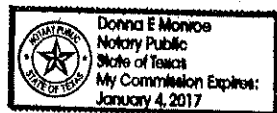
John Burchfield  
Print Name: John Burchfield  
Its: General Counsel

Christy Nelson  
Print Name: Christy Nelson

STATE OF ~~FLORIDA~~ TEXAS  
COUNTY OF HARRIS

The foregoing was sworn to and subscribed before me this 22 day of October, 2014, by John Burchfield, as General Counsel of Weekley Homes, LP, a Delaware limited liability company, f/k/a Weekley Homes, L.P. S/he is personally known to me ~~or has produced~~ as identification.

Donna E. Monroe  
(Signature of Notary Public)



\_\_\_\_\_  
(Typed name of Notary Public)  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

# 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:

5733 Tortoise Pl.

Apollo Beach, FL 33572

### 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](mailto: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: <u>David Cochman</u>
Property Owner Name: <u>David Cochman</u> Date: <u>3-26-26</u>
Address: <u>5733 Tortoise Pl.</u>
City / State / Zip: <u>Apollo Beach FL 33572</u>
Phone Number: <u>813-545-4239</u>

Contractor Signature: <u>[Signature]</u>
Contractor Name: <u>Sierra Shoreline Creations</u> Date: <u>3-26-26</u>
Address: <u>2614 River Bend Dr.</u>
City / State / Zip: <u>Ruskin FL 33570</u>
Phone Number: <u>602-363-1725</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 \_  
\_\_\_\_\_

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) David Couchman  
Lot Street Address 5733 Tortoise Pl.  
City, State and Zip Code Apollo Beach, FL 33572  
Phone Number 813-545-4234  
Lot Tax Folio Number 054191-1264

For power and water lines being installed (which shall include, without limitation, the reconnection of existing lines) please identify:  
Contractor Name and License Number Odporlik, Horst Jr EC13001753  
Contractor Phone Number 813-365-6110  
(Attach Certificate of Insurance from Contractor)  
Expected Start Date: May 1 2026 Expected Completion Date: May 8 2026

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: 4-6-26  
Co-Owner Signature: [Signature] Date: 4-6-26  
Date: \_\_\_\_\_  
Received by: \_\_\_\_\_

Harbor Bay Community Development District

For Office Use Only  
APPROVED \_\_\_ DISAPPROVED \_\_\_  
Explanation for Disapproval (if applicable): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

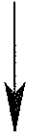
**PRIVACY NOTICE:** Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain 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)

SIERRA SHORELINE CREATIONS LLC  
TAMPA, FL 33634  
E: VALUETRANSPORT@GMAIL.COM

P/F: (602) 363-1723

SCALE: 1" = 10' CGC 1538623

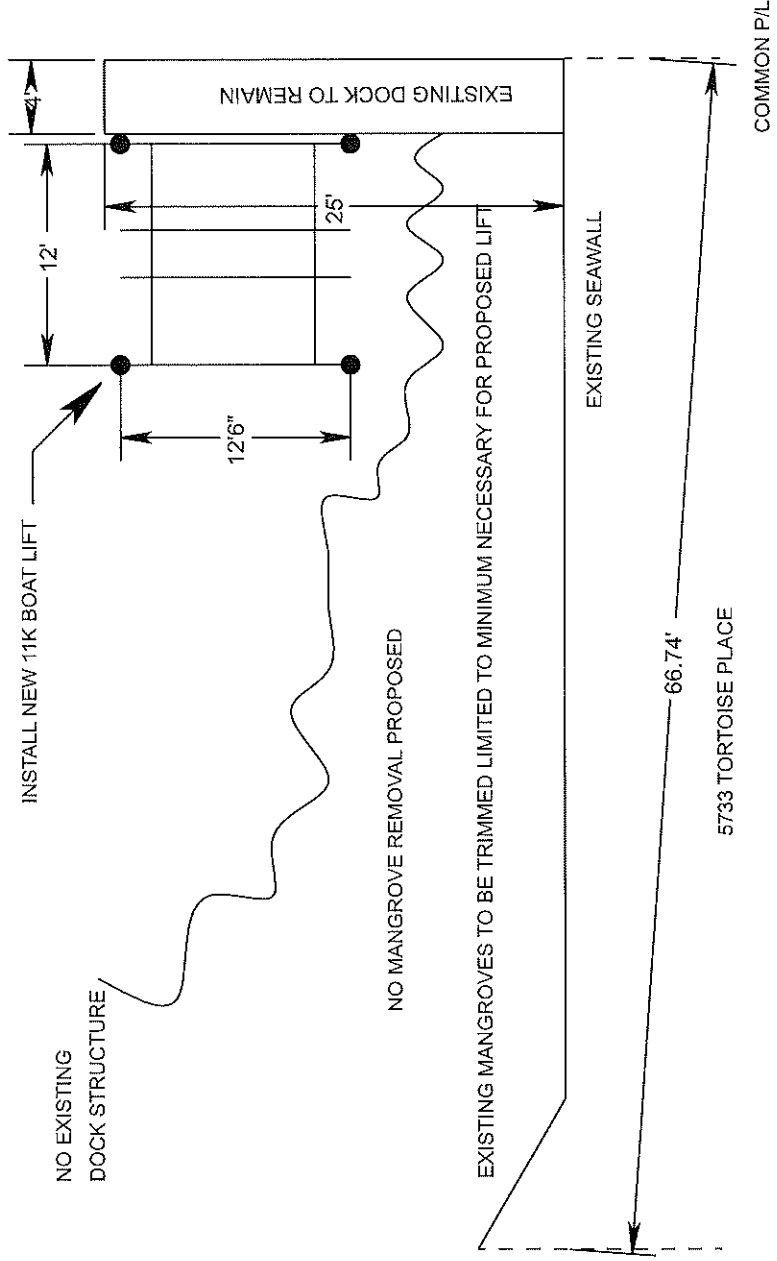


N

DATE: MARCH 24, 2026

SITE ADDRESS:  
5733 TORTOISE PLACE  
PAGE SIZE: LEGAL  
ORIENTATION: LANDSCAPE  
PAGE NUMBER: 1 OF 1  
DRAWN BY: AA  
APPROVED BY: AS

ALL CONSTRUCTION TO CONFORM WITH STANDARDS SPECIFIED IN FBC 2023 -8TH EDITION

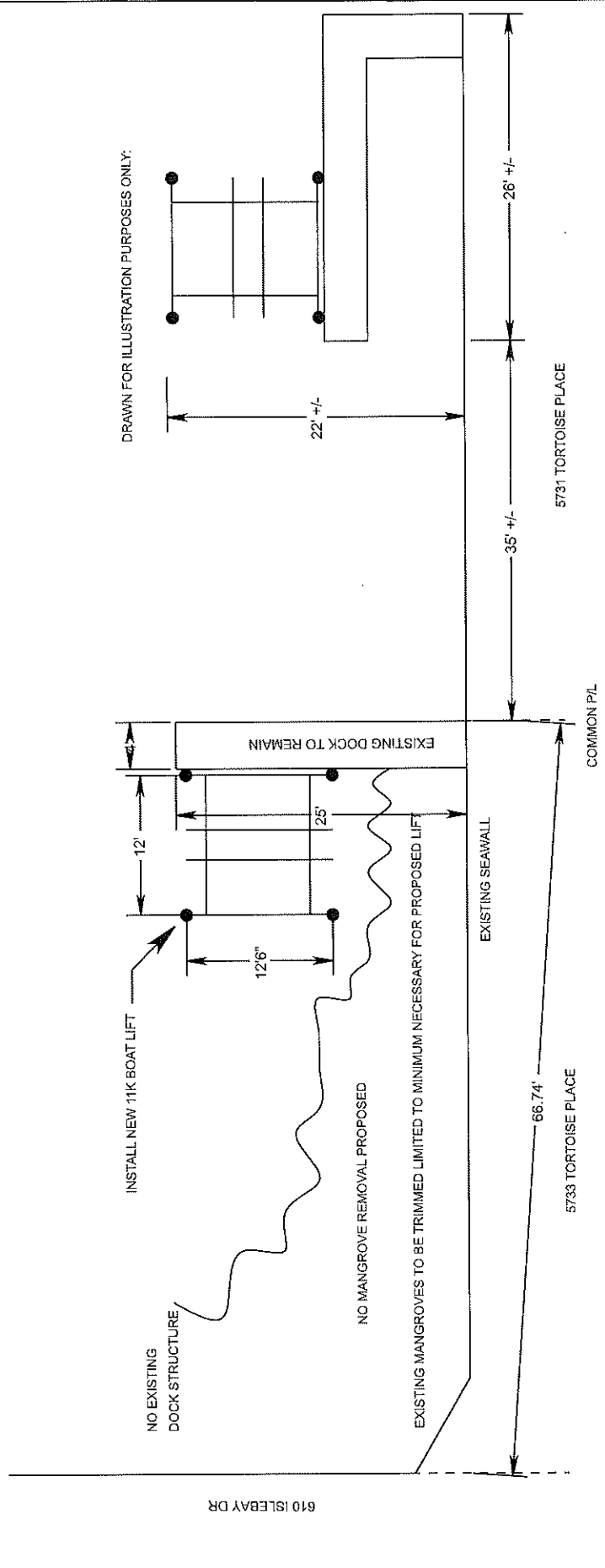


SIERRA SHORELINE CREATIONS LLC  
 TAMPA, FL 33634  
 E: VALUETRANSPORT@GMAIL.COM  
 P/F: (602) 363-1723  
 SCALE: 1" = 15'

DATE: MARCH 24, 2026  
 CGC 1538823

SITE ADDRESS:  
 5733 TORTOISE PLACE  
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 ORIENTATION: LANDSCAPE  
 PAGE NUMBER: 1 OF 1  
 DRAWN BY: AA  
 APPROVED BY: AS

ALL CONSTRUCTION TO CONFORM WITH STANDARDS SPECIFIED IN FBC 2023 -8TH EDITION



SIERRA SHORELINE CREATIONS LLC  
TAMPA, FL 33634  
E: VALUETRANSPORT@GMAIL.COM  
P/F: (602) 363-1723  
SCALE: 1" = 10'

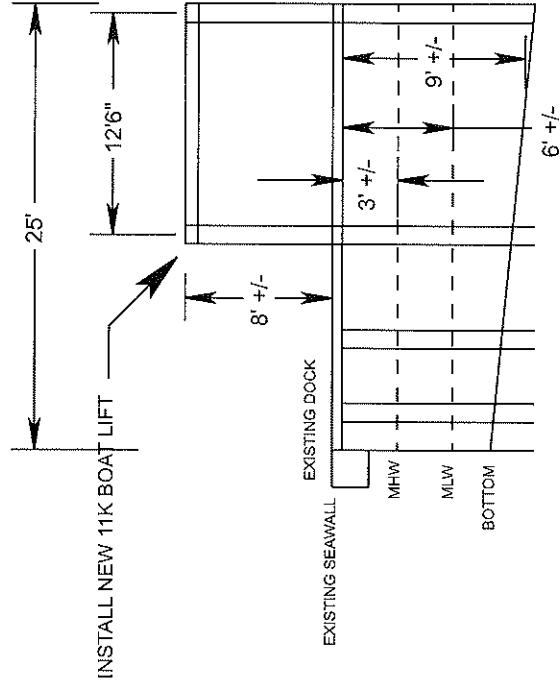
CGC 1538623

DATE: MARCH 24, 2026

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APPROVED BY: AS

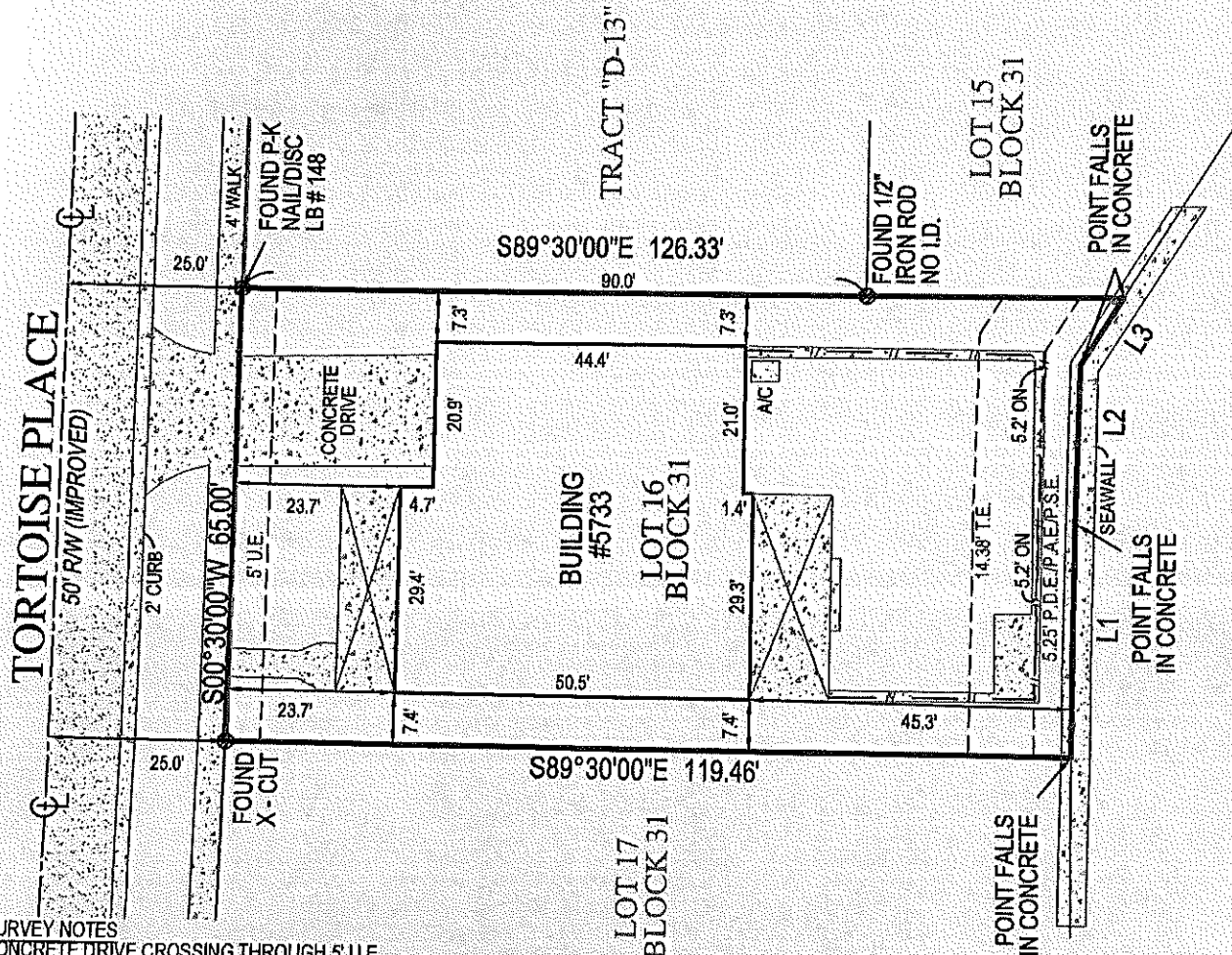


ALL CONSTRUCTION TO CONFORM WITH STANDARDS SPECIFIED IN FBC 2023 -8TH EDITION



5733 TORTOISE PLACE

# BOUNDARY SURVEY



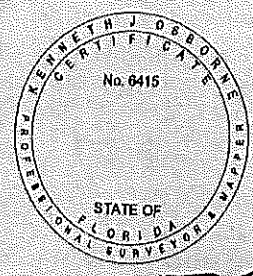
**SURVEY NOTES**  
 CONCRETE DRIVE CROSSING THROUGH 5' U.E. INTO R/W ON WESTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY AND CROSS INTO THE 5.25' P.D.E./P.A.E./P.S.E. AND 14.38' T.E. AT REAR OF PROPERTY.

CONCRETE SLAB/SEAWALL CROSS INTO THE 5.25' P.D.E./P.A.E./P.S.E. AND 14.38' T.E. AT REAR OF PROPERTY.

P.D.E. - PRIVATE DRAINAGE EASEMENT  
 P.A.E. - PRIVATE ACCESS EASEMENT  
 P.S.E. - PRIVATE SEAWALL EASEMENT  
 T.E. - TIEBACK EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.01'	S01°09'37"W
L2	22.46'	S01°43'16"W
L3	11.27'	S32°42'58"W



**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

*Kenneth J. Osborne*  
 (SIGNED)

**KENNETH OSBORNE**

Digitally signed by  
 KENNETH OSBORNE  
 Date: 2021.09.30 10:40:42 -04'00'



LB #7893

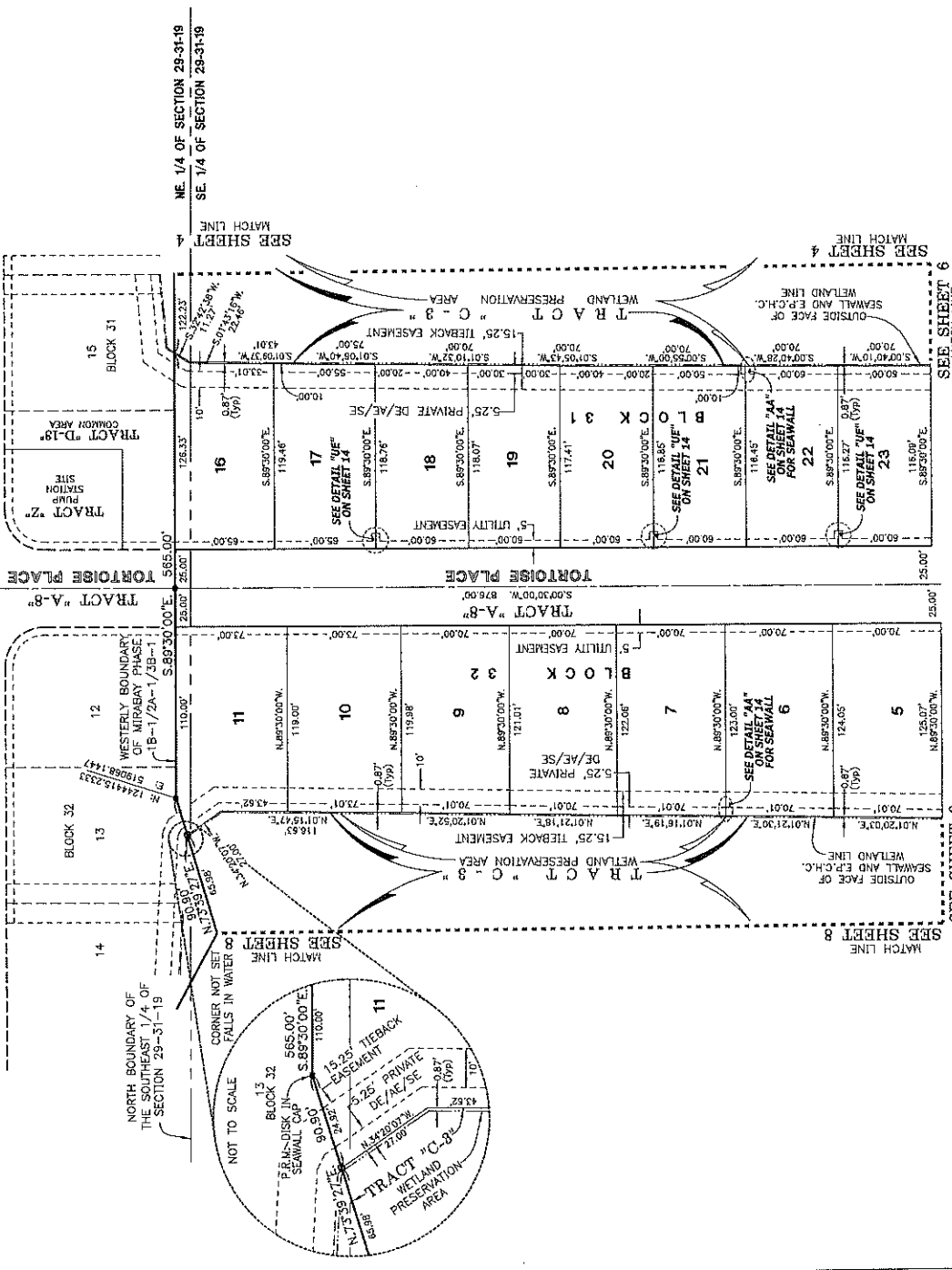
**SERVING FLORIDA**

6250 N. MILITARY TRAIL, SUITE 102  
 WEST PALM BEACH, FL 33407  
 PHONE (561) 640-4800  
 STATEWIDE PHONE (800) 226-4807  
 STATEWIDE FACSIMILE (800) 741-0576  
 WEBSITE: <http://targetsurveying.net>

MIRABAY PHASE 3B-2  
SECTION 29, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

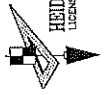
ISLEBAY DRIVE (50' RIGHT-OF-WAY) PHASE 1B-1/2A-1/3B-1  
PLAT BOOK 94 PAGE 41

TRACT "A-8"



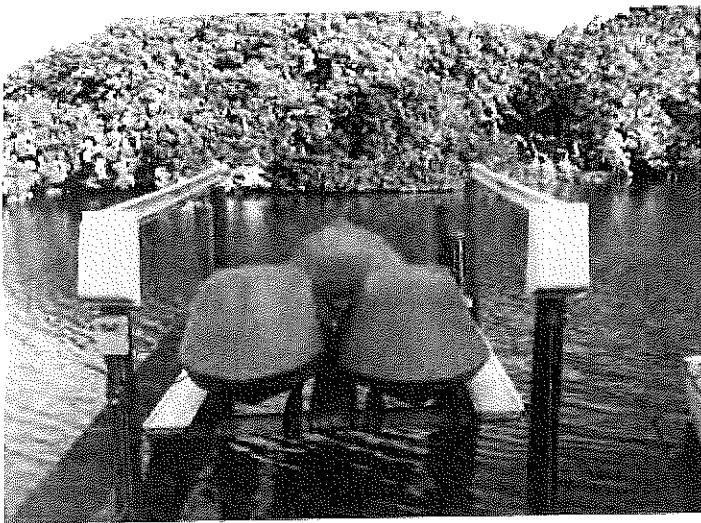
- LEGEND:**
- Symbol: indicates (P.R.M.) Permanent Reference Monument, Concrete Monument, LB148.
  - Symbol: indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB148, unless otherwise noted.
  - Symbol: indicates (P.C.P.) Permanent Control Point LB148
  - (R) indicates non-radial line
  - (NR) indicates non-radial line
  - RB - Reference Bearing
  - E.P.C.H.C. - Hillsborough County Environmental Protection Commission
  - (Typ) - Typical
  - DE/AE/SE - PRIVATE DRAINAGE/ACCESS AND SEAWALL EASEMENT

**Wetland (Conservation/Preservation) Area Note:**  
The Wetland Conservation/Wetland Preservation Area shall be retained in a natural state pursuant to Hillsborough County, FL Land Development Code (LDC) as amended; the Hillsborough County Wetland Protection Act, Chapter 446; and Chapter 62, Part III, of the Hillsborough County Ordinance. In addition, a setback from any Wetland Conservation Areas is required and shall conform to the provisions stipulated within the Land Development Code.

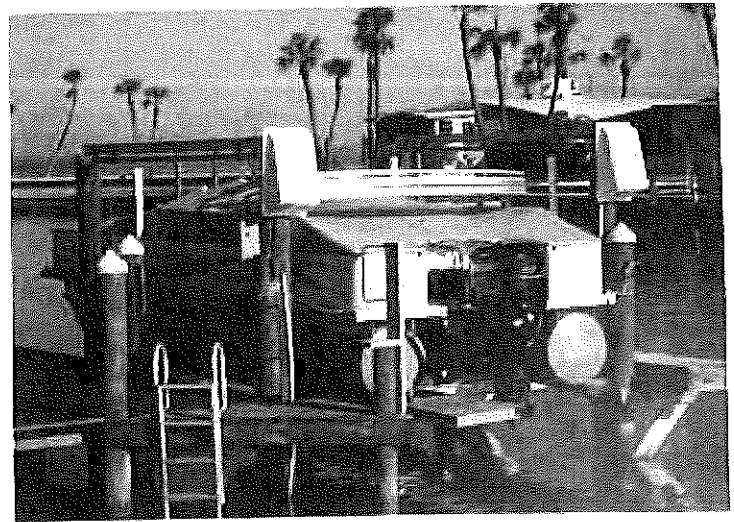


2212 SWANN AVENUE  
TAMPA, FLORIDA 33606  
PHONE (813) 232-2371  
FAX (813) 263-2478

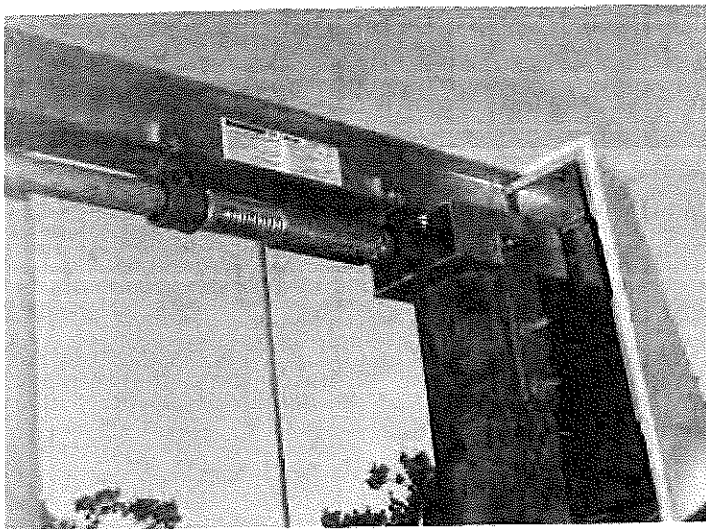
**HEDT & ASSOCIATES, INC.**  
LICENSED BUSINESS NUMBER LB148  
CIVIL ENGINEERING  
LAND SURVEYING



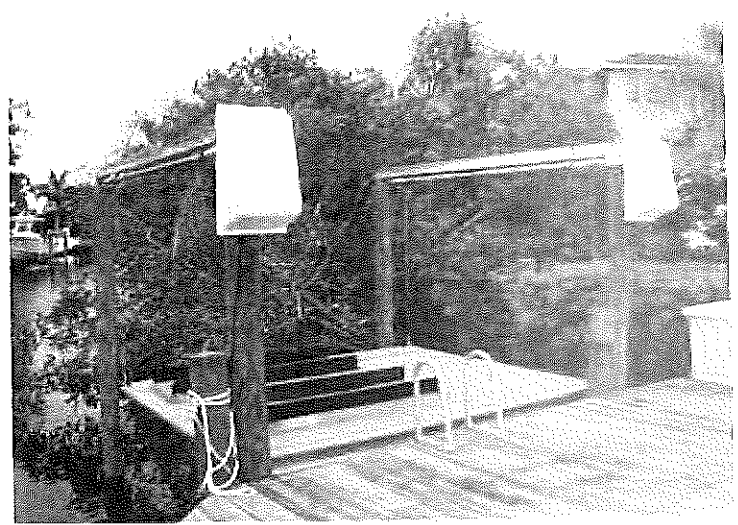
Special fabricated "PRIME LIFT" for jet skis



Custom dog-legged cradles for low water situations.



Custom bearing extrusions with Nylatron bushings.



Custom cradle platform with bunks for multiple jet skis.

CAPACITY	4,000 lbs	7,000 lbs.	11,000 lbs.	13,000 lbs.
I-Beam Tops	4" @ 12'	5" @ 12'	6" @ 12'	6H" @ 12'
Cradle Beams	5" @ 11'	6" @ 11'	8" @ 12'6"	8H" @ 12'6"
Drive Pipe Diameter	1.98"	1.98"	1.98"	1.98"
Cable Winders Diameter	2.375"	2.375"	2.375"	2.375"
Stainless Cables	1/4" dia x 17'	5/16" dia x 17'	5/16" dia x 31'	5/16" dia x 31"
Cable Configuration	1 Part	1 Part	2 Part	2 Part
Cable Travel	12'	12'	12'	12'
Worm Drive Ratings	4000 lb	4000 lb	4000 lb	4000 lb
Wood Bunks	2"x8"x12'	2"x8"x12'	2"x8"x12'	2"x8"x12'
Enclosed Belt Drive	Optional	Optional	Optional	Optional
Aluminum Bunks	Optional	Optional	Optional	Optional

## Florida Boat Lifts

4821 N. Manhattan Ave. • Tampa, Florida 33614

(813) 873-1614 • (800) 521-3118 • [www.floridaboatlifts.com](http://www.floridaboatlifts.com)

BID: 90086540



**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) David Couchman  
Lot Street Address 5733 Tortoise Pl.  
City, State and Zip Code Apollo Beach, FL 33572  
Phone Number 813-545-4234  
Lot Tax Folio Number 054191-1264

**For power and water lines being installed (which shall include, without limitation, the reconnection of existing lines) please identify:**

Contractor Name and License Number Odporlik, Horst Jr EC13001753

Contractor Phone Number 813-365-6110

(Attach Certificate of Insurance from Contractor)

Expected Start Date: May 1 2026 Expected Completion Date: May 8 2026

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: 4-6-26

Co-Owner Signature: [Signature] Date: 4-6-26

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: Harbor Bay CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

(This space reserved for Clerk)

Parcel ID for Property: 054191-1264

**LICENSE AGREEMENT  
(PERSONAL WATERCRAFT LIFT)**

This License Agreement (Personal Watercraft Lift) ("**Agreement**") is entered into as of this 6 day of April, 20 24, 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

David Couchman and Amy Couchman (together, "**Owner**"), the fee simple owners of the "**Property**" identified as:

Lot 17, Block 31 as per the plat ("**Plat**") identified as 7141 MiraBay Phase 3B-2, and recorded in Plat Book 98, Pages 54 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]

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

Witnesses:

Owner

By: [Signature]

By: [Signature]

Anyer mansito  
Print Name

11540 US 92 Seffner FL 33584  
Witness Address 1

Witness Address 2

By: [Signature]

Robinlee Crow  
Print Name

P.O. Box 597 Brandon FL 33509  
Witness Address 1

Witness Address 2

STATE OF FLORIDA )

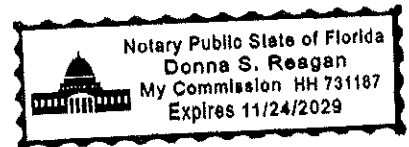
COUNTY OF Hillsborough )

The foregoing instrument was acknowledged before me this 7 day of April, 2026, by David Couchman  He/she  is personally known to me or [ ] produced n/a as identification.

[Signature]  
NOTARY PUBLIC

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

[Signatures continue on following page]



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: [Signature]

By: Amy Couchman

Genesis K. Garcia - Oviles  
Print Name

14391 S US Hwy 301  
Witness Address 1

Wimauma FL 33598  
Witness Address 2

By: [Signature]

Demiyah Murray-Thompson  
Print Name

14391 S US Hwy 301  
Witness Address 1

Wimauma FL 33598  
Witness Address 2

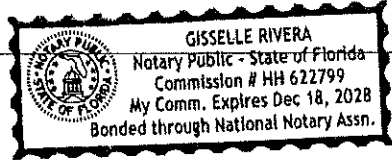
STATE OF FLORIDA )

COUNTY OF Hillsborough )

The foregoing instrument was acknowledged before me this 7 day of April, 2024 by Amy Couchman. He/she [ ] is personally known to me or [X] produced Florida Drivers license as identification.

[Signature]  
NOTARY PUBLIC

Gisselle Rivera  
(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]

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: 054191-1264

**LICENSE AGREEMENT  
(UTILITIES CONNECTION)**

This License Agreement (Utilities Connection) ("Agreement") is entered into as of this 6 day of April, 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

David Couchman and Amy Couchman  
(together, "Owner"), the fee simple owners of the "Property" identified as:

Lot 17, Block 31, as per the plat ("Plat") identified as 714/MiraBay Phas 3B-2, and recorded in Plat Book 98, Pages 54 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: [Signature]

By: [Signature]

Anyer Mansito  
Print Name

11540 us 92, seffner FL 33534  
Witness Address 1

Witness Address 2

By: [Signature]  
Robinlee Crow  
Print Name

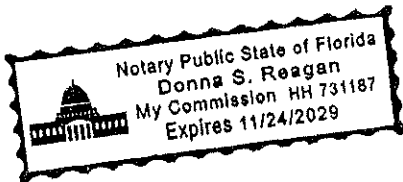
P.O. Box 597 Brandon FL 33509  
Witness Address 1

Witness Address 2

STATE OF FLORIDA )

COUNTY OF Hillsborough )

The foregoing instrument was acknowledged before me this 7 day of April, 2020 by David Couchman He/she  is personally known to me or [ ] produced n/a as identification.



[Signature]  
NOTARY PUBLIC

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

[Signatures continue on following page]

[SIGNATURE PAGE TO LICENSE AGREEMENT (UTILITIES CONNECTION)]

Witnesses:

Owner

By:

By:

Genevís K. Garcia-Quiles

Amy Couchman

Print Name

14391 SUS Hwy 301

Witness Address 1

Wimauma FL 33598

Witness Address 2

By:

Daniyah Murray-Thompson

Print Name

14391 S US Hwy 301

Witness Address 1

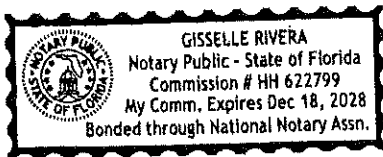
Wimauma FL 33598

Witness Address 2

STATE OF FLORIDA )

COUNTY OF Hillsborough )

The foregoing instrument was acknowledged before me this 7 day of April, 2020 by Amy Couchman. He/she [ ] is personally known to me or [X] produced Florida Drivers license as identification.



Gisselle Rivera  
NOTARY PUBLIC

Gisselle Rivera  
(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]

**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)  
12/14/2025

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

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


<b>PRODUCER</b> SUNZ Insurance Solutions, LLC ID : (Vensure HR) c/o Vensure HR Inc 1475 S. Price Road, Chandler, AZ 85286	<b>CONTACT NAME:</b> Colleen DeWitt	
	<b>PHONE (A/C, No, Ext):</b> (800) 409-8958	<b>FAX (A/C, No):</b>
<b>E-MAIL ADDRESS:</b> certs@vensure.com		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A:</b> SUNZ Insurance Company	34762	
<b>INSURER B:</b>		
<b>INSURER C:</b>		
<b>INSURER D:</b>		
<b>INSURER E:</b>		
<b>INSURER F:</b>		

**COVERAGES**                      **CERTIFICATE NUMBER:** 10351278                      **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE  DED    RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC073-00001-026	01/01/2026	01/01/2027	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 Coverage provided for all leased employees but not subcontractors of: On-line Electric.  
 Client Effective: 01/01/2025.

<b>CERTIFICATE HOLDER</b> FL - Florida  HECKER CONSTRUCTION 12619 US HWY 41 S, Gibsonton, FL 33534	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE  Rick Leonard 
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ONLINE SERVICES

LICENSEE DETAILS

2:22:54 PM 4/8/2026

- [Apply for a License](#)
- [Verify a Licensee](#)
- [View Food & Lodging Inspections](#)
- [File a Complaint](#)
- [Continuing Education Course Search](#)
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- [Unlicensed Activity Search](#)
- [AB&T Delinquent Invoice & Activity List Search](#)

Licensee Information	
Name:	MILLER, JOHN STANLEY (Primary Name)
Main Address:	SIERRA SHORELINE CREATIONS LLC (DBA Name) 1301 BAYSHORE DRIVE 282 TERRA CEIA Florida 34250
County:	MANATEE
License Location:	518 S 51ST STREET TAMPA FL 33619
County:	HILLSBOROUGH

License Information	
License Type:	Certified General Contractor
Rank:	Cert General
License Number:	CGC1538623
Status:	Current,Active
Licensure Date:	06/19/2025
Expires:	08/31/2026

Special Qualifications	Qualification Effective
Construction Business	06/19/2025

Alternate Names



## Electronically Certified Official Record

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### Document information

**Agency Name:** Hillsborough Clerk of Circuit Court and Comptroller  
**Clerk of the Circuit Court:** The Honorable Victor D. Crist  
**Date Issued:** 3/23/2026 4:42:10 PM  
**Unique Reference Number:** BAA-FBB-BCAFH-DHHDGJJGFCDGFFAAHCHE-GFJDJB-I  
**Certification ID:** 37736996523655007274  
**Requesting Party Code:** 511  
**Requesting Party Reference:** 18415669

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### CERTIFICATION

Pursuant to Sections 90.955(1) and 90.902(1), Florida Statutes, and Federal Rules of Evidence 901(a), 901(b)(7), and 902(1), the attached document is electronically certified by The Honorable Victor D. Crist, Hillsborough County Clerk of the Circuit Court and Comptroller, to be a true and correct copy of an official record or document authorized by law to be recorded or filed and actually recorded or filed in the office of the Hillsborough County Clerk of the Circuit Court. The document may have redactions as required by law.

### HOW TO VERIFY THIS DOCUMENT

This document contains a Unique Reference Number for identification purposes and a tamper-evident seal to indicate if the document has been tampered with. To view the tamper-evident seal and verify the certifier's digital signature, open this document with Adobe Reader software. You can also verify this document by scanning the QR code or visiting <https://www.Clerkecertify.com/VerifyImage>.

\*\*The web address shown above contains an embedded link to the verification page for this particular document.

\*If you are a person with a disability who needs an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact the Clerk's ADA Coordinator within seven working days of the date the service is needed; if you are hearing or voice impaired, call 711.

Clerk of Court & Comptroller's Office ADA Coordinator

601 E. Kennedy Blvd., Tampa, FL 33602

Phone: (813) 276-8100, extension 4347

Email: [recording@hillsclerk.com](mailto:recording@hillsclerk.com)



*Alday Donaldson w/c*

Prepared by:  
Donna S. Jannazzo  
Fuentes and Kreischer  
8905 Regents Park Drive, Suite 210  
Tampa, Florida 33647  
File No:

INSTR # 2006132027

O BK 16235 PG 0186

Pgs 0186 - 189; (4pgs)

RECORDED 03/17/2006 12:06:01 PM  
PAT FRANK CLERK OF COURT  
HILLSBOROUGH COUNTY  
DOC TAX PD (F.S. 201.02) 133.00  
DEPUTY CLERK G Thompson

**DOCK EASEMENT, COVENANTS AND RESTRICTIONS  
FOR  
LOT 16, BLOCK 31 OF MIRABAY PHASE 3B-2  
PER PLAT BOOK 98, PAGE 54-67,  
HILLSBOROUGH COUNTY, FLORIDA**

THIS DOCK EASEMENT, COVENANTS AND RESTRICTIONS (the "Dock Easement Document") is made, executed, granted, imposed and declared this 24th day of February, 2006, by **TERRABROOK APOLLO BEACH, L.P.**, a Delaware limited partnership ("Terrabrook") to and in favor of the Owner (as that term is defined below) of the Lot described above.

BACKGROUND

The term "Benefitted Lot" shall mean and refer to the lot described above in the title of this Dock Easement Document. The term "Owner" shall mean and refer to the fee simple record owner of a lot. The term "Declarant" shall refer to Terrabrook and any "Successor Declarant" as that term is defined in the Amended and Restated Declaration of Covenants, Restrictions and Easements for MiraBay (the "Declaration") recorded at O.R. Book 12837, Page 1725, of the Public Records of Hillsborough County, Florida. The term "Dock Structure" shall refer to a dock consisting of a deck/walking surface on pilings and/or floatation devices or materials constructed or to be constructed by Declarant in the Tract (hereafter defined). Unless otherwise expressly provided herein capitalized terms used herein shall have the same meaning as those capitalized terms set forth in the Declaration.

Terrabrook is the fee simple record owner of the following described tract (the "Tract") :

TRACT C-3, MIRABAY PHASE 3B-2, according to the plat (the "Plat") thereof as recorded in Plat Book 98, Page 54-67 of the public records of Hillsborough County, Florida.

The Tract contains a canal or lagoon (the canal or lagoon being referred to as a "Waterbody") which is at the rear of the Benefitted Lot. Declarant wishes to grant to the Owner of the Benefitted Lot certain rights to own, maintain and enjoy a Dock Structure which Declarant will build in the Waterbody for the Owner.

**ARTICLE I**  
**EASEMENT FOR DOCK STRUCTURE**

For \$10.00 and other valuable considerations, the receipt of which are hereby acknowledged, Declarant 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 the Dock Structure serving the Benefitted Lot at the location in the Tract where the Dock Structure is originally installed by Declarant. The easement granted by this Article is on and over that portion (the "Dock Structure Area") of the Tract lying immediately under said Dock Structure originally installed by Declarant and includes the right to own, maintain, repair and replace pilings on the bottom of the Tract at the locations where the original pilings supporting the Dock Structure are installed by the Declarant. In the case of lagoon lots, the Dock Structure may include two Inner Lift Pilings installed by the Owner, and the easement granted hereby shall include the right to own, maintain, repair and replace the Inner Lift Pilings at the location where they were originally installed by the Owner. Once the Dock Structure has been constructed by Declarant, Declarant shall have the right (but not the obligation) to record in the public records a notice (a "Notice of Dock Structure Area") describing (by metes and bounds description or by means of a sketch) the Dock Structure Area, in order to provide future purchasers of the Benefitted Lot record notice of the Dock Structure Area covered by this Dock Easement. No party other than Declarant shall be required to join in the Notice of Dock Structure Area in order to make it effective and binding on the Owner (and all future owners) of the Benefitted Lot. The easement granted by this Article I shall be confined to the Dock Structure Area. The Dock Easement granted in this Article I shall be appurtenant to and run with the title to the Benefitted Lot and shall inure to the benefit of all future Owners of the Benefitted Lot. The Dock Easement granted in this Article I may be amended by a document executed by the fee simple owner of the Tract and by the Owner of the Benefitted Lot.

**ARTICLE II**  
**EASEMENT FOR OUTER LIFT PILINGS**

In addition to the easement for the Dock Structure which is granted in Article I, the Owner of the Benefitted Lot shall have and is hereby granted a perpetual non-exclusive easement to install, maintain, repair and replace [piling] pilings (the "Outer Lift Pilings") on the bottom of the Tract outside the Dock Structure Area. The Outer Lift Pilings are pilings which are not physically attached to the Dock Structure and which are designed as the outer supports of a boat lift. The responsibility for installing the Outer Lift Pilings shall be that of the Owner of the Benefitted Lot, and the Declarant shall have no responsibility for such installation. The Outer Lift Pilings must be located within [feet] feet of the two inner lift pilings (the "Inner Lift Pilings") (The Inner Lift Pilings will be physically attached to the Dock Structure). The exact location of the Outer Lift Pilings must be approved by the ECC before they are installed. The easement for Outer Lift Pilings granted in this Article II shall be appurtenant to and run with the title to the Benefitted Lot and shall inure to the benefit of all future Owners of the Benefitted Lot. The easement for Outer Lift Pilings granted in this Article II may be amended by a document executed by the fee simple owner of the Tract and by the Owner of the Benefitted Lot.

**ARTICLE III**  
**EASEMENT FOR OTHER DOCK ENCROACHMENTS**

Some portions of the Dock Structures may inadvertently be constructed by Declarant so that they encroach slightly into the Dock Structure Area serving an adjoining Lot. If such an encroachment exists as the result of the Declarant's original construction of a Dock Structure, any such encroaching Dock Structure shall also automatically have and is hereby granted an easement for such encroachment so long as it exists, and, in the event the encroaching Dock Structure must be replaced in the future, the replacement Dock Structure shall have an easement for an encroachment of the same degree and size as the original encroaching Dock Structure. The easement for the inadvertent encroachments of Dock Structures granted in this Article III shall be appurtenant to and run with the ownership of the encroaching Dock Structure. The easement for encroachments of Dock Structures granted in this Article III may be amended by a document executed by the owner of the encroaching Dock Structure and the owner of the Dock Structure onto which it encroaches.

**ARTICLE IV**  
**OWNERSHIP OF WATERBODY**

The fee simple title to the Tract shall remain vested in Declarant, until Declarant conveys such title to the Community Development District or such other party as the Declarant may determine, subject however to this Dock Easement Document.

**ARTICLE V**  
**COVENANTS AND RESTRICTIONS**

1. Each Owner of a Benefitted Lot served by a Dock Structure shall be obligated to indemnify and hold harmless Declarant, and its officers, directors, partners, employees and agents (all of the foregoing collectively the "Indemnified Parties"), from and against any claims, losses or liabilities arising out of or related to the use of the Dock Structure by any party. The Owner's obligation to indemnify the Indemnified Parties shall include, but not be limited to: (a) claims arising out of accidents occurring on the Dock Structure or as a result of a person falling or jumping from the Dock Structure; (b) claims arising out of the utilization of the Dock Structure to tie up or hoist a Watercraft; (c) claims arising out of Watercraft running into the Dock Structure. The Owner's obligation to indemnify the Indemnified Parties shall include claims, losses or liabilities caused in whole or in part by the negligence of the Indemnified Parties.

2. The covenants and restrictions imposed in this Article V shall exist for a term of 30 years from the recording of this Dock Easement Document and shall automatically renew for additional successive 10-year terms unless during any 10-year renewal period these covenants and restrictions are terminated by a document executed by the Declarant and the Owner of the Benefitted Lot. The covenants and restrictions contained in this Article V may be amended by a document executed by the Declarant and the Owner of the Benefitted Lot.

3. No Watercraft exceeding 17 feet in length may be docked at, suspended from or otherwise attached (either temporarily or permanently) to a dock, piling or lift appurtenant to a Restricted Lot.

**ARTICLE VI  
MISCELLANEOUS**

Article and paragraph captions are for reference only, and shall not be considered in interpreting the contents of that article or paragraph, nor shall they be deemed to limit the scope of that article or paragraph. In any legal or arbitration proceeding arising out of or related to this Dock Easement Document, the prevailing party shall be entitled to recover its attorneys fees and costs incurred in connection with such proceeding.

IN WITNESS WHEREOF, the Declarant has executed this Dock Easement Document.

Signed, sealed and delivered  
in the presence of:

**TERRABROOK APOLLO BEACH, L.P.**, a  
Delaware limited partnership

By: **TERRABROOK APOLLO BEACH GP,**  
L.L.C., a Delaware limited liability  
company  
General Partner

By: *W. Don Whyte*  
Name: W. Don Whyte  
Vice President  
205 Manns Harbor Drive  
Apollo Beach, Florida 33572

*Stacie Prevatt*  
Print Name: Stacie Prevatt  
*Venus Feliciano*  
Print Name: Venus Feliciano

STATE OF Florida  
COUNTY OF Hillsborough

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the state and county named above to take acknowledgments, personally appeared W. Don Whyte, the person described as Vice President of **TERRABROOK APOLLO BEACH GP, L.L.C.**, a Delaware limited liability company, in the foregoing instrument, and he/~~she~~ acknowledged before me that he/~~she~~ executed it in the name of and for that limited liability company as the General Partner of **TERRABROOK APOLLO BEACH, L.P.**, a Delaware limited partnership, and that he/~~she~~ was duly authorized by that limited liability company and that partnership to do so. He/~~she~~ is personally known to me and did not take an oath.

WITNESS my hand and official seal in the county and state named above this 7<sup>th</sup> day of February 2006

*Bryon T. LoPrete*  
Notary Public  
Print Name: \_\_\_\_\_  
 Bryon T. LoPrete  
My Commission DD282406  
Expires January 20, 2008

Book16235/Page189

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE IN MY OFFICE AS REDACTED PURSUANT TO COURT RULE. WITNESS MY HAND AND OFFICIAL SEAL.

VISIT [HTTPS://HILLSCLERK.COM](https://hillsclerk.com) TO VALIDATE THIS DOCUMENT



THE HONORABLE VICTOR D. CRIST, CLERK OF THE CIRCUIT COURT

*Victor D. Crist*  
3/23/2006 4:42:13 PM  
Victor D. Crist, CLERK

**EXHIBIT D:**  
Request for Review of Dock & Boat Lift Plans

## 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:

5720 Tortoise Pl

Apollo Beach, FL 33572

#### 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.

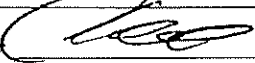
The CDD has adopted the MiraBay Master Dock Plan for Canal Lots (“Canal Lots Master Dock Plan”) and the MiraBay Master Dock Plan for Lagoon Lots (“Lagoon Lots Master Dock Plan,” and together with the Canal Lots Master Dock Plan, “Master Dock Plans”). The CDD’s review of the plans for the Improvements 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](mailto: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>Chad Wandall</u> Date: <u>April 2, 2026</u>
Address: <u>5720 Tortoise Place</u>
City / State / Zip: <u>Apollo Beach, FL 33572</u>
Phone Number: <u>(656) 242-6601</u>

Contractor
Signature: <u>Daniel Anselm</u>
Contractor Name: <u>Waterfront Engineering</u> Date: <u>April 2, 2026</u>
Address: <u>3940 Fontainebleau Dr.</u> City / State / Zip: <u>Tampa, FL 33634</u>
Phone Number: <u>(813) 727-5523</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) Chad Wandall  
Lot Street Address 5720 Tortoise Pl  
City, State and Zip Code Apollo Beach, FL 33572  
Phone Number (656) 242-6601  
Lot Tax Folio Number 054191-1308

<b>For Lifts being installed, please identify:</b> Contractor Name and License Number <u>WATERFRONT ENGINEERING, JAMES GEORGEFF, CGC 1533192</u> Contractor Phone Number <u>(813) 727-5523</u> <b>(Attach Certificate of Insurance from Contractor)</b> Expected Start Date: <u>07/15/2026</u> Expected Completion Date: <u>07/15/2029</u>
--

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: 4/6/26

Date: \_\_\_\_\_  
Received by: \_\_\_\_\_  
Harbor Bay Community Development District

<b>For Office Use Only</b> APPROVED <input type="checkbox"/> DISAPPROVED <input type="checkbox"/> Explanation for Disapproval (if applicable): _____ _____
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**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)**

**HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**  
4648 Eagle Falls Place, Tampa, Florida 33619  
ATTN: District Manager

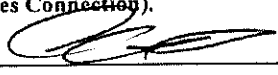
**UTILITIES CONNECTION APPLICATION**

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) Chad Wandall  
Lot Street Address 5720 Tortoise Place  
City, State and Zip Code Apollo Beach, FL 33572  
Phone Number (656) 242-6601  
Lot Tax Folio Number 054191-1308

**For power and water lines being installed (which shall include, without limitation, the reconnection of existing lines) please identify:**  
Contractor Name and License Number WATERFRONT ENGINEERING, JAMES GEORGEFF, CGC 1533192  
Contractor Phone Number (813) 727-5523  
**(Attach Certificate of Insurance from Contractor)**  
Expected Start Date: 07/15/2026 Expected Completion Date: 07/15/2029

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: 4/6/26  
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: Harbor Bay CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

(This space reserved for Clerk)

Parcel ID for Property: \_\_\_\_\_ 054191-1308 \_\_\_\_\_

**LICENSE AGREEMENT  
(UTILITIES CONNECTION)**

This License Agreement (Utilities Connection) (“**Agreement**”) is entered into as of this   3   day of   April  , 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

  Chad Wandall   and   Stephanie Wandall   (together, “**Owner**”), the fee simple owners of the “**Property**” identified as: 5720 Tortoise Pl

Lot 6, Block 32, as per the plat (“**Plat**”) identified as MiraBay Phase 3B-2, and recorded in Plat Book 98, Pages 54 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:

By: MARGARITA REZA

Margarita Reza  
Print Name

6028 Francis Dr.  
Witness Address 1

5720 Tortoise Pl  
Witness Address 2

By: Steffanie Wandall

Steffanie Wandall  
Print Name

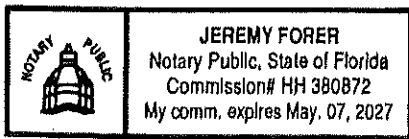
\_\_\_\_\_  
Witness Address 1

\_\_\_\_\_  
Witness Address 2

STATE OF FLORIDA )

COUNTY OF Hillsborough )

The foregoing instrument was acknowledged before me this 6th day of April, 2026 by Chad Wandall. He/she [ ] is personally known to me or [x] produced Florida Drivers License as identification.



Owner  
By: [Signature]

[Signature]  
NOTARY PUBLIC

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

[Signatures continue on following page]

[SIGNATURE PAGE TO LICENSE AGREEMENT (UTILITIES CONNECTION)]

Witnesses:

By: Margarita Reza

Margarita Reza  
Print Name

6028 Francis Dr.  
Witness Address 1

5720 Tortoise Pl  
Witness Address 2

By: Steph Wandell

Stephanie Wandell  
Print Name

\_\_\_\_\_  
Witness Address 1

\_\_\_\_\_  
Witness Address 2

STATE OF FLORIDA )

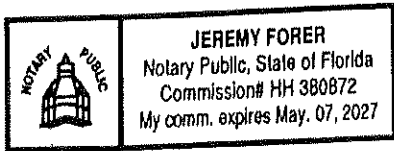
COUNTY OF Hillsborough )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of April, 2026, by Chad Wandell. He/she [ ] is personally known to me or [v] produced Florida Drivers License as identification.

Owner

By: [Signature]

[Signature]  
NOTARY PUBLIC



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

[Signatures continue on following page]

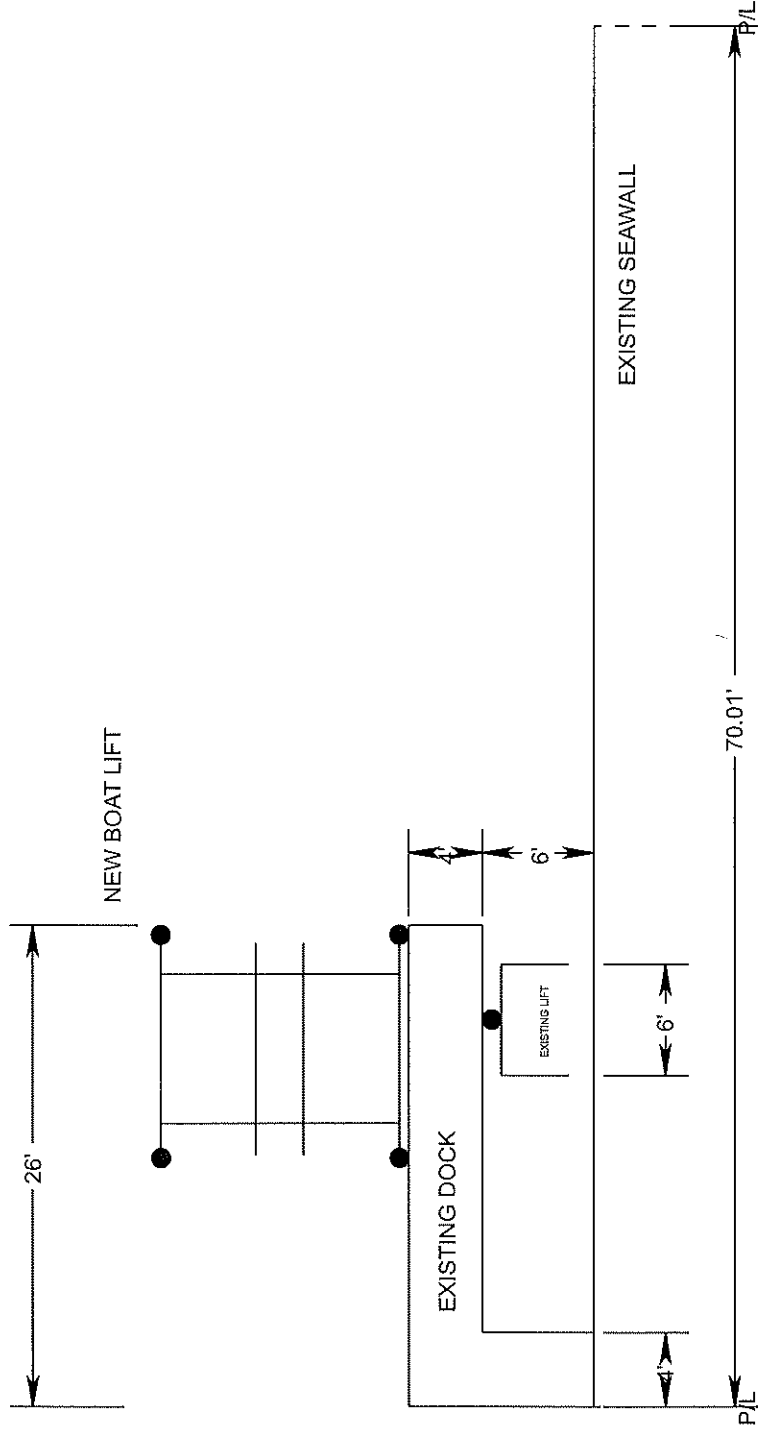
WATERFRONT ENGINEERING INC.  
TAMPA, FL 33634  
E: MYSEAWALL@AOL.COM  
W: MYSEAWALL.COM  
P/F: (813) 882-8108

SCALE: 1" = 10'

DATE: MARCH 23, 2026

SITE ADDRESS:  
5720 TORTOISE PLACE  
PAGE SIZE: LEGAL  
ORIENTATION: LANDSCAPE  
PAGE NUMBER: 1 OF 1  
DRAWN BY: AA  
APPROVED BY: JG CGC: 1533192

ALL CONSTRUCTION TO CONFORM WITH STANDARDS SPECIFIED IN FBC 2023 - 8TH EDITION



5720 TORTOISE PLACE

WATERFRONT ENGINEERING INC.  
TAMPA, FL 33634  
E: MYSEAWALL@AOL.COM  
W: MYSEAWALL.COM  
P/F: (813) 862-8108

SITE ADDRESS:  
720 TORTOISE PLACE  
PAGE SIZE: LEGAL  
ORIENTATION: LANDSCAPE  
PAGE NUMBER: 1 OF 1  
DRAWN BY: AA  
APPROVED BY: JG

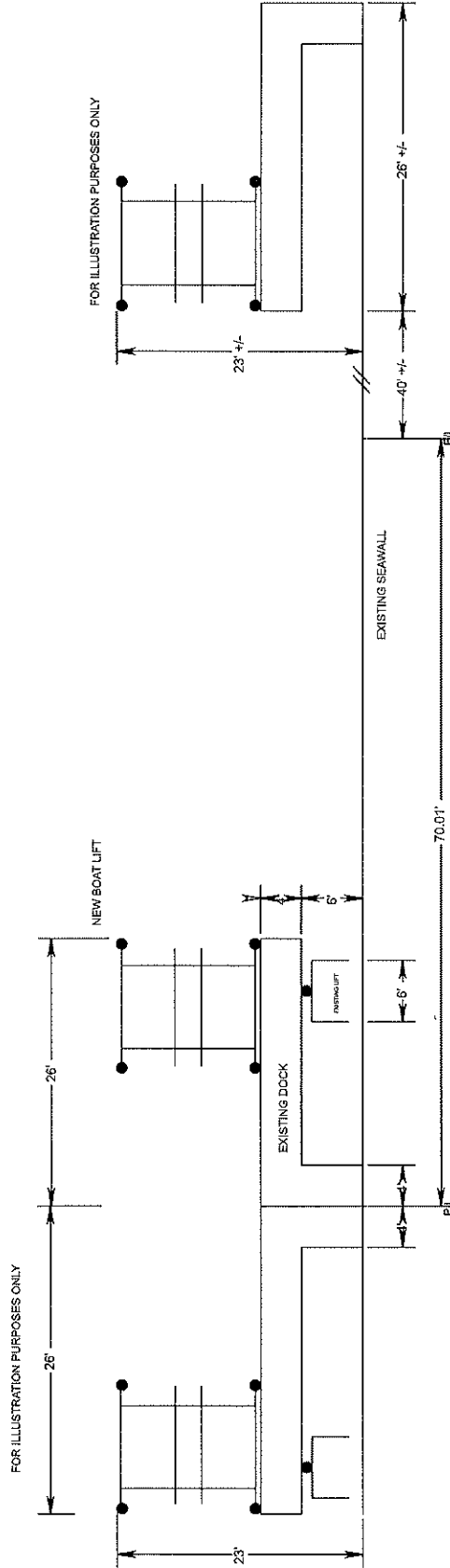


DATE: MARCH 23, 2028

CGC: 1533182

SCALE: 1" = 15'

ALL CONSTRUCTION TO CONFORM WITH STANDARDS SPECIFIED IN FIG. 2023 - RPI EDITION



WATERFRONT ENGINEERING INC.  
TAMPA, FL 33634  
E: MYSEAWALL@AOL.COM  
W: MYSEAWALL.COM  
P/F: (813) 882-8108

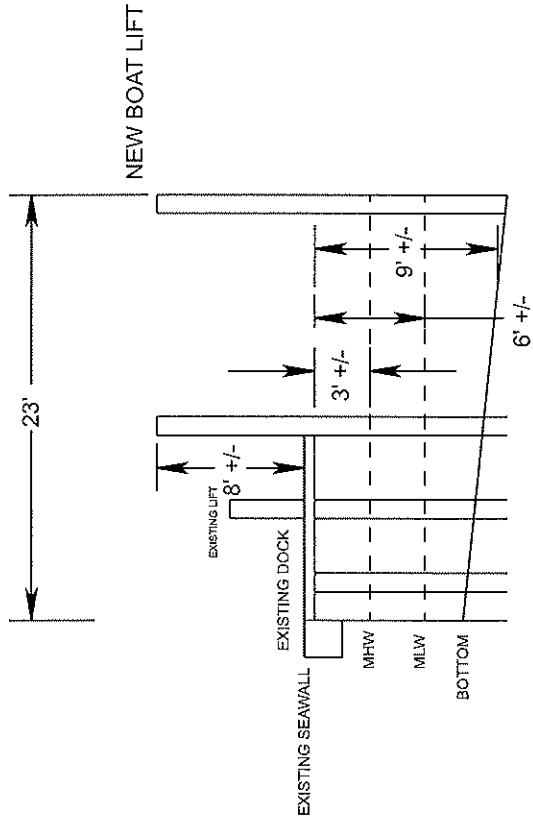
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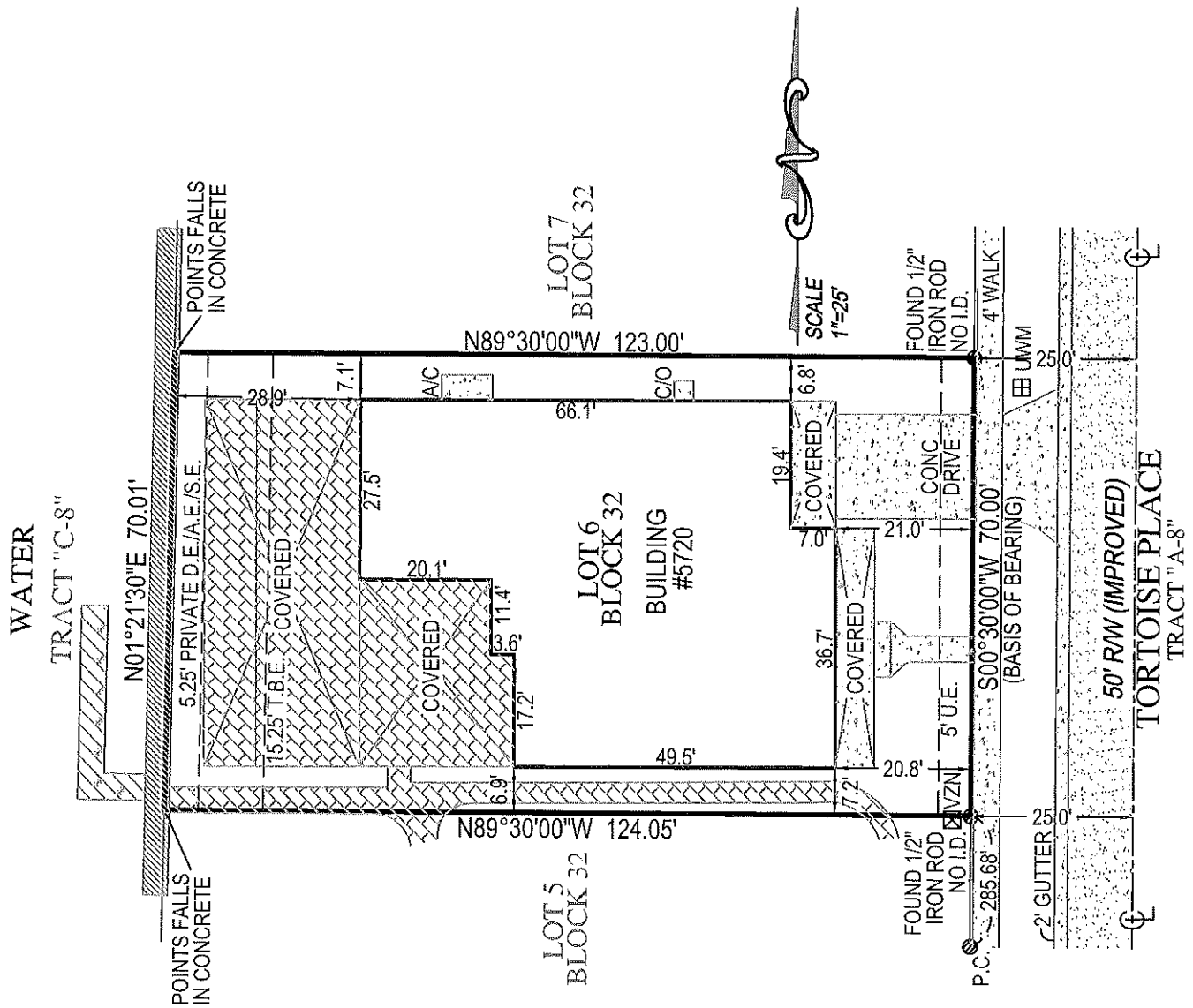
DATE: MARCH 23, 2026

SITE ADDRESS:  
5720 TORTOISE PLACE  
PAGE SIZE: LEGAL  
ORIENTATION: LANDSCAPE  
PAGE NUMBER: 1 OF 1  
DRAWN BY: AA  
APPROVED BY: JG CGC: 1533192

ALL CONSTRUCTION TO CONFORM WITH STANDARDS SPECIFIED IN FBC 2023 - 8TH EDITION



# BOUNDARY SURVEY



**SURVEY NOTES**  
 CONCRETE DRIVE/WALK CROSSES THROUGH 5' U.E. INTO R/W ON EASTERLY SIDE OF LOT.

PAVER SLAB CROSS INTO 15.25' T.B.E. AND 5.25' PRIVATE D.E./A.E./S.E. AT REAR SIDE OF LOT.

A.E./S.E. = ACCESS EASEMENT / SEAWALL EASEMENT  
 T.B.E = TIE BACK EASEMENT

PAVER WALK CROSS INTO THE SOUTH SIDE OF LOT LINE.

PAGE 2 OF 2 PAGES  
 (NOT COMPLETE WITHOUT PAGE 1)  
 SURVEY NUMBER:  
 740894

**GENERAL NOTES:**

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- 9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



## TARGET SURVEYING, LLC

LB #7893

**SERVING FLORIDA**

6250 N. MILITARY TRAIL, SUITE 102  
 WEST PALM BEACH, FL 33407  
 PHONE (561) 640-4800  
 STATEWIDE PHONE (800) 226-4807  
 STATEWIDE FACSIMILE (800) 741-0576  
 WEBSITE: <http://targetsurveying.net>

**PREPARED BY:**

Name: Suzanne E. Jordan  
Address: 2111 Bell Shoals Road  
Brandon, FL 33511

**RETURN TO:**

Name: Chad Wandall  
Address: 5720 Tortoise Place  
Apollo Beach, FL 33572

File No: FL-32396

Parcel Identification No: 054191-1308

[Space Above This Line For Recording Data]

**WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 31st day of March, 2026 between Suzanne E. Jordan, a married woman whose post office address is 2111 Bell Shoals Road, Brandon, FL 33511 of the County of Hillsborough, State of Florida, Grantor, to Chad Wandall and Steffanie Wandall, husband and wife, whose post office address is 8718 Palisades Drive, Tampa, FL 33615, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Hillsborough, State of Florida to-wit:

Lot 6, Block 32, Mirabay Phase 3B-2, according to the map or plat thereof, as recorded in Plat Book 98, Page(s) 54 through 67, inclusive, of the Public Records of Hillsborough County, Florida.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the Grantor or the Grantor's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead, which is located at 2111 Bell Shoals Road, Brandon, FL 33511.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Darlene Y. Ragin  
WITNESS

Suzanne E. Jordan  
Suzanne E. Jordan

Darlene Y. Ragin  
PRINT NAME of Witness  
Address of Witness:

7514 Rosewood Garden Lp.  
Tampa, FL 33637

C. P. [Signature]  
WITNESS

Chris Pate  
PRINT NAME of Witness  
Address of Witness:

7514 Rosewood Gdn Lp  
Tampa, FL 33637

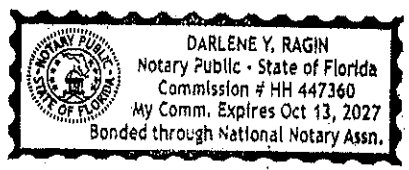
STATE OF Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31st of March, 2026 by Suzanne E. Jordan who is personally known to me or who has produced FDL as identification.

Darlene Y. Ragin  
Notary Public Signature  
Darlene Y. Ragin  
Notary name

Notary public, State of Florida, COUNTY OF Hillsborough

My Commission Expires:



WATERFRONT ENGINEERING INC.  
TAMPA, FL 33634  
E: MYSEAWALL@AOL.COM  
W: MYSEAWALL.COM  
P/F: (813) 882-8108

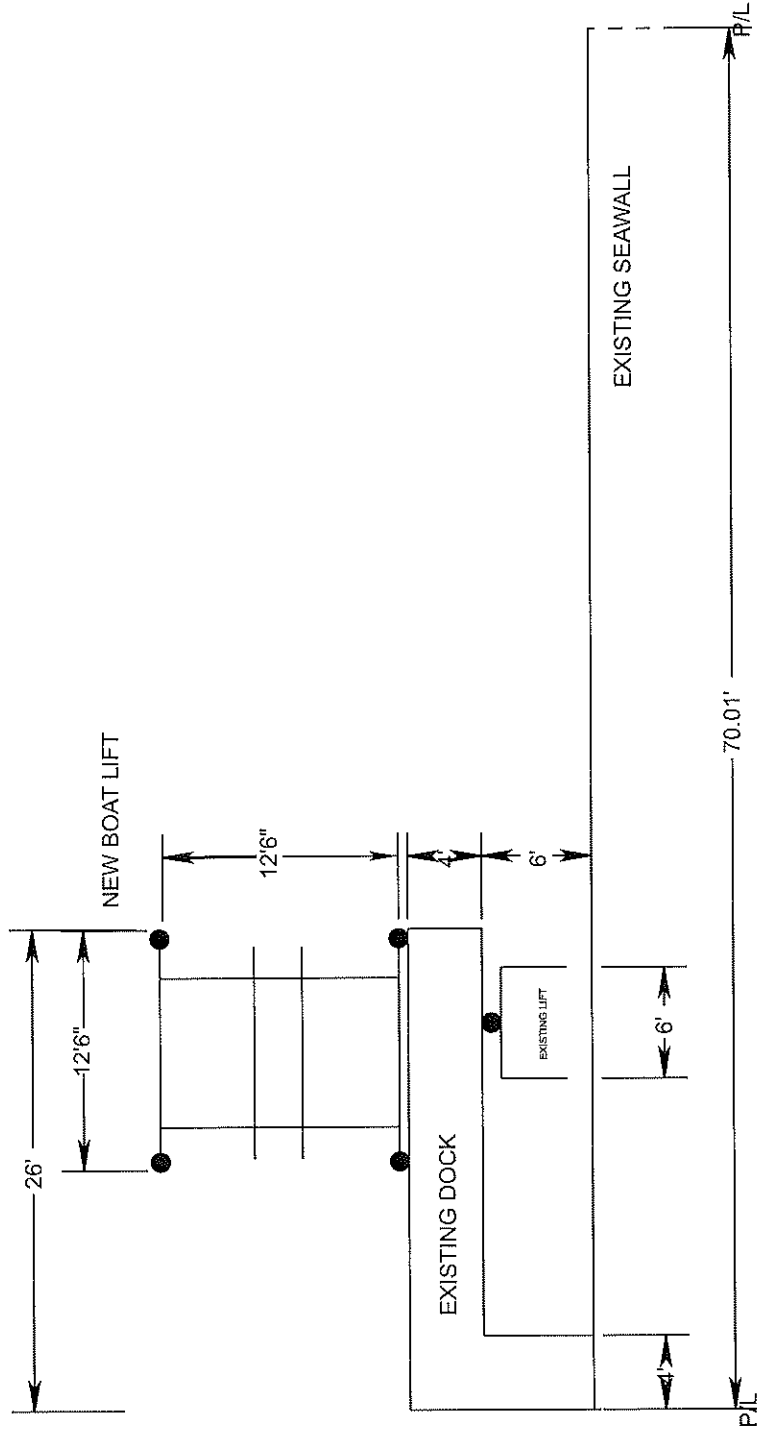
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DATE: MARCH 23, 2026

SITE ADDRESS:  
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PAGE SIZE: LEGAL  
ORIENTATION: LANDSCAPE  
PAGE NUMBER: 1 OF 1  
DRAWN BY: AA  
APPROVED BY: JG CGC: 1533192

ALL CONSTRUCTION TO CONFORM WITH STANDARDS SPECIFIED IN FBC 2023 - 8TH EDITION



5720 TORTOISE PLACE

WATERFRONT ENGINEERING INC.  
TAMPA, FL 33604  
WWW.WATERFRONTENR.COM  
P.O. BOX 1000  
WYSEWALL.COM  
P.O. BOX 1000  
P.O. BOX 1000

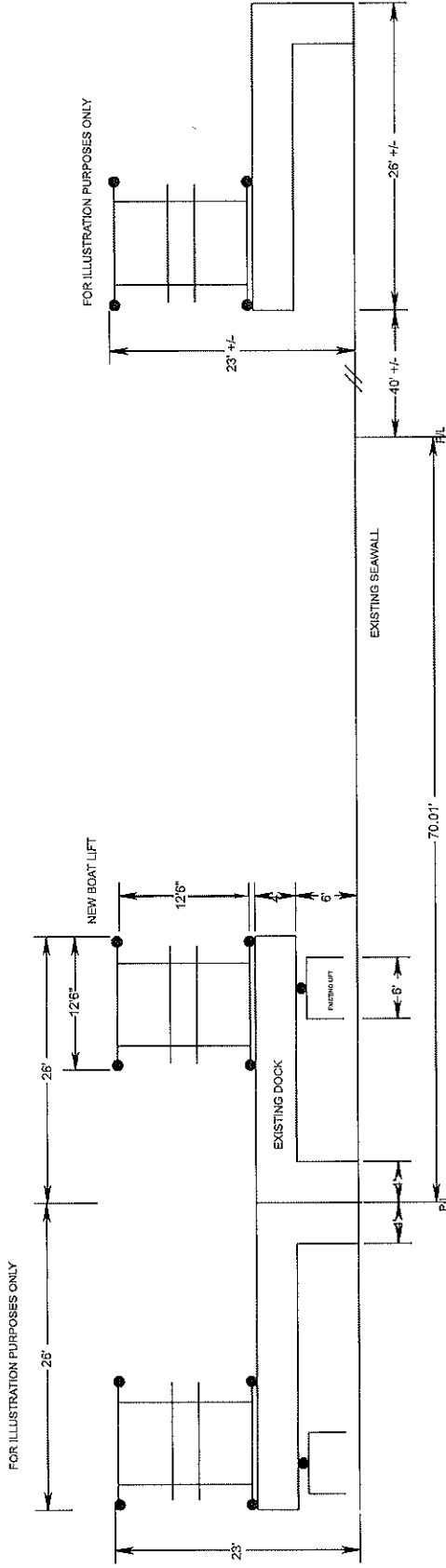


DATE: MARCH 23, 2025

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PAGE NUMBER: 1 OF 1  
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CCC: 153192

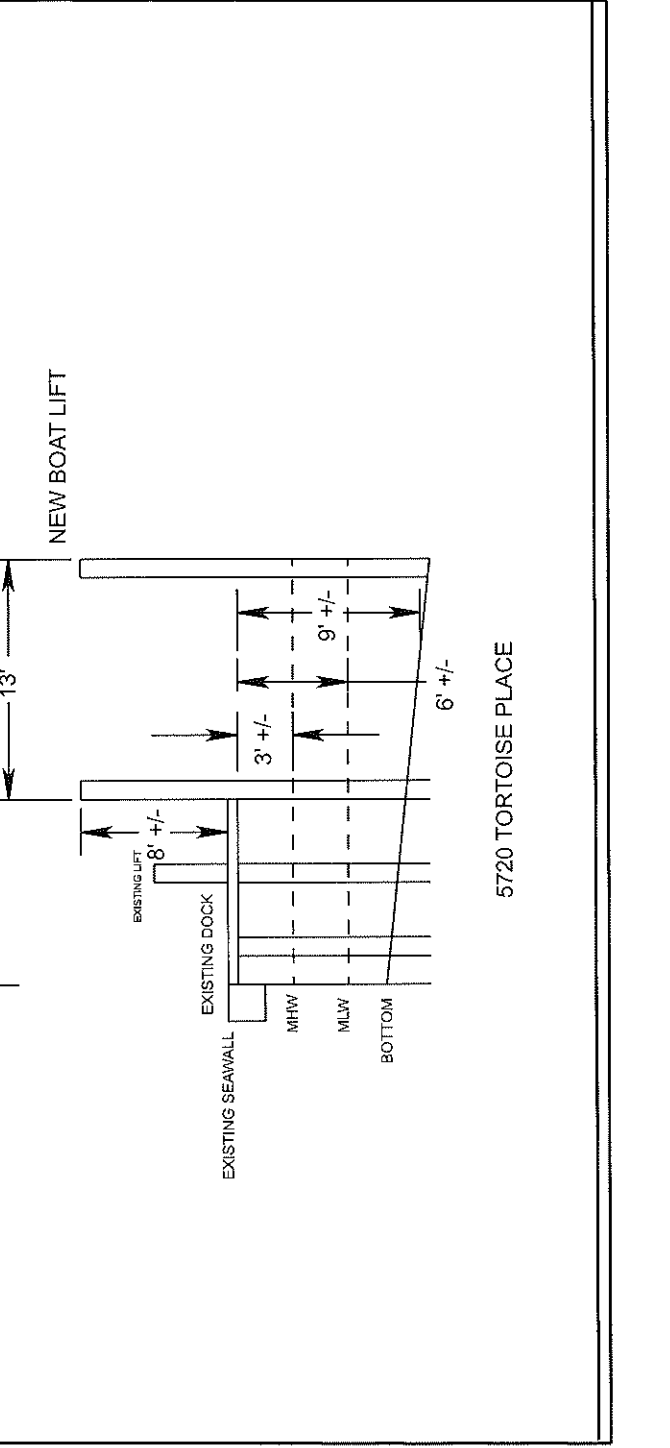
SCALE: 1" = 15'

ALL CONSTRUCTION TO CONFORM WITH STANDARDS SPECIFIED IN FIG. 2023 - 1TH EDITION



WATERFRONT ENGINEERING INC.  
 TAMPA, FL 33634  
 E: MYSEAWALL@AOL.COM  
 W: MYSEAWALL.COM  
 P/F: (813) 882-8108  
 SCALE: 1" = 10'

DATE: MARCH 23, 2026  
 APPROVED BY: JG  
 CGC: 1533192

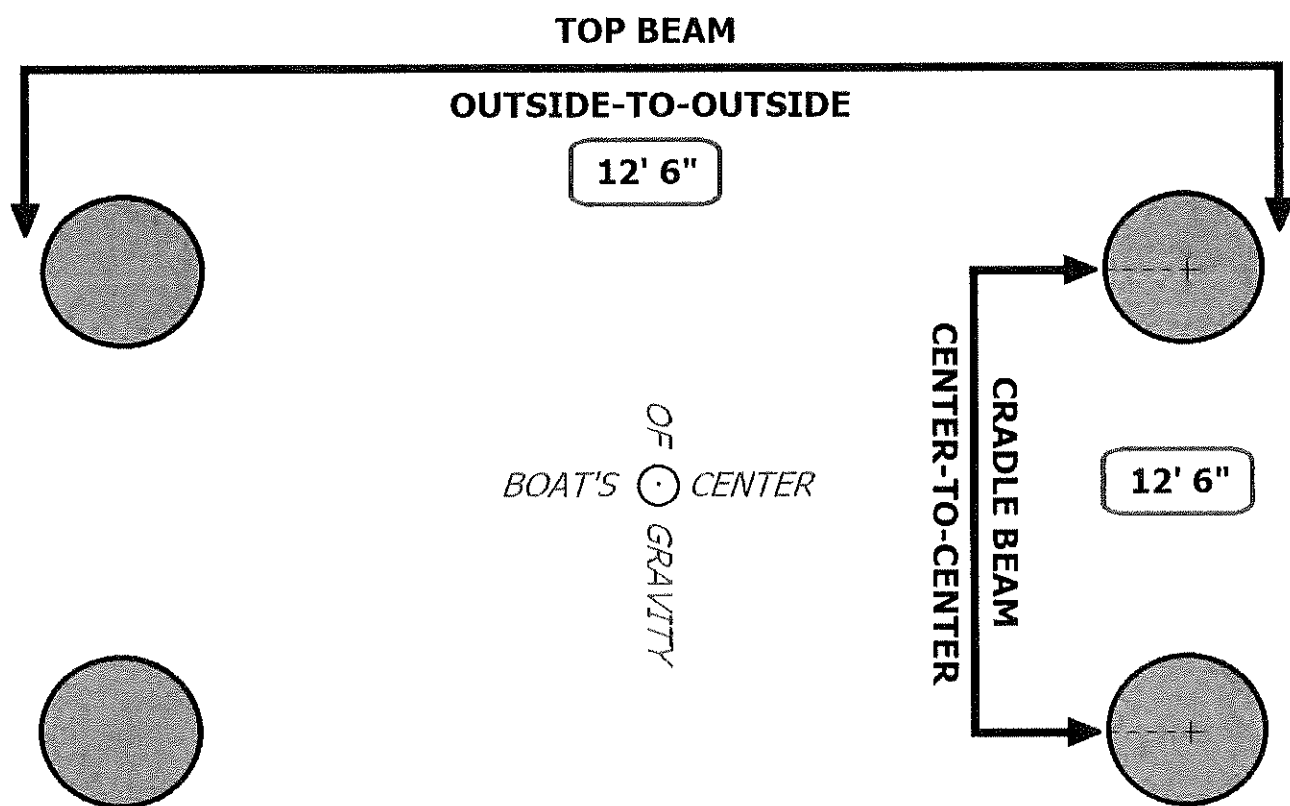


ALL CONSTRUCTION TO CONFORM WITH STANDARDS SPECIFIED IN FBC 2023 - 8TH EDITION



# PILE SPACING

## ***10K & 13K***



*Important: Vessel's weight must be centered on the boat lift.*

*Verify proper balance by checking tension at each lift cable.*

[www.FixMarineSupply.com](http://www.FixMarineSupply.com)

**1-866-998-3625**

# Specifications : 6,000 lbs. through 40,000 lbs.

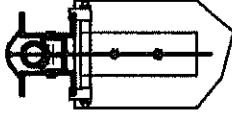
Note: Cable strength based on 20% of the rated breaking strength of a new cable.

Capacity	6000 #	8000 #	10000 #	13000 #	16000 #	20000 #	24000 #	27000 #	32000 #	40000 #
* A * Beam Length	12' - 6"	12' - 6"	12' - 6"	12' - 6"	12' - 6"	15'	15'	15'	72"	72"
Galv. Steel Driveshaft	Schedule 40	Schedule 40	Schedule 40	Schedule 40	Schedule 40	Schedule 80	Schedule 80	Schedule 80	Schedule 80	Schedule 80
Driveshaft I.D.	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Cable dia. Work Load	.313"	.313"	.313"	.313"	.313"	.375"	.375"	.375"	.375"	.375"
Cable Length	17'	31'	31'	31'	31'	34'	34'	34'	34'	34'
Cable Configuration	1 Part	2 Part	2 Part	2 Part	2 Part	2 Part	2 Part	2 Part	2 Part	2 Part
* CS * Channel Section	5" @ 2.212 lb/ft	5" @ 2.212 lb/ft	6" @ 2.834 lb/ft	7" @ 3.205 lb/ft	7" @ 3.205 lb/ft	8" @ 4.715 lb/ft	8" @ 4.715 lb/ft	8" @ 5.787 lb/ft	7" @ 4.715 lb/ft	7" @ 4.715 lb/ft
I Beam Section	6 by 4 @ 4.03 lb	6 by 4 @ 4.7 lb/ft	8 by 5 @ 6.181 lb/ft	8 by 5 @ 7.923 lb/ft	10 by 6 @ 8.646 lb/ft	10 by 6 @ 10.286 lb/ft	10 by 6 @ 10.286 lb/ft	12 by 7 @ 14.23 lbs/ft	10 by 6 @ 10.286 lbs/ft	12 by 7 @ 14.23 lbs/ft
I Beam Length	11'	11'	12' - 6"	12' - 6"	14'	16'	16'	16'	18'	18'
Gearbox	2 @ 3500#	2 @ 3500#	2 @ 3500#	2 @ 4500#	2 @ 4500#	2 @ 7000#	2 @ 7000#	2 @ 7000#	4 @ 7000#	4 @ 7000#
Drive HP	2 @ .75 HP.	2 @ .75 HP.	2 @ .75 HP.	2 @ 1 HP.	2 @ 1 HP.	2 @ 1.5 HP. (with brake)	2 @ 1.5 HP. (with brake)	2 @ 1.5 HP. (with brake)	4 @ 1 HP. (with brake)	4 @ 1.5 HP. (with brake)
Min. Piling Size	8 in. dia	8 in. dia	10 in. dia	10 in. dia	10 in. dia	10 in. dia	10 in. dia	10 in. dia	10 in. dia	10 in. dia



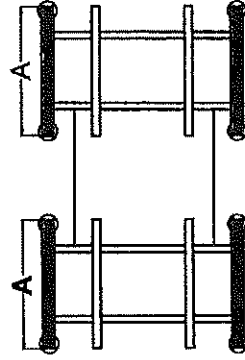
Typical Cradle End Detail

- Driveshaft bearings: Aluminum with Grease Zerks
- All Fasteners: .5" stainless steel unless otherwise specified.
- All Structure: 6061-T6 aluminum unless otherwise specified.
- All Cables: Stainless steel @ 5/16" or 3/8" dia.
- All Sheaves: Machined 6061-T6 round bar 1" by .75" bronze bushing.

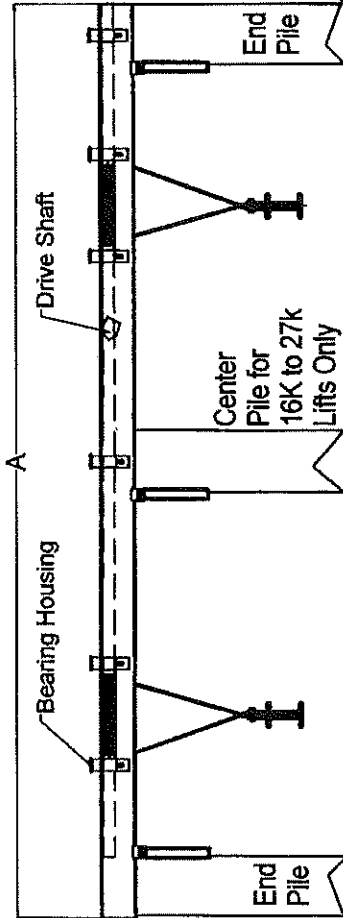


Pile bracket - 4" channel @ 1.8# .5 thru bolts  
Pile Mounting Detail

THIS STRUCTURE HAS BEEN DESIGNED FOR LOADS ASSOCIATED WITH AN ULTIMATE WIND SPEED OF 180 MPH, EXPOSURE "D", RISK CATEGORY I, CALCULATED PER FLORIDA BUILDING CODE 8th EDITION, 2023, ASCE/SEI 7-22 AND ADM-2020. BOATS SHALL NOT BE STORED ON LIFTS DURING HIGH WIND EVENTS.



Plan View 32,000 & 40,000# Boat Lift Only

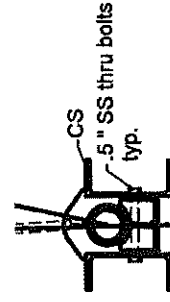


Bearing Housing

Drive Shaft

Center Pile for 16K to 27k Lifts Only

End Pile



Typ. Bearing Housing and Drive Shaft Section

## BOAT LIFT US

866 Cape Coral Parkway E. Cape Coral, FL 33904

AM1151-I

**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

04/06/2026

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

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

PRODUCER <b>Moore Resources Insurance Agency</b> 4563 Central Avenue St. Petersburg, FL 33713	CONTACT NAME: Donna Williams	
	PHONE (A/C, No, Ext): 727-323-0206	FAX (A/C, No): 727-323-0603
	E-MAIL ADDRESS: DonnaW@dmins.com	
INSURED <b>Waterfront Engineering, Inc.</b> 3940 Fontainebleau Dr Tampa, FL 33634	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Navigators Insurance Company	42307
	INSURER B: Auto-Owners Insurance Company	18988
	INSURER C: American Interstate Insurance Company	31895
	INSURER D: Navigators Insurance Company	
	INSURER E:	
	INSURER F:	

COVERAGES CERTIFICATE NUMBER: 80245916-0 REVISION NUMBER: 100

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> P&I/Captain & Crew GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		NY26MPKZ0P0BF01	02/24/2026	02/24/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 250,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			5272665900	02/24/2026	02/24/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	AVWCFL3414372025	09/22/2025	09/22/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	USL&H			AVWCFL3414372025	09/22/2025	09/22/2026	Per Statute
D	Rented/Leased Equipm			NY26MPKZ0P0BF01	02/24/2026	02/24/2027	Blanket Limit \$300,000

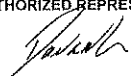
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Boat lift installation at 5720 Tortoise Pl

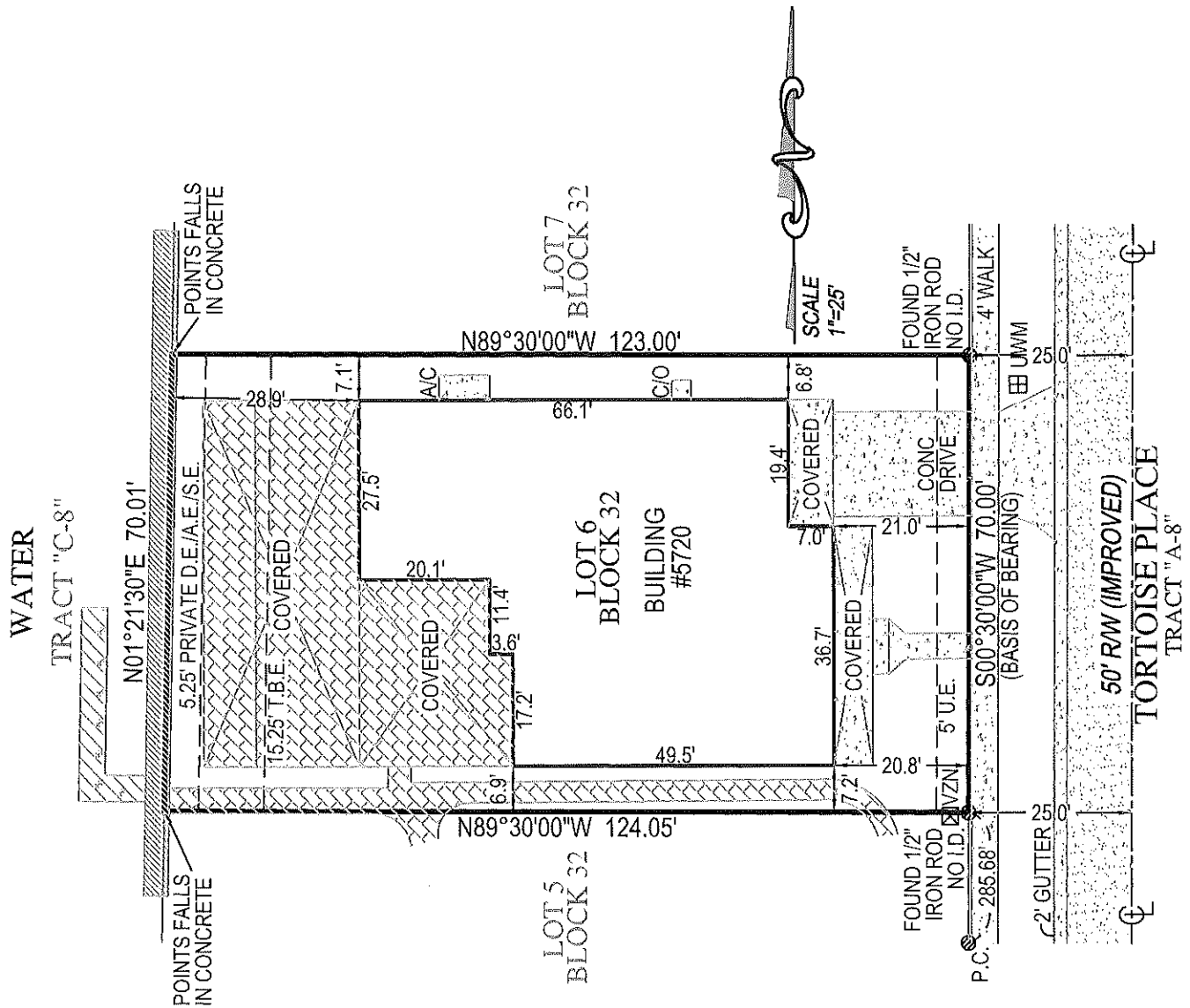
Harbor Bay Community Development District, and others as required by written contract, are Additional Insured with respects to General Liability, only if required by written contract and subject to the terms, conditions and exclusions as specified in the policy.

CERTIFICATE HOLDER

CANCELLATION

Harbor Bay Community Development District c/o Governmental Management Services - Tampa, LLC 4648 Eagle Falls Place Tampa, FL 33619	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  (DGW)

# BOUNDARY SURVEY



**SURVEY NOTES**

CONCRETE DRIVE/WALK CROSSES THROUGH 5' U.E. INTO R/W ON EASTERLY SIDE OF LOT.

PAVER SLAB CROSS INTO 15.25' T.B.E. AND 5.25' PRIVATE D.E./A.E./S.E. AT REAR SIDE OF LOT.

A.E./S.E. = ACCESS EASEMENT / SEAWALL EASEMENT  
T.B.E. = TIE BACK EASEMENT

PAVER WALK CROSS INTO THE SOUTH SIDE OF LOT LINE.

PAGE 2 OF 2 PAGES  
(NOT COMPLETE WITHOUT PAGE 1)

SURVEY NUMBER:  
740894

**GENERAL NOTES:**

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- 9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



**TARGET  
SURVEYING, LLC**

LB #7893

**SERVING FLORIDA**

6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407

PHONE (561) 640-4800

STATEWIDE PHONE (800) 226-4807

STATEWIDE FACSIMILE (800) 741-0576

WEBSITE: <http://targetsurveying.net>

**PREPARED BY:**

Name: Suzanne E. Jordan  
Address: 2111 Bell Shoals Road  
Brandon, FL 33511

**RETURN TO:**

Name: Chad Wandall  
Address: 5720 Tortoise Place  
Apollo Beach, FL 33572

File No: FL-32396

Parcel Identification No: 054191-1308

[Space Above This Line For Recording Data]

## **WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 31st day of March, 2026 between Suzanne E. Jordan, a married woman whose post office address is 2111 Bell Shoals Road, Brandon, FL 33511 of the County of Hillsborough, State of Florida, Grantor, to Chad Wandall and Steffanie Wandall, husband and wife, whose post office address is 8718 Palisades Drive, Tampa, FL 33615, Grantee:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the **County of Hillsborough, State of Florida** to-wit:

Lot 6, Block 32, Mirabay Phase 3B-2, according to the map or plat thereof, as recorded in Plat Book 98, Page(s) 54 through 67, inclusive, of the Public Records of Hillsborough County, Florida.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the Grantor or the Grantor's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead, which is located at **2111 Bell Shoals Road, Brandon, FL 33511**.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations, and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Darlene Y. Ragin  
WITNESS

Suzanne E. Jordan  
Suzanne E. Jordan

Darlene Y. Ragin  
PRINT NAME of Witness  
Address of Witness:

754 Rosewood Garden Ln.  
Tampa, FL 33637

C. P. [Signature]  
WITNESS

Chris Pate  
PRINT NAME of Witness  
Address of Witness:

7514 Rosewood Adm Ln  
Tampa, FL 33637

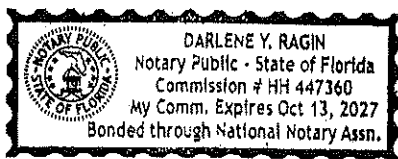
STATE OF Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31st of March, 2026 by Suzanne E. Jordan who is personally known to me or who has produced FDL as identification.

Darlene Y. Ragin  
Notary Public Signature  
Darlene Y. Ragin  
Notary name

Notary public, State of Florida, COUNTY OF Hillsborough

My Commission Expires:



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: \_\_\_\_\_

**LICENSE AGREEMENT  
(PERSONAL WATERCRAFT LIFT)**

This License Agreement (Personal Watercraft Lift) ("**Agreement**") is entered into as of this 28<sup>th</sup> day of ~~April~~ <sup>May</sup>, 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

Chad Wandall and Stephanie Wandall (together, "**Owner**"), the fee simple owners of the "**Property**" identified as:

Lot 6, Block 32, as per the plat ("**Plat**") identified as MiraBay Phase 3B-2, and recorded in Plat Book 98, Pages 54 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

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]

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

Witnesses:

By: \_\_\_\_\_

Luis Mejia

Print Name

2012 Valencia Blossom St.  
Witness Address 1 Clermont FL 34711

Witness Address 2

By: \_\_\_\_\_

Cathy Vail

Print Name

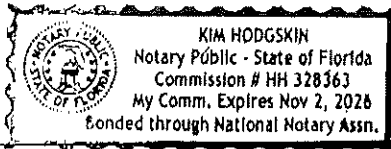
2012 Valencia Blossom St.  
Witness Address 1 Clermont, FL 34711

Witness Address 2

STATE OF FLORIDA )

COUNTY OF Hillsborough )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of MAY, 2020 by Kim Hodgskin. He/she  is personally known to me or  produced \_\_\_\_\_ as identification.



NOTARY PUBLIC

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

[Signatures continue on following page]

WATERFRONT ENGINEERING INC.  
 TAMPA, FL 33634  
 E: MYSEAWALL@AOL.COM  
 W: MYSEAWALL.COM  
 P/F: (813) 882-8108

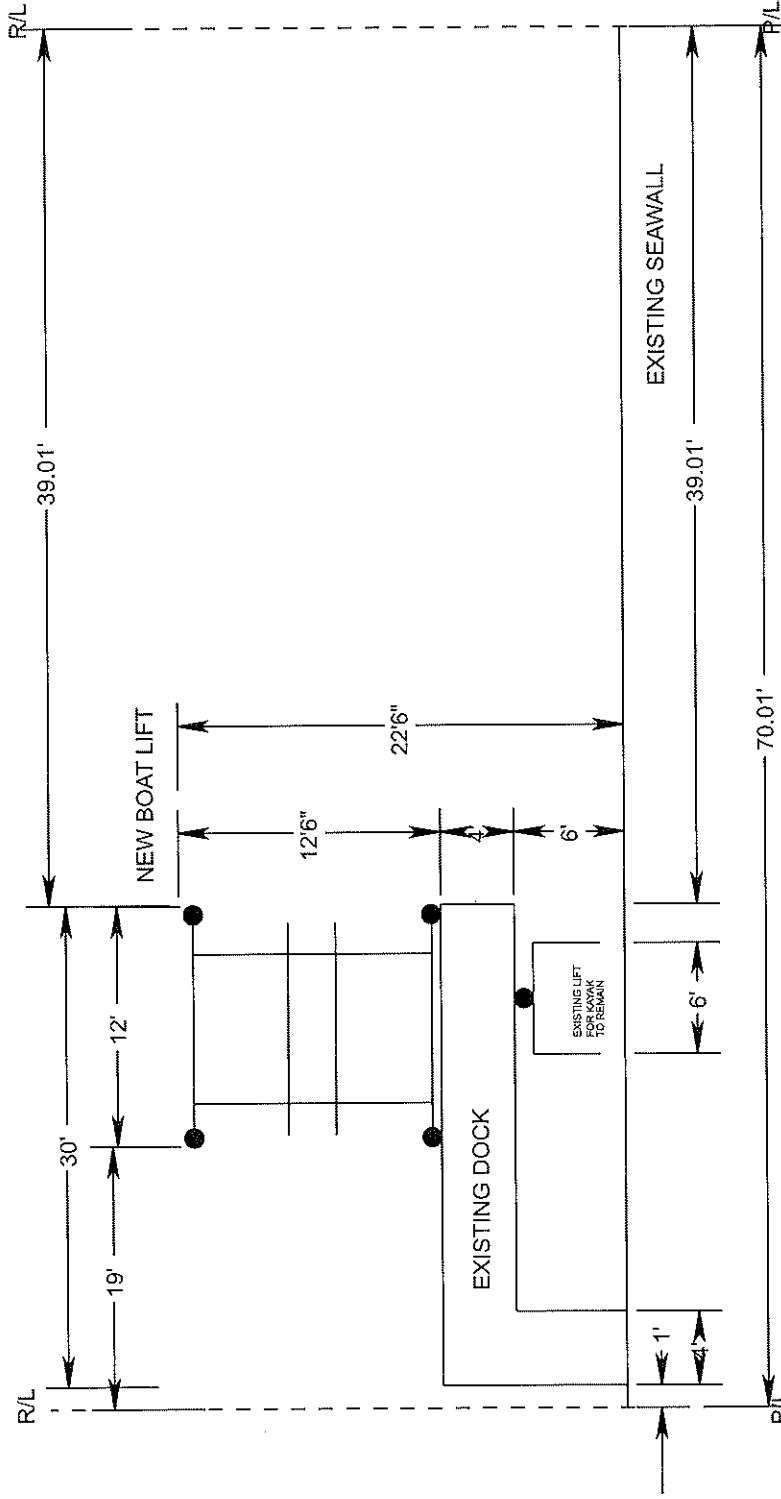
SCALE: 1" = 10'



DATE: MARCH 23, 2026

SITE ADDRESS:  
 5720 TORTOISE PLACE  
 PAGE SIZE: LEGAL  
 ORIENTATION: LANDSCAPE  
 PAGE NUMBER: 1 OF 1  
 DRAWN BY: AA  
 APPROVED BY: JG CGC: 1533192

ALL CONSTRUCTION TO CONFORM WITH STANDARDS SPECIFIED IN FBC 2023 - 8TH EDITION

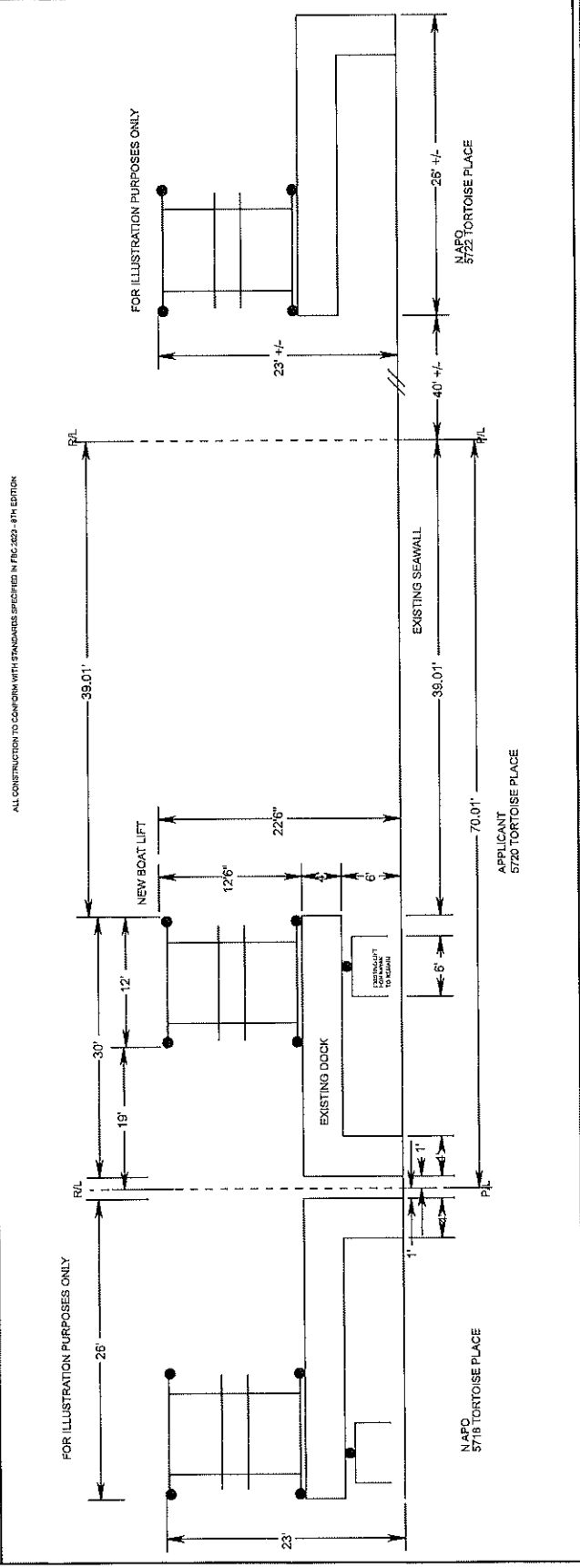
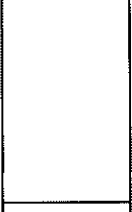


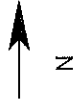
APPLICANT  
 5720 TORTOISE PLACE

WATERFRONT ENGINEERING INC.  
 TAMPA, FL 33624  
 P: MYSEAWALL@AOL.COM  
 W: MYSEAWALL.COM  
 P/F: (813) 862-8108  
 SCALE: 1" = 10'

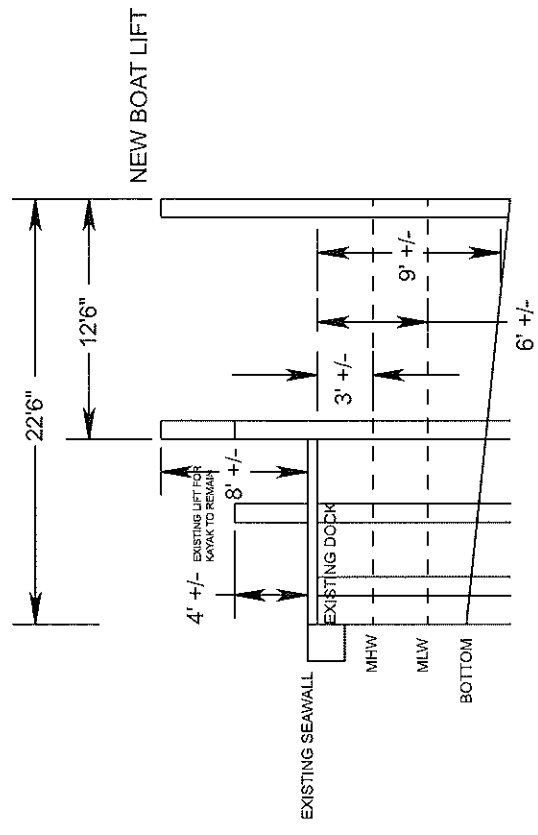
SITE ADDRESS:  
 5720 TORTOISE PLACE  
 PAGE SIZE: LEGAL  
 ORIENTATION: LANDSCAPE  
 PAGE NUMBER: 1 OF 1  
 DRAWN BY: AA  
 APPROVED BY: JG  
 CGC: 1553192

DATE: MARCH 23, 2026



<p>WATERFRONT ENGINEERING INC.          TAMPA, FL 33634          E: MYSEAWALL@AOL.COM          W: MYSEAWALL.COM          P/F: (813) 882-8108</p>		<p>SITE ADDRESS:          5720 TORTOISE PLACE          PAGE SIZE: LEGAL          ORIENTATION: LANDSCAPE          PAGE NUMBER: 1 OF 1          DRAWN BY: AA          APPROVED BY: JG CGC: 1533192</p>
<p>SCALE: 1" = 10'</p>	<p>DATE: MARCH 23, 2026</p>	

ALL CONSTRUCTION TO CONFORM WITH STANDARDS SPECIFIED IN FBC 2023 - 8TH EDITION



5720 TORTOISE PLACE

Return to:

TOWN SQUARE TITLE  
749 N. Garland Ave. #101 ✓  
Orlando, FL 32801

Prepared by: Donna Janazzo  
Fuentes and Kreischer  
8905 Regents Park Drive, Suite 210  
Tampa, Florida 33647  
File No: 04-718-N

INSTR # 2005171992

O BK 14930 PG 1567

Pgs 1567 - 1570; (4pgs)

RECORDED 04/26/2005 03:30:11 PM  
CLERK OF COURT  
HILLSBOROUGH COUNTY  
DOC TAX PD(F.S.201.02) 84.00  
DEPUTY CLERK D LeDuc

**DOCK EASEMENT, COVENANTS AND RESTRICTIONS  
FOR  
LOT 6, BLOCK 32 OF MIRABAY PHASE 3B-2  
PER PLAT BOOK 32, PAGE 60,  
HILLSBOROUGH COUNTY, FLORIDA**

THIS DOCK EASEMENT, COVENANTS AND RESTRICTIONS (the "Dock Easement Document") is made, executed, granted, imposed and declared this 15th day of April, 2005, by **TERRABROOK APOLLO BEACH, L.P.**, a Delaware limited partnership ("Terrabrook") to and in favor of the Owner (as that term is defined below) of the Lot described above.

BACKGROUND

The term "Benefitted Lot" shall mean and refer to the lot described above in the title of this Dock Easement Document. The term "Owner" shall mean and refer to the fee simple record owner of a lot. The term "Declarant" shall refer to Terrabrook and any "Successor Declarant" as that term is defined in the Amended and Restated Declaration of Covenants, Restrictions and Easements for MiraBay (the "Declaration") recorded at O.R. Book 12837, Page 1725, of the Public Records of Hillsborough County, Florida. The term "Dock Structure" shall refer to a dock consisting of a deck/walking surface on pilings and/or floatation devices or materials constructed or to be constructed by Declarant in the Tract (hereafter defined). Unless otherwise expressly provided herein capitalized terms used herein shall have the same meaning as those capitalized terms set forth in the Declaration.

Terrabrook is the fee simple record owner of the following described tract (the "Tract"):

TRACT C-3, MIRABAY PHASE 3B-2, according to the plat (the "Plat") thereof as recorded in Plat Book 32, Page 60 of the public records of Hillsborough County, Florida.

The Tract contains a canal or lagoon (the canal or lagoon being referred to as a "Waterbody") which is at the rear of the Benefitted Lot. Declarant wishes to grant to the Owner of the Benefitted Lot certain rights to own, maintain and enjoy a Dock Structure which Declarant will build in the Waterbody for the Owner.

4

**ARTICLE I**  
**EASEMENT FOR DOCK STRUCTURE**

For \$10.00 and other valuable considerations, the receipt of which are hereby acknowledged, Declarant 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 the Dock Structure serving the Benefitted Lot at the location in the Tract where the Dock Structure is originally installed by Declarant. The easement granted by this Article is on and over that portion (the "Dock Structure Area") of the Tract lying immediately under said Dock Structure originally installed by Declarant and includes the right to own, maintain, repair and replace pilings on the bottom of the Tract at the locations where the original pilings supporting the Dock Structure are installed by the Declarant. In the case of lagoon lots, the Dock Structure may include two Inner Lift Pilings installed by the Owner, and the easement granted hereby shall include the right to own, maintain, repair and replace the Inner Lift Pilings at the location where they were originally installed by the Owner. Once the Dock Structure has been constructed by Declarant, Declarant shall have the right (but not the obligation) to record in the public records a notice (a "Notice of Dock Structure Area") describing (by metes and bounds description or by means of a sketch) the Dock Structure Area, in order to provide future purchasers of the Benefitted Lot record notice of the Dock Structure Area covered by this Dock Easement. No party other than Declarant shall be required to join in the Notice of Dock Structure Area in order to make it effective and binding on the Owner (and all future owners) of the Benefitted Lot. The easement granted by this Article I shall be confined to the Dock Structure Area. The Dock Easement granted in this Article I shall be appurtenant to and run with the title to the Benefitted Lot and shall inure to the benefit of all future Owners of the Benefitted Lot. The Dock Easement granted in this Article I may be amended by a document executed by the fee simple owner of the Tract and by the Owner of the Benefitted Lot.

**ARTICLE II**  
**EASEMENT FOR OUTER LIFT PILINGS**

In addition to the easement for the Dock Structure which is granted in Article I, the Owner of the Benefitted Lot shall have and is hereby granted a perpetual non-exclusive easement to install, maintain, repair and replace 2 pilings (the "Outer Lift Pilings") on the bottom of the Tract outside the Dock Structure Area. The Outer Lift Pilings are pilings which are not physically attached to the Dock Structure and which are designed as the outer supports of a boat lift. The responsibility for installing the Outer Lift Pilings shall be that of the Owner of the Benefitted Lot, and the Declarant shall have no responsibility for such installation. The Outer Lift Pilings must be located within 12 feet of the two inner lift pilings (the "Inner Lift Pilings") (The Inner Lift Pilings will be physically attached to the Dock Structure). The exact location of the Outer Lift Pilings must be approved by the ECC before they are installed. The easement for Outer Lift Pilings granted in this Article II shall be appurtenant to and run with the title to the Benefitted Lot and shall inure to the benefit of all future Owners of the Benefitted Lot. The easement for Outer Lift Pilings granted in this Article II may be amended by a document executed by the fee simple owner of the Tract and by the Owner of the Benefitted Lot.

**ARTICLE III**  
**EASEMENT FOR OTHER DOCK ENCROACHMENTS**

Some portions of the Dock Structures may inadvertently be constructed by Declarant so that they encroach slightly into the Dock Structure Area serving an adjoining Lot. If such an encroachment exists as the result of the Declarant's original construction of a Dock Structure, any such encroaching Dock Structure shall also automatically have and is hereby granted an easement for such encroachment so long as it exists, and, in the event the encroaching Dock Structure must be replaced in the future, the replacement Dock Structure shall have an easement for an encroachment of the same degree and size as the original encroaching Dock Structure. The easement for the inadvertent encroachments of Dock Structures granted in this Article III shall be appurtenant to and run with the ownership of the encroaching Dock Structure. The easement for encroachments of Dock Structures granted in this Article III may be amended by a document executed by the owner of the encroaching Dock Structure and the owner of the Dock Structure onto which it encroaches.

**ARTICLE IV**  
**OWNERSHIP OF WATERBODY**

The fee simple title to the Tract shall remain vested in Declarant, until Declarant conveys such title to the Community Development District or such other party as the Declarant may determine, subject however to this Dock Easement Document.

**ARTICLE V**  
**COVENANTS AND RESTRICTIONS**

1. Each Owner of a Benefitted Lot served by a Dock Structure shall be obligated to indemnify and hold harmless Declarant, and its officers, directors, partners, employees and agents (all of the foregoing collectively the "Indemnified Parties"), from and against any claims, losses or liabilities arising out of or related to the use of the Dock Structure by any party. The Owner's obligation to indemnify the Indemnified Parties shall include, but not be limited to: (a) claims arising out of accidents occurring on the Dock Structure or as a result of a person falling or jumping from the Dock Structure; (b) claims arising out of the utilization of the Dock Structure to tie up or hoist a Watercraft; (c) claims arising out of Watercraft running into the Dock Structure. The Owner's obligation to indemnify the Indemnified Parties shall include claims, losses or liabilities caused in whole or in part by the negligence of the Indemnified Parties.

2. The covenants and restrictions imposed in this Article V shall exist for a term of 30 years from the recording of this Dock Easement Document and shall automatically renew for additional successive 10-year terms unless during any 10-year renewal period these covenants and restrictions are terminated by a document executed by the Declarant and the Owner of the Benefitted Lot. The covenants and restrictions contained in this Article V may be amended by a document executed by the Declarant and the Owner of the Benefitted Lot.

**ARTICLE VI**  
**MISCELLANEOUS**

Article and paragraph captions are for reference only, and shall not be considered in interpreting the contents of that article or paragraph, nor shall they be deemed to limit the scope of that article or paragraph. In any legal or arbitration proceeding arising out of or related to this Dock Easement Document, the prevailing party shall be entitled to recover its attorneys fees and costs incurred in connection with such proceeding.

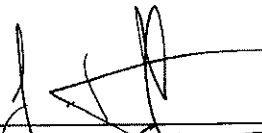
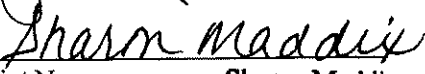
**IN WITNESS WHEREOF**, the Declarant has executed this Dock Easement Document.

Signed, sealed and delivered  
in the presence of:

**TERRABROOK APOLLO BEACH, L.P.**, a  
Delaware limited partnership

By: **TERRABROOK APOLLO BEACH GP,  
L.L.C.**, a Delaware limited liability  
company  
General Partner

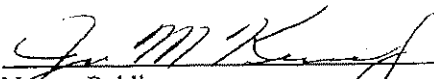
By: \_\_\_\_\_  
Name: W. Don Whyte  
Vice President  
205 Manns Harbor Drive  
Apollo Beach, Florida 33572

  
\_\_\_\_\_  
Print Name: SHARON JAMES-DIPMAN  
  
\_\_\_\_\_  
Print Name: Sharon Maddix

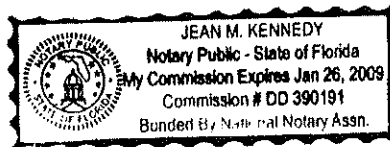
STATE OF Florida  
COUNTY OF Hillsborough

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the state and county named above to take acknowledgments, personally appeared W. Don Whyte, the person described as Vice President of **TERRABROOK APOLLO BEACH GP, L.L.C.**, a Delaware limited liability company, in the foregoing instrument, and he/she acknowledged before me that he/she executed it in the name of and for that limited liability company as the General Partner of **TERRABROOK APOLLO BEACH, L.P.**, a Delaware limited partnership, and that he/she was duly authorized by that limited liability company and that partnership to do so. He/she is personally known to me and did not take an oath.

WITNESS my hand and official seal in the county and state named above this 13<sup>th</sup> day of April, 2005

  
\_\_\_\_\_  
Notary Public  
Print Name: Jean M. Kennedy

W:\Doc\046-11.wpd



## **Tab 12**

# HECKER CONSTRUCTION COMPANY, INC.

P.O Box 989 Ruskin, FL 33575-0989

Email: [heckercompany@aol.com](mailto:heckercompany@aol.com) Phone (813) 236-9306 Fax (813)236-9358

---

Owner Information: Harbor bay  
5947 Blackney loop  
Apollo Beach, Fl,33572

Project Description:

1. Equipment / truck loads of dirt and labor to dig out 10 voids, install filter fabric and crushed concrete fill the rest to top with dirt level with existing ground elevation
2. \$4000.00

Payment terms are permit \$ is due upon contract acceptance, 50% due upon crew and material arriving on-site and the remaining 50% due upon completion.

Please note: Hecker Construction Company, Inc has federal insurance coverage along with USL&H and Jones Act Coverage.

Chapter 558 Notice of Claim: Chapter 558, Florida Statutes contains important requirements you must follow before you may bring any legal action for an alleged construction defect in your home. Sixty days before you bring any legal action, you must deliver to the other party to this contract a written notice referring to Chapter 558 of any construction conditions you allege are defective and provide such person the opportunity to inspect the alleged construction defects and to consider making an offer to repair or pay for the alleged construction defects. You are not obligated to accept any offer which may be made. There are strict deadlines and procedures under this Florida law which must be met and followed to protect your interests.

Hecker Construction Company, Inc.

---

Purchaser

Date

Please read the following items, initial each one, and return this document. Please note that not all items may apply to your contract. This page must be returned with the signed contract.

- \_\_\_\_\_ 1) ) Contract price does include any Hecker's permit fees and engineered drawings. Any fees associated with permitting and/or submissions to the Homeowner's Association and or jurisdiction will be added to the final invoice at actual cost.
- \_\_\_\_\_ 2) Hecker Construction Company, Inc. work is considered complete, and payment is due at the conclusion of project installation even if the utilities or permit inspections have not been completed.
- \_\_\_\_\_ 3) Payment is to be made by check or credit/debit card. If payment is made by card, a 3% fee will be added.
- \_\_\_\_\_ 4) I have reviewed the print for the dock and/or boatlift and acknowledge the specifications such as the location on my lot, size, and elevations.

- \_\_\_\_\_ 5) I acknowledge that all dimensions are approximate and may vary due to construction materials and trimming. For example, a 48" walkway may be +/-44" to 46" wide after trimming, and this is in keeping with normal industry standards.
- \_\_\_\_\_ 6) Permitting is excluded from this contract as it does not seem need for this work as it is a repair to an existing structure. If a survey/Permit becomes necessary for any reason, even if after the dock construction is complete, the survey will be performed at the homeowner's cost. If my lot is irregularly shaped (i.e. converging lot lines, curved seawall, etc), or if required by my municipality, I must provide a legible copy of a lot survey before the permitting process can begin.
- \_\_\_\_\_ 7) I acknowledge that any changes made to the design will be at my expense. There will be an automatic \$500 administrative charge, plus the cost off any additional work and permit fees added to the invoice.
- \_\_\_\_\_ 8) I acknowledge that I must remove any items from the existing dock that I would like to keep, such as light fixtures, utilities, fish tables, ladders, etc. before Hecker Construction Company, Inc. will begin the demolition of the dock.
- \_\_\_\_\_ 9) Hecker Construction Company, Inc. is not responsible for any utilities. It is the homeowner's responsibility to contract and schedule for all electrical and plumbing work. The contract price does not include any utilities.
- \_\_\_\_\_ 10) All electrical components that come with a lift will be stored at Hecker Construction Company, Inc. until the authorized electrician or the customer signs a release form to obtain them.
- \_\_\_\_\_ 11) At the time of installation, the cables for a boatlift are cut and installed in accordance with the water depth and the contour of the soil below the lift. If any dredging or "blowing out" of the slip is going to take place, please inform us before we install your boatlift so that the cables are cut at the correct length. Any change to the cable length after the boatlift is installed, for any reason, will be at the expense of the customer.
- \_\_\_\_\_ 12) If the voltage supplied to the lift does not meet the recommended voltage, additional charges could apply. Please note that this typically does not apply to single family homes. This typically applies only to high-speed lifts at condos and marinas. Please consult your licensed electrician to confirm proper voltage supply.
- \_\_\_\_\_ 13) The tides in Hillsborough County can vary greatly between high tide and low tide, or at certain locations within the County. I acknowledge that there may be certain times when the tide it too low to operate a boatlift and this is due to no fault of Hecker Construction Company, Inc. Hecker Construction Company, Inc. makes no guarantees that the boatlift can be used at all times.
- \_\_\_\_\_ 14) Hecker Construction Company, Inc. recommends that the remote is turned off when the boatlift is not in operation. If not turned off, this could lead to potential issues when operating the boatlift.
- \_\_\_\_\_ 15) If a new boatlift is being installed, Hecker Construction Company, Inc. will make minor adjustments as necessary to accommodate the boat. Hecker Construction Company, Inc. will not be responsible if any damage or modifications are made to the boatlift because someone other than an employee of Hecker Construction Company, Inc attempts to use the lift or put the boat on the lift.
- \_\_\_\_\_ 16) If the price of material increases between the execution of this Contract and the time of construction, the additional cost will be included in the invoice. In such a case, the customer will be notified of the increased price before construction commences and given the choice to proceed or to exit the Contract. If the customer chooses to exit the Contract, the deposit will be forfeited and permitting fees will be charged to the customer.

- \_\_\_\_\_ 17) Owner to provide adequate staging area for construction materials to be used on project.
- \_\_\_\_\_ 18) If project requires the placing of concrete, a staging area large enough for a concrete truck and pump must be provided withing 250 LF of the place of the pour.
- \_\_\_\_\_ 19) Hecker construction will backfill the new seawall within 2" of the new height of cap with backfill dirt. Hecker Construction is not responsible for Sod, pavers, shell, etc.
- \_\_\_\_\_ 20) Owner is to provide 6' access to back yard for construction use.
- \_\_\_\_\_ 21) This proposal is based on dropping the rock in the owner's yard, we cannot drop the rock in the street at this location. We will pad the yard with plywood. Hecker construction is not liable for any grass damage during the rip rap installation process.

IMPORTANT NOTICE

According to Florida's Construction Lien Law (Sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers, or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed, your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. Florida's construction lien law is complex and it is recommended that whenever a specific problem arises, you consult an attorney.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

Payment may be available from the Florida Homeowners' Construction Recovery Fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida Law by a licensed contractor. For information about the recovery fund and filing a claim, contact the Florida Construction Industry Licensing Board at the following address: 1940 North Monroe St., Suite 42, Tallahassee, FL 32388-2202. Or they may be reached by telephone at: 850-487-1395.

---

Customer's Signature

Full Conditional Waiver

**Harbor bay** has a contract with **Hecker Construction** to fill 10 voids : **Harbor bay** has fully paid TBD and is satisfied. By signing this waiver All of our construction Lien rights against the property above are waived and released.

This waiver is conditioned on actual payment of TBD

Date:

---

Customer's Signature

Contract Proposal Acceptance:

Owner signature

Hecker Construction Signature

#### Terms and Conditions

(1) DEFINITIONS: As used in the Contract, Hecker Construction Company, Inc and CONTRACTOR shall mean the party authorized to perform the work described above under the terms of this Contract. Purchaser, as used in this Contract, shall mean the owner of the real or personal property upon which the furnishing of labor or materials is authorized, or the owner's authorized agent or assigns who shall authorize such work under this Contract.

(2) CHANGES: CONTRACTOR shall make all alterations, furnish the material for, and perform all extra work or omit any work which PURCHASER may require without modifying any other provision of this Contract at a reasonable addition to or reduction from the Contract price herein. PURCHASER specifically agrees to pay for all changes which he may authorize, either orally or in writing, which are not a part of this Contract.

If during the performance of services hereunder, any unforeseen hazardous substances, conditions or occurrence are encountered, which in the sole judgement of CONTRACTOR significantly affects or may affect either the services to be performed hereunder, the risk involved in providing the services, or the recommended scope of the services, CONTRACTOR will notify PURCHASER and, subsequent to such notification, may (a) if practicable, in the sole judgement of CONTRACTOR, complete the original scope of services in accordance with the procedures originally outlined in this Contract; or (b) agree with PURCHASER to modify the scope of services and the estimate of changes to include the previously unforeseen conditions or occurrences, such revisions to be in writing and signed by the parties hereto; or (c) terminate the services effective on the date specified by the parties hereto in writing; or (d) suspend the services to be provided hereunder if it becomes necessary for PURCHASER to employ other parties to complete work necessitated by the unforeseen hazardous substances, conditions, or occurrences. These unforeseen hazardous substances, conditions or occurrences shall include, but not be limited to, discovery of asbestos related products.

(3) WARRANTIES: Contractor hereby disclaims all warranties, either express or implied, other than stated on the face of this contract including any warranty of merchantability or fitness for a particular purpose and neither assumes nor authorizes any other person to assume for it any such warranties in connection with the furnishing of materials or labor under the terms of this contract.

CONTRACTOR specifically disclaims any liability or responsibility for any incidental or consequential damages arising from the design or manufacture of any materials furnished under this agreement including, but not limited to, loss of use of property, lost profits, personal injury and other incidental and consequential damages.

(4) DISPUTES: In the event of any lawsuit arising out of this Contract, or the work to be performed thereunder, the venue of such suit shall lie in Hillsborough County, Florida and PURCHASER waives whatever rights he may have in the selection of venue. The prevailing party shall be entitled to recover from the losing party all costs of any litigation to enforce or defend any provision of this Contract, including any and all appeals filed on behalf of either party. Such costs shall include, but are not limited to, a reasonable attorney's fee and expert witness fees. This Contract shall be governed by the laws of the State of Florida.

(5) DELAYS: CONTRACTOR shall not be liable to PURCHASER for delay in the work hereunder by the act, neglect or fault of PURCHASER, or by reason of fire or other casualty, or on account of riots, strikes, or other combined action of the workmen or others, or on the account of any acts of God, or any other cause beyond CONTRACTOR'S control, including the unavailability or delay in the delivery of materials.

- (6) INTEREST ON UNPAID BALANCE: Should PURCHASER fail to timely make any payment hereunder, interest shall be charged on the unpaid principal balance at the rate of 1-1/2% per month until paid.
- (7) OWNERSHIP OF FURNISHED MATERIALS: All materials which are furnished pursuant to the provisions of this Contract shall remain the property of CONTRACTOR until they have been fully paid for. Such materials shall not be subject to any bankruptcy or insolvency proceedings of PURCHASER unless all payments hereunder have been made.
- (8) ACCEPTANCE AND FINAL PAYMENT: PURCHASER'S acknowledgement of, or acceptance of any labor or materials furnished pursuant to the terms of this Contract, shall constitute PURCHASER'S acceptance of said labor and materials and the making of the Final Payment hereunder shall constitute a waiver of all claims which PURCHASER has, or may have, against CONTRACTOR.
- (9) ASSOCIATION APPROVAL: PURCHASER hereby warrants that any approvals required by a homeowner association or condominium association for the work to be performed hereunder have been secured prior to the date of the contract. CONTRACTOR assumes no responsibility for obtaining such approval or for work done without such approval.
- (10) BINDING EFFECT AND SEVERABILITY: This Contract shall be binding upon and inure to the benefit of the respective heirs, personal representatives, successor and assigns of the parties hereto. Should any provision or portion of this Contract be adjudged invalid, illegal, unconscionable or in conflict with any law of the state of Florida, the validity, legality, and enforceability of all remaining portions and provisions of the Contract shall not be affect or impaired thereby.
- (11) WORK TO BE PERFORMED BY OTHERS: All lift wiring must be performed by an approved electrician in order for any warranty provisions to be enforceable hereunder. Any work required to be done by other trades outside the scope of Contractor's license, shall be done either through such trade's direct contract with the Owner or a Subcontractor with Contractor. Such Subcontract shall constitute a change order hereunder for the direct costs of either such contract, plus an allowance of 20% to the Contractor for overhead, supervision and profit.
- (12) CONSTRUCTION INDUSTRIES RECOVERY FUND: Payment may be available from the Construction Industries Recovery Fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida Law by a state licensed contractor. For information about the Recovery Fund and filing a claim, contact the Florida Construction Industry Licensing Board at the following telephone number and address: 7690 Arlington Expressway, Suite 300, Jacksonville, Florida 32211-7467. Telephone (904) 359-6310.
- (13) ENTIRE AGREEMENT: This Contract contains all of the terms and conditions as agreed by the parties hereto, and no other agreements, instruments or papers, oral or otherwise, respecting the subject matter of this Contract, shall be deemed to exist or to bind any of the parties hereto, subject to the provisions of paragraph (2) herein.

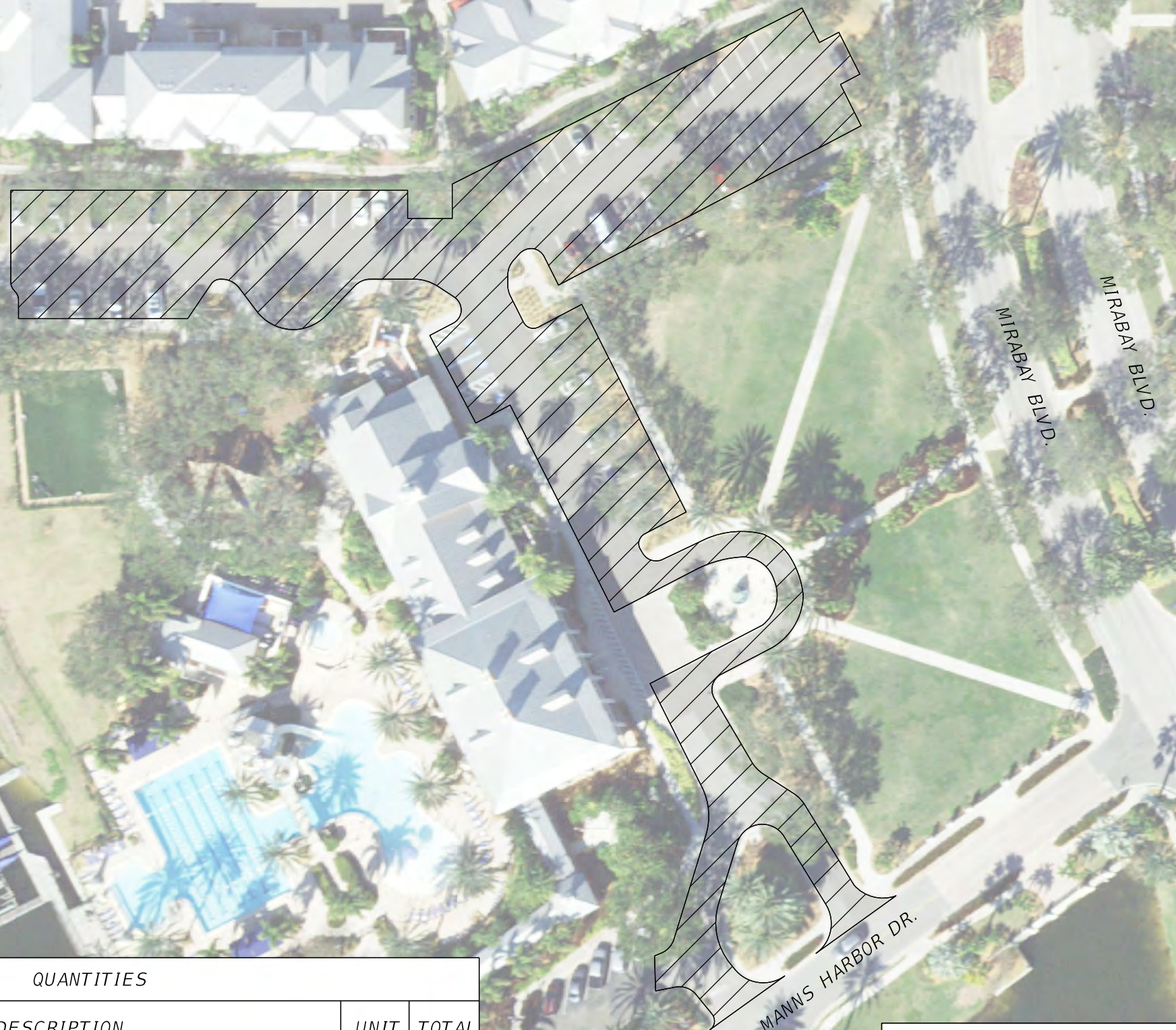
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Customer's Signature

## **TAB 13**



NOT TO SCALE



QUANTITIES

PAY ITEM NO.	DESCRIPTION	UNIT	TOTAL
101-1	MOBILIZATION	LS	1
327 70 6	MILLING EXIST ASPH PAVT, 1 1/2" AVG DEPTH	SY	4,098
334 1 12	SUPERPAVE ASPHALTIC CONC, TRAFFIC B, TYPE SP-9.5 (165 LBS/SY SPREAD)	TN	338.1
710 90	PAINTED PAVEMENT MARKINGS, FINAL SURFACE	LS	1

LEGEND:

 MILLING AND RESURFACING LIMITS

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BRADLEY S. FORAN, P.E.  
P.E. NO.: 52634  
LIGHTHOUSE ENGINEERING INC.  
701 ENTERPRISE ROAD EAST, SUITE 410  
SAFETY HARBOR, FL 34695

HARBOR BAY CDD

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	HILLSBOROUGH	N/A

MILLING & RESURFACING  
(CLUBHOUSE)

SHEET NO.

1



NOT TO SCALE

- STREETS TO BE MILLED AND RESURFACED:**
- BRIGHTON SHORE DR.
  - COVERSOUND WAY
  - FISHERSOUND LN.
  - LOON NEST CT.
  - MANNS HARBOR DR.
  - POINT HARBOR LN.

**LEGEND:**

MILLING AND RESURFACING LIMITS

QUANTITIES			
PAY ITEM NO.	DESCRIPTION	UNIT	TOTAL
101-1	MOBILIZATION	LS	1
327 70 6	MILLING EXIST ASPH PAVT, 1 1/2" AVG DEPTH	SY	34,813
334 1 12	SUPERPAVE ASPHALTIC CONC, TRAFFIC B, TYPE SP-9.5 (165 LBS/SY SPREAD)	TN	2,872.1
710 11 125	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID FOR STOP LINE (24")	LF	50

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BRADLEY S. FORAN, P.E.  
 P.E. NO.: 52634  
 LIGHTHOUSE ENGINEERING INC.  
 701 ENTERPRISE ROAD EAST, SUITE 410  
 SAFETY HARBOR, FL 34695

HARBOR BAY CDD		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	HILLSBOROUGH	N/A

**MILLING AND RESURFACING**  
**(MANNS HARBOR DR.)**

SHEET NO.  
 1

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QUANTITIES			
PAY ITEM NO.	DESCRIPTION	UNIT	TOTAL
101-1	MOBILIZATION	LS	1
327 70 6	MILLING EXIST ASPH PAVT, 1 1/2" AVG DEPTH	SY	37,094
334 1 12	SUPERPAVE ASPHALTIC CONC, TRAFFIC B, TYPE SP-9.5 (165 LBS/SY SPREAD)	TN	3,060.3

- STREETS TO BE MILLED AND RESURFACED:**
- BALIBAY ROAD
  - BEACON SOUND WAY
  - MERRITT ISLAND DR.
  - MIRABAY BLVD.
  - TYBEE ISLAND DR.

**LEGEND:**

 MILLING AND RESURFACING LIMITS

REVISIONS	
DATE	DESCRIPTION

BRADLEY S. FORAN, P.E.  
P.E. NO.: 52634  
LIGHTHOUSE ENGINEERING INC.  
701 ENTERPRISE ROAD EAST, SUITE 410  
SAFETY HARBOR, FL 34695

HARBOR BAY CDD		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	HILLSBOROUGH	N/A

**MILLING AND RESURFACING**  
**(MIRABAY BLVD.)**

SHEET NO.  
**1**

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- STREETS TO BE MILLED AND RESURFACED:**
- BREAKERS LN.
  - GOLDEN ISLES DR.
  - IBISVIEW LN.
  - LATITUDE PL.
  - OCEANIA CT.
  - SEAGRASS PL.
  - SELA COVE CIR.
  - SKIMMER DR.
  - SUMMERSIDE CT.
  - TIDES PL.
  - WINDROSE PL.

**LEGEND:**

MILLING AND RESURFACING LIMITS

QUANTITIES			
PAY ITEM NO.	DESCRIPTION	UNIT	TOTAL
101-1	MOBILIZATION	LS	1
327 70 6	MILLING EXIST ASPH PAVT, 1 1/2" AVG DEPTH	SY	24,075
334 1 12	SUPERPAVE ASPHALTIC CONC, TRAFFIC B, TYPE SP-9.5 (165 LBS/SY SPREAD)	TN	1,986.2
710 90	PAINTED PAVEMETN MARKINGS, FINAL SURFACE	LS	1

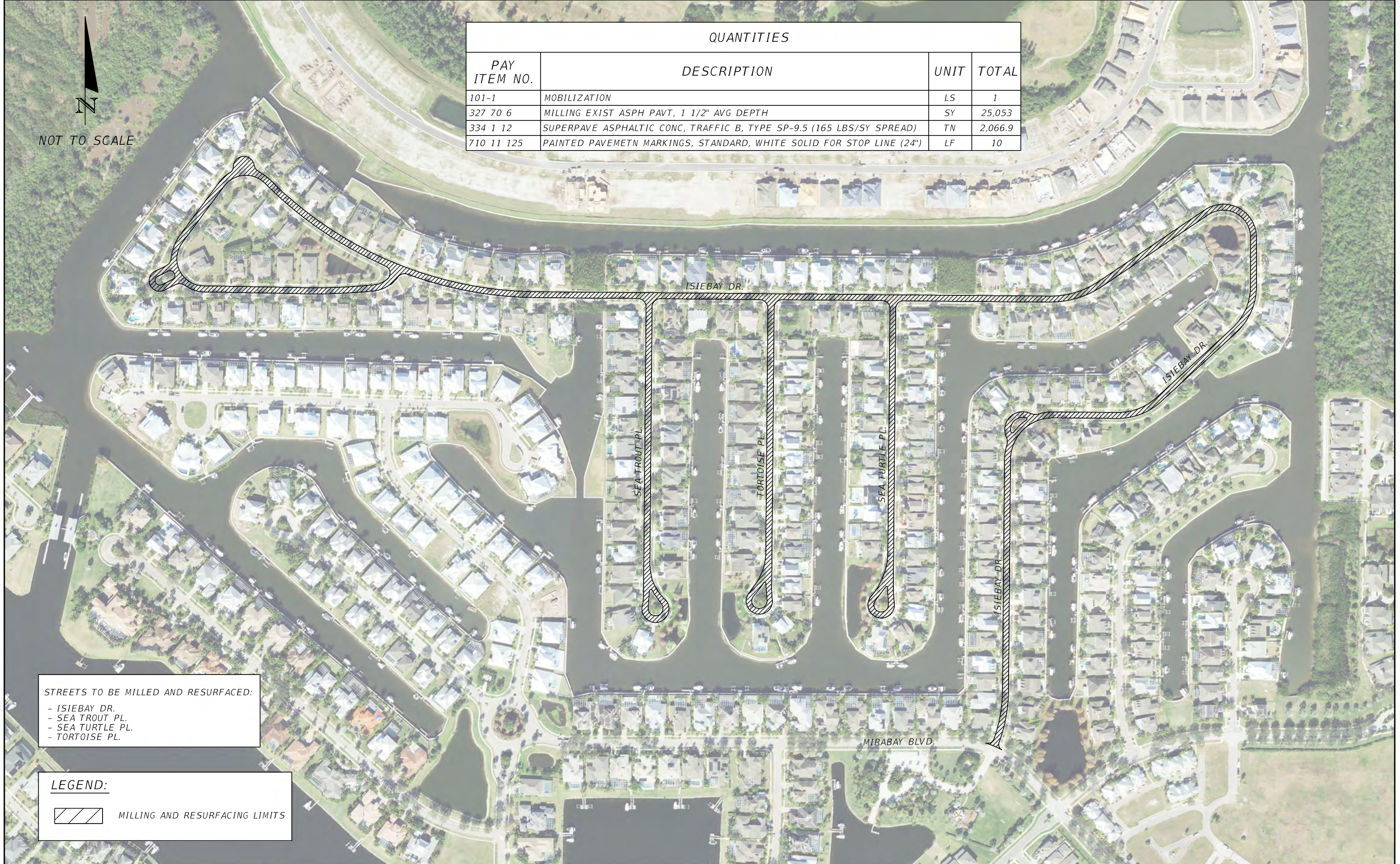
REVISIONS				BRADLEY S. FORAN, P.E. P.E. NO.: 52634 LIGHTHOUSE ENGINEERING INC. 701 ENTERPRISE ROAD EAST, SUITE 410 SAFETY HARBOR, FL 34695	HARBOR BAY CDD			<b>MILLING AND RESURFACING</b> <i>(IBISVIEW LN.)</i>	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		1
					N/A	HILLSBOROUGH	N/A		

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

QUANTITIES

PAY ITEM NO.	DESCRIPTION	UNIT	TOTAL
101-1	MOBILIZATION	LS	1
327 70 6	MILLING EXIST ASPH PAVT, 1 1/2" AVG DEPTH	SY	25,053
334 1 12	SUPERPAVE ASPHALTIC CONC, TRAFFIC B, TYPE SP-9.5 (165 LBS/SY SPREAD)	TN	2,066.9
710 11 125	PAINTED PAVEMETN MARKINGS, STANDARD, WHITE SOLID FOR STOP LINE (24")	LF	10

NOT TO SCALE



STREETS TO BE MILLED AND RESURFACED:

- ISIEBAY DR.
- SEA TROUT PL.
- SEA TURTLE PL.
- TORTOISE PL.

LEGEND:

MILLING AND RESURFACING LIMITS

REVISIONS	
DATE	DESCRIPTION

BRADLEY S. FORAN, P.E.  
P.E. NO.: 52634  
LIGHTHOUSE ENGINEERING INC.  
701 ENTERPRISE ROAD EAST, SUITE 410  
SAFETY HARBOR, FL 34695

HARBOR BAY CDD

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	HILLSBOROUGH	N/A

MILLING AND RESURFACING  
( ISIEBAY DR. )

SHEET NO.  
1



QUANTITIES			
PAY ITEM NO.	DESCRIPTION	UNIT	TOTAL
101-1	MOBILIZATION	LS	1
327 70 6	MILLING EXIST ASPH PAVT, 1 1/2" AVG DEPTH	SY	8,725
334 1 12	SUPERPAVE ASPHALTIC CONC, TRAFFIC B, TYPE SP-9.5 (165 LBS/SY SPREAD)	TN	719.8
710 11 125	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID FOR STOP LINE (24"	LF	18

**STREETS TO BE MILLED AND RESURFACED:**

- ADMIRAL POINT DR.
- COASTAL SCENE DR.
- SHELL CREEK CT.

**LEGEND:**

MILLING AND RESURFACING LIMITS



REVISIONS	
DATE	DESCRIPTION

BRADLEY S. FORAN, P.E.  
P.E. NO.: 52634  
LIGHTHOUSE ENGINEERING INC.  
701 ENTERPRISE ROAD EAST, SUITE 410  
SAFETY HARBOR, FL 34695

HARBOR BAY CDD		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	HILLSBOROUGH	N/A

**MILLING AND RESURFACING**  
**(ADMIRAL POINT DR.)**

SHEET NO.  
**1**

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DATE	DESCRIPTION	DATE	DESCRIPTION

BRADLEY S. FORAN, P.E.  
P.E. NO.: 52634  
LIGHTHOUSE ENGINEERING INC.  
701 ENTERPRISE ROAD EAST, SUITE 410  
SAFETY HARBOR, FL 34695

HARBOR BAY CDD		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	HILLSBOROUGH	N/A

**BROKEN INLETS & CURBS**  
**(MIRABAY BLVD.)**

SHEET NO.  
**1**



  
 NOT TO SCALE

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BRADLEY S. FORAN, P.E.  
 P.E. NO.: 52634  
 LIGHTHOUSE ENGINEERING INC.  
 701 ENTERPRISE ROAD EAST, SUITE 410  
 SAFETY HARBOR, FL 34695

HARBOR BAY CDD		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	HILLSBOROUGH	N/A

**BROKEN INLETS & CURBS**  
*(IBISVIEW LN.)*

SHEET NO.  
 1

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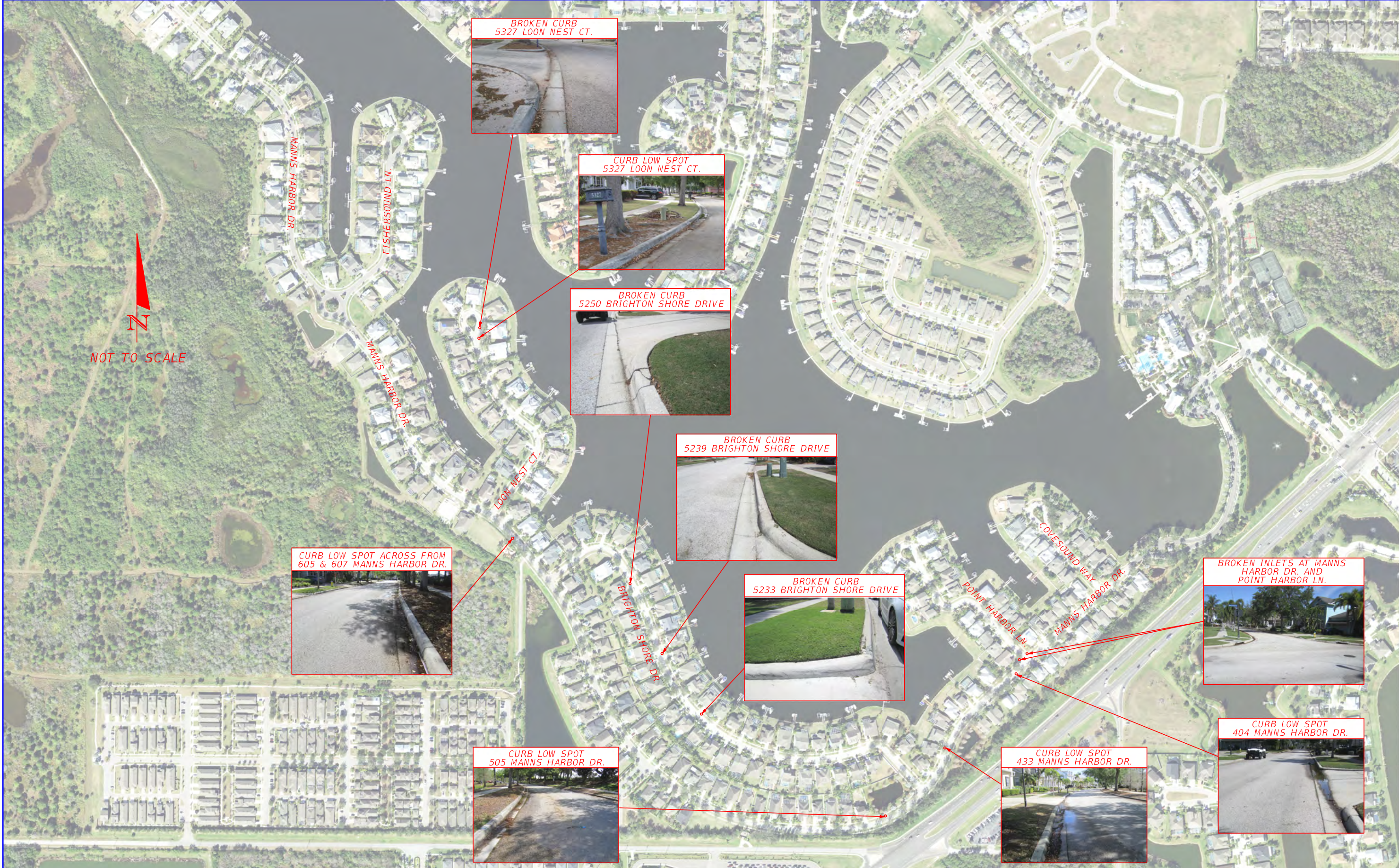
REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BRADLEY S. FORAN, P.E.  
P.E. NO.: 52634  
LIGHTHOUSE ENGINEERING INC.  
701 ENTERPRISE ROAD EAST, SUITE 410  
SAFETY HARBOR, FL 34695

HARBOR BAY CDD		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	HILLSBOROUGH	N/A

***BROKEN INLETS & CURBS  
(ISIEBAY DR.)***

SHEET  
NO.  
1



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REVISIONS	
DATE	DESCRIPTION

BRADLEY S. FORAN, P.E.  
P.E. NO.: 52634  
LIGHTHOUSE ENGINEERING INC.  
701 ENTERPRISE ROAD EAST, SUITE 410  
SAFETY HARBOR, FL 34695

HARBOR BAY CDD		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	HILLSBOROUGH	N/A

**BROKEN INLETS & CURBS**  
**(MANN'S HARBOR DR.)**

SHEET NO.  
**1**

**TAB 14**

# 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](http://www.harborbaycdd.org)

## District Coordinator Report

Date of report: May 13, 2026

Submitted by: Clay Wright

### 1. Landscape & Grounds Management

- Bi-weekly landscape inspections with Lee Te Kim Landscaping.
- Oversight of approved landscaping proposals. Current major projects include Mirabay entrance re-landscaping and beginning work on clubhouse pool re-landscaping.

### 2. Infrastructure & Capital Projects

- Roof replacement coming along for main clubhouse and Dockers. Navigated material deficiencies and new orders with vendor. Continually establishing schedule, timeline, closures, and coordinating communication between contractors and management.
- Requested quote to replace metal roof portion along the lighthouse while workers and materials are on-site to mitigate mobilization and material cost.
- Started repair on metal lighthouse/slide stairs. Coordinating additional structural work that was unveiled during the project.
- Coordinating final form agreement with Simmons Concrete to begin grinding and replacing hazardous sidewalks throughout the district.
- Initiating full HVAC audit and mapping for clubhouse, Admiral Point, Dockers, and Outfitters.
- Investigating issues with residents regarding past seawall replacement.

### 3. Amenities & Aquatics Oversight

- Monthly aquatics walkthroughs with Blue Water Aquatics.
- Additional research into saltwater applications for decorative fountains.

### 4. Contract & Vendor Management

- Continually reviewing existing CDD vendor contracts to ensure performance and cooperation.
- Monitoring tennis court maintenance performance. Leak identified and repaired on court 2 irrigation system.
- Ensuring vendors meet district insurance requirements and collecting associated documentation for future contracts and renewals.

### 5. Strategic Planning & District Administration

- Continued collaboration with amenities management and field operations regarding CDD related responsibilities.
- Updating and monitoring the Project-Reserve Tracker spreadsheet.
- Collecting proposals/pricing for remediation items prior to PSH parcel conveyance.
- Compiling list of CDD owned hardware for accurate insurance valuation.
- Updating the CDD website to improve ease of use and access to information.

## **TAB 15**



## HBCDD Task Management Tracker

Item	Project	Budget	Status/Notes	Entry Date	Estimated Completion Date	Completion
1	<b>FY 26/25/24/23 Capital Reserve Account projects; NOT completed</b>			4/8/2026		
	a. Phase 1 & Phase 2 (last repaint 2018)	\$144,517	Clubhouse, Outfitters, Youth center, Courts, Gates, Admiral point	4/8/2026		
	b. Irrigation system and pumps	\$150,000	Identify areas needing replacements and repairs	4/8/2026		
	c. Asphalt repave Phase 1, 2, & 3	\$995,601	Lighthouse drafting Road Priorities, Pedestrian, Speed Table improvements	4/8/2026		
	d. Sidewalk repairs	\$75,600	1 proposal received, 2 more pending.	4/8/2026		
	e. North/South Retention Ponds	\$200,000	MiraBay Working with State & County to assist with monies	4/8/2026		
	f. Landscape Enhancements & Improvements	\$353,018	Front Entrance, Clubhouse, Courts, approved (Hurricane & Frost)	4/8/2026		
	g. Pond Fountains	\$55,435	Collecting replacement proposals	4/8/2026		
	h. Club House AC Replacement	\$60,000	Proposal pending	4/8/2026		
	i. Seawall Cap sealed every 3 years to protect \$20 million investment for 50 year lifespan	\$291,038	Moved to 2028 in Reserve Study	4/8/2026		
2	Park Square Conveyance Agreement/Negotiation Plan		Compiling list of remediation items and costs	4/8/2026		
3	8.2 acres Rezoning as a future MiraBay Asset		In Concept planning	4/8/2026		
4	2027 Budget Workshop		Completed April 2, 2026	4/8/2026		
5	Townhalls Scheduled May/October		TBD	4/8/2026		
6	Community Stormwater Management Assessment Camera plan from Evergreen Fund		Contract signed, awaiting start date	4/8/2026		
7	Plan to replace trees from Hurricane Milton		District Coordinator and Field OPS developing list of priorities for consideration	4/8/2026		
8	Conduct After Action Review/Best Practices for Hurricane Milton		District Manager Task	4/8/2026		
9	Clubhouse Pool Area Landscape Refresh		Board approved	4/8/2026		
10	Best Price Roofing Demand Letter		Awaiting BPR Legal response	4/8/2026		
11	Envera Camera Equipment Status in community		DC Building List for Improvements	4/8/2026		
12	MiraBay IT Equipment/software Upgrade Proposal		IT Proposal for Backup capability, New FMX software (Maintenx)	4/8/2026		
13	Renew HCSO & HBCDD Traffic Control Jurisdiction Agreement		TBP	4/8/2026		
14	Main Gates & US 41 Paver replacement Project		Add Project to Capital Reserve Study	4/8/2026		
15	New software for Tennis & Pickleball Court reservation management		Amenity management recommendation	4/8/2026		
16	Improve No Wake Zone with Buoys and Idle Speed signage in community		Evergreen fund	4/8/2026		
17	Turnstile Installation improving security for Basketball and Tennis gates		increase security and resident access	4/8/2026		
18	Boat Lift Dredging Plan from Evergreen Fund	\$43,000	Engineer handling bathymetric study proposal	4/8/2026		
19	Gate Strikes ledger.		Statistics	4/8/2026		
20	Power wash map		Field OPS priorities and Schedule for Community	4/8/2026		

**Habor Bay CDD - Project Tracker**

Item	Community-Location	Project	Who is handling?	Status/Notes	Entry Date	Estimated Completio	Completion Date
		mulch installation - US41 Berm	Kims	done	1/9/2026	1/9/2026	<b>1/15/2026</b>
		Dead Palm Removal - 626 Manns Harbor	Kims	done	12/23/2025	1/15/2026	<b>1/15/2026</b>
		Dead Palm Removal - Ibisview	Kims	done	12/23/2025	1/15/2026	<b>1/15/2026</b>
		Removal of 50' Bismarkia Palm – Lee Te Kim Park	Kims	done	12/23/2025	1/15/2026	<b>1/15/2026</b>
		Removal of Dead Palm – Mirabay Blvd. next to LTK Park	Kims	done	12/23/2025	1/15/2026	<b>1/15/2026</b>
		Removal of 50' Medjool Palm – Clubhouse	Kims	done	12/23/2025	1/15/2026	<b>1/15/2026</b>
		Manns harbor bridge palms	Kims	done	1/16/2026	2/15/2026	<b>1/29/2026</b>
		Wolf Creek Park overgrowth	kims	done	1/16/2026	2/15/2026	<b>1/29/2026</b>
		admiral pointe conservation cutback	kims	done	1/16/2026	2/15/2026	<b>1/29/2026</b>
		Tennis Court Resurfacing	Clay	executed, circulated. Work on feb 9	1/13/2026	2/13/2026	<b>2/17/2026</b>
		Tennis court maintenance contract	Clay	Executed	1/16/2026	2/16/2026	<b>2/17/2026</b>
Mirabay Blvd		Radar Speed Sign	Field/DC	installed	2/6/2026	3/1/2026	<b>3/2/2026</b>
Playgrounds		Playground Mulch - 3 playbayds	DC	Completed	2/2/2026	3/19/2026	<b>3/9/2026</b>
Marisol Pointe		Remediation Proposals	DC	Received Landscaping/Aquatics proposals	3/10/2026	3/10/2026	<b>3/10/2026</b>
Caffrey Pl		Caffrey Pl seawall weed treatment	DC	Completed - imazapyr can take weeks to kil	3/2/2026	3/18/2026	<b>3/20/2026</b>
Pond 2		north fountain warranty repairs	DC/field	Fountain back up and running	1/16/2026	TBD	<b>3/16/2026</b>
Various locations		Reserve Study Update	DC/Chairman	Updated reserve study received	3/1/2026	4/2/2026	<b>3/23/2026</b>

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 16**



**UPCOMING DATES TO REMEMBER**

- **Next Regular Meeting:** June 18, 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

May 21

2026

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<u>FINANCIAL SUMMARY</u>	<u>3/31/2026</u>
General Fund Cash & Investment Balance:	\$2,722,902
Reserve Fund Cash & Investment Balance:	\$2,896,827
Debt Service Fund Investment Balance:	\$2,815,772
Mirabay Fund Cash:	\$100,435
Evergreen Fund Cash & Investment Balance:	\$219,346
<b>Total Cash and Investment Balances:</b>	<b>\$8,755,282</b>
<b>General Fund Expense Variance: \$15,084</b>	<b>Over Budget</b>
<b>Reserve Fund Expense Variance: \$361,467</b>	<b>Under Budget</b>
<b>Mirabay Fund Expense Variance: \$114,642</b>	<b>Under Budget</b>
<b>Evergreen Fund Expense Variance: \$24,530</b>	<b>Under Budget</b>

# **Tab 17**



Craig Latimer  
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING  
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Harbor Bay CDD	2845

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or [pthomas@votehillsborough.gov](mailto:pthomas@votehillsborough.gov).

Respectfully,

Patricia "Patti" Thomas  
Administrative Assistant/Candidate Services



# Tab 18



# Quarterly Compliance Audit Report

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## Harbor Bay

**Date:** March 2026 - 1st Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



## ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

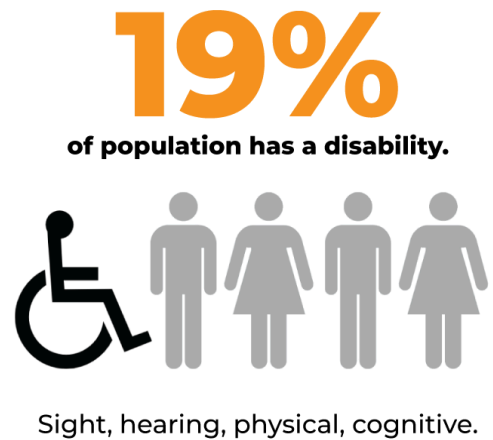
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



### **Contrast and colors**

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



### **Using semantics to format your HTML pages**

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



### **Text alternatives for non-text content**

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



### **Ability to navigate with the keyboard**

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

**Helpful articles:** <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

**Helpful article:** <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

**Helpful article:** <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# **Web Accessibility Glossary**

Assistive technology	Hardware and software for disabled people that
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	enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

# Tab 19

# Harbor Bay CDD | MiraBay Community

Chastity Kelly, General Manager

April 2026 Report

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## Operations Update – Board of Supervisors Summary

The Summer Program currently has 30 children registered for the summer months. Our Camp Counselors and Programs Director are looking forward to a successful and engaging season for the children and families of the community. Planning is also underway for the upcoming After-School Program, and registration flyers will be distributed shortly to residents.

The Club has successfully transitioned to the Clover POS system, which is now fully operational throughout the facility. Management continues to assist residents with securely entering credit card information into the system, and the Club is now PCI compliant.

The Clubhouse continues to experience strong activity levels with a variety of private events, including baby showers, graduation celebrations, and birthday parties. In addition, the Management Team has been actively developing new programming and community events that residents can look forward to throughout the summer season.

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## Facility & Service Updates

- Management team will be working various hours to monitor the ongoing issues at the Parks, Clubhouse, and Courts.
  - Clover is now fully operational
  - We are working on vendor contracts
  - Daily Cocktail & Food Specials have been a big hit with everyone
  - Management is making rounds in the evening at all courts, parks, and boat lift. We are asking for Proxy cards and verifying residents and guests vs. nonresidents.
- 

## Community Concerns & Operational Updates

### Lee T. Kim Park – April 25, 2026 Incident

On April 25, 2026, at approximately 10:08 PM, Management received a resident report regarding a large gathering taking place at Lee T. Kim Park. While concluding operations from a scheduled Club event, the General Manager and Director of Operations responded

to the area and observed an estimated 75+ teenagers and approximately 45 vehicles gathered at the park, including evidence of underage drinking. After speaking with approximately 30 individuals onsite, it was determined that the majority were not MiraBay residents. The Hillsborough County Sheriff's Office arrived approximately 20 minutes after the gathering had dispersed.

### **Recommended Solutions & Enforcement Measures**

- Management recommends the installation of a gate at Lee T. Kim Park, as current park operating hours are Sunrise to Sunset.
  - Individuals found violating posted park hours or trespassing will be subject to enforcement measures in accordance with policies established by the Board of Supervisors.
  - Security personnel for evenings and weekends
- 

### **Envera Security Operations Updates**

Management has been working closely with Evan Mojabai regarding operational concerns and procedural inconsistencies identified within Envera's processes. As a result, Envera has begun retraining team members assigned to the account.

Updated visitor gate procedures now include:

- Verification of the address the visitor is accessing
  - Mandatory ID scanning at the kiosk for recordkeeping and security documentation purposes
- 

### **Main Clubhouse Pool Access & Security**

Management continues to address ongoing concerns regarding non-resident access to the pool facilities, including unauthorized entry through the gym entrance, side gates, and fence jumping.

### **Operational Solutions Implemented**

- Daily wristbands are now issued at the Front Desk for all residents and approved guests to assist staff with visual verification.

- Any individual not wearing a wristband may be asked to present a Proxy Card or resident verification.
  - Non-residents without proper authorization will be asked to leave the property and escorted out by staff if necessary.
  - Residents are being reminded that the gym entrance is designated for fitness center access only and is not intended to serve as a primary entrance for pool access.
- 

### **Admiral Pointe Clubhouse Operations**

Management is requesting that residents hosting gatherings or private functions at Admiral Pointe coordinate all events through the Events Department. This is necessary to ensure proper scheduling, staffing, operational oversight, and avoidance of conflicts with pre-existing reservations or community functions.

### **Parking Concerns**

Parking at Admiral Pointe continues to present operational challenges, including:

- Vehicles parked on landscaping and irrigation systems
- Parking within roundabouts and non-designated areas

Although “No Parking” signage has been installed, compliance remains inconsistent. Management will continue monitoring the area closely and may reevaluate the future availability of Admiral Pointe for private event usage if parking concerns persist.

## **Tab 20**



Harbor Bay CDD / MiraBay Community  
Field Operations Report | Chastity Kelly General Manager  
April 2026 Report

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## Operations Update – Board of Supervisors Summary

### Field Operations Summary – April

Field Operations made meaningful progress in March, with a strong focus on supporting capital improvements, strengthening operational discipline, and advancing team standards.

- **Roof Construction Support:** Construction on the clubhouse roof made it to the second phase and going accordingly. Management still is active in making sure residents will not be affected
- **Pool Stairs** – The stairs will begin on May 11-13<sup>th</sup> for fabrication and tear out , then Field Ops team will paint them, then the treads will be installed, Tentative completion date of mid June.
- **Daily Operations & Pool Readiness:** Morning priorities have been restructured to ensure both pools are fully prepared and operational for the start of each day. This includes cleanliness, safety checks, equipment functionality, and overall presentation to meet resort-style expectations.
- **Operational Efficiency:** A continued focus has been placed on improving the timeliness and consistency of daily task execution. The team is strengthening accountability around daily checklists, work orders, and preventative maintenance to create a more disciplined and efficient workflow.
- **Seasonal Demand Adjustments:** With arrival of school coming to an end for the year, resident activity and weekend pool attendance will increased. Operations are proactively adjusting staffing levels and service support to accommodate higher usage while maintaining service standards.

Overall, April reflects continued progress toward structured, standards-driven operations with a strong emphasis on readiness, safety, and elevated resident experience.

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### Facility & Service Updates

1. American flag banners installed on Mirabay BLVD – These will stay up throughout the summer
2. New photocell installed for boat lift LED lights – Boat lift working properly, still having Envera tech come on 5.13 to make sure it is running properly.
3. Multiple potholes repaired throughout the community
4. New security rope installed around main pool zero entry
5. A.P. pool heaters serviced and cleaned
6. Replaced basketball hoop height adjustment actuator and resecured base plate
7. Repaired major ceiling crack in fitness center
8. Replaced channel light beacons in canals
9. Re braced sauna benches with proper 2x6's
10. New timers installed and adjusted in basketball courts

## Field Operations Concerns

- Courts being mistreated and not respected
- Non-Resident activity in Lee T. Kim Park – we are having to go take care of all the cans and trash left from these events
- Roadways are starting to have more potholes
- Kids not respecting the property of Harbor Bay CDD
  - Kayak's – throwing them in the canals, along with paddles
  - Not locking up after use
- Solutions – Security

# Tab 21

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 Budget Workshop Meeting of the Board of Supervisors of Harbor Bay Community Development District was held on Thursday, April 2, 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
Daniel Leventry Board Supervisor, Assistant Secretary
Michael Rodriguez Board Supervisor, Assistant Secretary
Tim Nargi Board Supervisor, Assistant Secretary

Also present were:

Lynn Hayes District Manager, Rizzetta & Company
Chastity Kelly Director of Operations, Mirabay Clubhouse
Clay Wright CDD District Coordinator

Audience Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the budget workshop meeting to order, conducted rollcall, and verified that a quorum was present. The meeting commenced at 6:00 p.m.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments

No audience comments.

**FOURTH ORDER OF BUSINESS**

**Discussion of Fiscal Year 2026-2027  
Budget**

- **Legal Fees:** The Board of Supervisors discussed a proposed \$260,412 for District Council fees. While current spending projects a higher annual cost due to ongoing litigation, the board agreed to keep the \$260,412 figure as a high watermark for now. A separate \$25,000 for special litigation related to the Best Price Roofing issue was also kept, pending more clarity.
- **Engineering Fees:** The budget for the District Engineer was increased to \$70,000 to reflect increased community activity and an anticipated fee hike. A one-time expense for a structural engineer was zeroed out.
- **Insurance:** A significant decrease in public officials' liability insurance is expected, from a budgeted \$20,000 to an estimated \$5,000, due to a favorable market. A reduction of nearly \$52,000 is also anticipated for general liability and property insurance.
- **Communications & IT:** The Board of Supervisors increased the budget for miscellaneous mailings from \$1,500 to \$2,500 to account for community growth. They also considered increasing the telephone and internet budget to \$50,000 to prepare for a potential 18-23% price hike following Verizon's acquisition of Frontier.
- **Contingency Funds:** A \$50,000 line item previously labeled "emergency relief" was renamed "miscellaneous contingency" to cover unforeseen one-off expenses.

**Maintenance and Operations**

- **Landscaping and Turf:** The Board of Supervisors plan to issue a Request for Proposals (RFP) in June to synchronize landscaping contracts with the new budget cycle. A key point of discussion was ensuring the proposed \$504,000 budget adequately covers maintenance for the Park Square area. A \$100,000 landscape maintenance contingency, established after previous hurricanes, will be kept.
- **Roads and Streetlights:** Funds were allocated for routine road maintenance like pothole repairs, separate from larger capital projects. The streetlights budget was kept at \$200,000 to account for new lights that will be added with the conveyance of roadways. The street sign repair budget was reduced from \$7,500 to \$5,000.
- **Utilities:** The Board of Supervisors reviewed budgets for gate maintenance and the Envera security contract, which includes a 3% increase and charges for new residents. Reductions were proposed for several utility lines based on historical trends. A \$20,000 increase in pool operation costs was attributed to rising chemical prices.

- **Janitorial Services:** The budget was kept at approximately \$89,000 due to increased resident traffic at facilities.

- **Hog Trapping:** A \$18,000 budget for hog trapping sparked a debate on its value, especially since the contract was not formally renewed and insurance issues exist. The discussion was tabled until the next meeting on April 16th.

**Amenities and Special Projects**

- **Mulch:** The budget now separates playground mulch from general community mulch. The board briefly discussed the cost-effectiveness of different mulch types, including hand-laid versus blown-in, and longer-lasting alternatives like rubberized mulch for playgrounds.
- **Clubhouse AC and Roof:** The Board of Supervisors discussed the upcoming replacement of the clubhouse air conditioning unit, which is part of the reserve study. They discussed the need to coordinate this work with a planned roof replacement.
- **Playgrounds & Tennis Courts:** The Board of Supervisors noted that available funds should be used for repairs at LT Kim Park. They maintained a \$9,700 budget for tennis court maintenance to purchase additional Har-Tru clay.

**Reserve Fund and Capital Projects**

Using the updated reserve study as a guide, the Board of Supervisors began planning for FY 2026-2027 capital projects. Key projects identified for the new budget include:

- **Clubhouse Repainting:** They also consolidated two phases of this project totaling \$144,517.
- **Asphalt and Road Repair:** Budgeting for a multi-phase pavement mill and overlay project, intending to include the first three phases.
- **Asphalt Repaving:** The Board of Supervisors agreed to consolidate asphalt repaving projects from phases one (FY 2024) and two (FY 2025) and add the projected cost for phase three (FY 2026). This creates a total planned expenditure of \$995,661, anticipated for execution in FY 2027. The project will include currently owned roads, with plans to request proposals for roads at Little Seneca and Park Square.
- **Clubhouse Area Improvements:** A proposal was introduced to allocate \$125,000 from the reserve fund for "Clubhouse Area Improvements." The project aims to enhance the Outfitters area, making it more functional and creating more revenue-generating table space. The Board of Supervisors determined that a current design and proposal are needed to establish a more accurate cost, as the initial figure was based on a two-year-old estimate.
- **Seawall and Other Projects:** The Board of Supervisors confirmed the seawall cap project is scheduled for FY 2028 and will not impact the FY 2026-2027 budget.

- **District Debt:** A brief discussion covered the district's bonds, noting that the A2 refinance bonds mature in 2033-2034, while the A1 seawall bond matures in 2049.

**MiraBay Funds, Events, and Operational Expenses**

131 The Board of Supervisors reviewed revenues, expenses, and proposed budget  
132 adjustments for various community functions.

- 133 • **Event Budgets:** Due to rising costs, increases were proposed for several  
134 community events. The Harvest Fest budget may increase from \$7,000 to \$18,000,  
135 Santa's Brunch from an unspecified amount to \$6,000 to accommodate more  
136 guests, and the Winter Wonderland budget was increased from \$14,500 to  
137 \$16,000.
- 138 • **Non-Resident Fees:** The Board of Supervisors opted to simplify fees for non-  
139 residents. Instead of separate, à la carte charges for courts, they will establish a  
140 single "non-resident user fee," likely based on the highest lot assessment. Citing  
141 rare usage due to the high cost, they will budget zero revenue from this item.
- 142 • **Clubhouse Coffee Service:** The financial unsustainability of the clubhouse coffee  
143 service was a point of concern. It was noted that the service is significantly over  
144 budget and subject to abuse. While no decision was made, solutions like charging  
145 per cup or creating a "coffee club" were debated.
- 146 • **Program Accounting:** The Board of Supervisors requested more transparent  
147 accounting for youth programs, camps, and events to better understand the  
148 profitability and true costs associated with each, noting that past accounting for  
149 events had often been inaccurate.

150 **Evergreen Fund and Boat Registrations**

151 The Board of Supervisors addressed revenue shortfalls within the Evergreen Fund.

- 152 • Concerns were raised that revenue from boat registrations does not cover  
153 expenditures, requiring the use of the Evergreen Fund to cover the difference. Staff  
154 will conduct a count of all active vessels and registrations to address enforcement.
- 155 • The budget for harbor patrols was increased to \$35,000 to reflect actual costs. A  
156 request was also made for legal clarity on the fund's spending flexibility following  
157 past litigation.

158 *The budget workshop meeting recessed at 7:08 p.m.*

159 *The budget workshop meeting was reconvened at 7:18 p.m.*

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166

167 **FIFTH ORDER OF BUSINESS**

**Audience Comments on Non-Agenda  
Items**

170 A resident commented during the meeting, urging better enforcement of boat  
171 registration payments. The resident also suggested that MiraBay Fund accounting should

---

172 be treated as a profit and loss statement, per GAAP 34 standards, to provide a clearer  
173 picture of profitability for sales-based activities versus community-wide expenses.

174 **SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

175  
176 There were no supervisor requests.

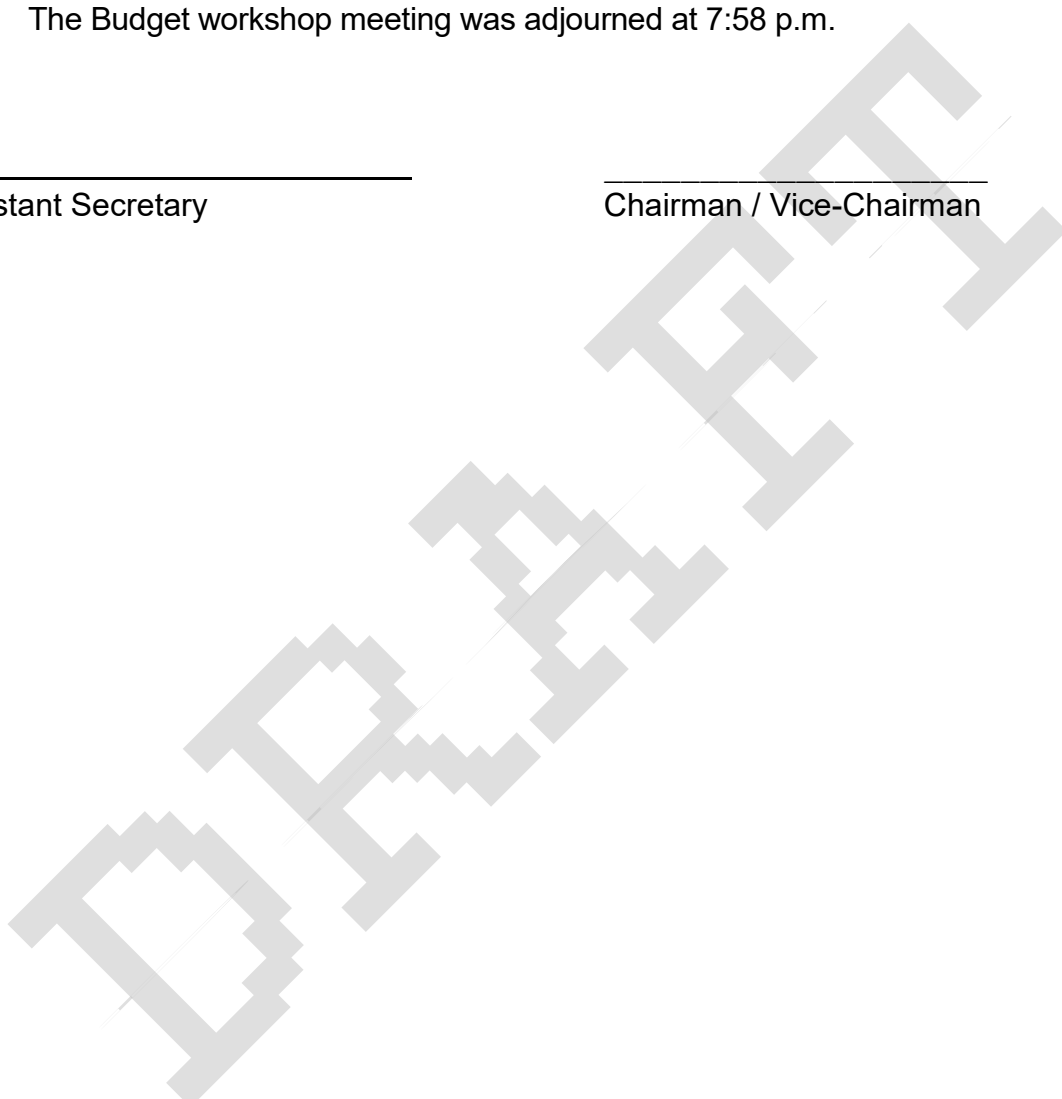
177  
178 **SEVENTH ORDER OF BUSINESS**

**Adjournment**

179  
180 The Budget workshop meeting was adjourned at 7:58 p.m.

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182  
183  
184  
185 \_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman / Vice-Chairman



## **Tab 22**

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, April 16, 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
Tim Nargi Board of Supervisors, Assistant Secretary
Michael Rodriguez Board Supervisor, Assistant Secretary (via conference call)

Also present were:

Darryl Adams District Manager, Rizzetta & Company
Andrew Cohen District Counsel, Persson, Cohen, Mooney
Amy Palmer District Engineer, Lighthouse Engineering, Inc.
Chastity Kelly General Manager, Mirabay Clubhouse
Clay Wright CDD District Coordinator
Michael Gallo Representative, Premier Technologies, Inc.

Audience Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams 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.

Mr. Finley requested a motion for Board Supervisor Michael Rodriguez to appear virtually and have voting privileges.

On a Motion by Mr. Finley, seconded by Mr. Nargi, with two in favor, and one opposed,

50 Mr. Walters, the Board of Supervisors approved the request for Board Supervisor Michael  
51 Rodriguez to appear virtually and have voting privileges for the Harbor Bay Community  
52 Development District Community Development District.

53  
54 On a Motion by Mr. Nargi, seconded by Mr. Finley, with all in favor, the Board of  
55 Supervisors approved the request for Board Supervisor Daniel Leventry to appear  
56 virtually and have voting privileges for the Harbor Bay Community Development District  
57 Community Development District.

58  
59 **THIRD ORDER OF BUSINESS**

**Audience Comments**

60  
61 The Board of Supervisors fielded questions and comments during audience  
62 comments. Audience reported significant lawn damage from wild boars in Mans Harbor,  
63 supported rehiring a trapper and urged action, and applicant requested an L-shaped dock  
64 deviating from master plan's straight dock. Contractor supported L-shape for navigational  
65 safety.

66  
67 **FOURTH ORDER OF BUSINESS**

**Discussion of RFP for District  
Management Services**

68  
69  
70 Mr. Finley presented discussion regarding an RFP for District Management  
71 Services.

72  
73 On a Motion by Mr. Finley, seconded by Mr. Nargi, with all in favor, the Board of  
74 Supervisors approved to dismiss the RFP for District Management Services for Rizzetta &  
75 Company, for Harbor Bay Community Development District.

76  
77 **FIFTH ORDER OF BUSINESS**

**Discussion of Wild Animal Trapping**

78 The Board wants the team to provide proposals for Wild Animal Trapping.

79  
80 **SIXTH ORDER OF BUSINESS**

**Consideration of Sidewalk Grinding &  
Replacement**

81 The Board of Supervisors reviewed the following proposals, ACPLM \$40,412, Steve  
82 Simmons Concrete Inc \$91,890.00, Superior Sidewalk Option 1 All Areas \$109,975.00,  
83 Option 2 Severe & Most Severe \$79,690.00, Option 3 Most Severe \$47,560.00.

84  
85 On a Motion by Mr. Finley, seconded by Mr. Nargi, with all in favor, the Board of  
86 Supervisors approved Steve Simmons Concrete Inc., proposal with revised contract from  
87 District Counsel at a not-to-exceed amount of \$70,000.00 from Reserves, for Harbor Bay  
88 Community Development District.

89 **SEVENTH ORDER OF BUSINESS**

**Discussion on Hurricane Pre/Post  
Storm**

Mr. Finley led discussion. The Board of Supervisors will work on a standard operating

90 procedure for Hurricane Pre/Post Storm. This was table until June 18, 2026, Meeting.

91  
92  
93 **NINTH ORDER OF BUSINESS**

**Staff Reports**

94  
95 **A. Aquatic Report**

- 96  
97 i. Blue Water Fountain Report  
98 The Board of Supervisors reviewed the Fountain Report  
99 ii. Blue Water Aquatic Report.  
100 iii. Consideration of Fountain Proposals

101  
102 The Board of Supervisors reviewed the proposals and wants to get  
103 confirmation from vendors that the fountains are saltwater certified. This  
104 item was tabled.

105  
106 **B. Presentation of LT Kim Landscape Reports**

107  
108 **8.2 Acre Parcel Entitlement Update**

109  
110 The Board of Supervisors previously voted to proceed with exploration, next  
111 step is scheduling attorney presentation.

112  
113 **C. District Counsel**

114  
115 **Park Square:** Compiling estimates for a response and contacting potential litigation  
116 counsel.

117  
118 **Signet Drive:** County staff will evaluate the history of the road's dedications, with a  
119 report due by May 20, 2026.

120  
121 **Clubhouse Roof:** A payment schedule has been established with the contractor.

122  
123 **Best Price Roofing Litigation:** Settlement negotiations are ongoing to recover a  
124 \$73,000 deposit. The company offered \$55,280, and District Counsel is attempting to  
125 negotiate a higher amount. The Board of Supervisors directed District Counsel to  
126 negotiate, with final approval required from the Board of Supervisors.

127  
128 **Moore Sports:** Settlement documents are being finalized.

129  
130 **Resident Demands:** Demand letters for violations (jet ski use, preserve  
131 encroachments) have been sent with response deadlines in late April and early May  
132 2026.

133  
134 **Legislation:** Two bills (sovereign immunity caps, Chapter 190 recall provision) are  
135 awaiting the Governor's decision.

136  
137 **D. District Engineer**

Ms. Palmer provided the following updates:

**Discussion of Roadway Analysis:** Following a preliminary analysis, the Board of Supervisors is developing a detailed scope for a comprehensive improvement plan addressing stormwater, pedestrian, and traffic issues (e.g., speed tables). The goal is to consolidate projects into a single Request For Proposal. Execution is targeted for the first quarter of 2027, starting with the oldest roads. Roads still owned by Park Square cannot be addressed yet.

**Marisol Pointe Erosion Update:** An update revealed several properties with significant holes. The Board of Supervisors directed Staff to get proposals from Hecker for remediating holes three feet or deeper.

**TENTH ORDER OF BUSINESS**

**Consideration of Bathymetric Study Proposal**

On a Motion by Mr. Nargi seconded by Mr. Walters, with all in favor, the Board of Supervisors approved Bathymetric Study Proposal; Hydrographic Dredge Survey for \$28,494.00, for the Harbor Bay Community Development District.

**i. Discussion of Roadway Analysis**

District Engineer will have Request For Proposal with Scope by the May 21, 2026, CDD Meeting.

**ii. Consideration of Dock & Lift Applications**

a. Discussion of 1056 Signet Dock & Lift Application by District Engineer

On a Motion by Mr. Nargi, seconded by Mr. Finley, with all in favor, the Board of Supervisors approved the Dock & Lift Application at 1056 Signet, for Harbor Bay Community Development District.

**iii. Consideration of 5221 Wishing Arch Dock & Lift Application**

On a Motion by Mr. Nargi, seconded by Mr. Walters, with all in favor, the Board of Supervisors approved Dock & Lift Application at 5221 Wishing Arch, for Harbor Bay Community Development District.

**v. Marisol Pointe Erosion Update**

District Engineer to get proposals

179  
180  
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*The meeting recessed at 7:08 p.m.*

On a Motion by Mr. Nargi, seconded by Mr. Walters, with all in favor, the Board of Supervisors to recess the meeting, for Harbor Bay Community Development District.

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*The meeting was reconvened at 7:18 p.m.*

**E. District Coordinator**

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Mr. Wright gave updates from his report.

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190

i. Presentation of Project/Reserve Contract/Tracker

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196

Mr. Wright reviewed the Project/Reserve Contract/Tracker with the Board of Supervisors and invited them to add items. Route work underway; slide stairs: metal work early May, fiberglass treads in 7–8 weeks; HVAC assessment scheduled; café AC restored; mini-split installed; drainage structures cleared at Site 33.

197  
198

**F. District Manager**

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200

i. Presentation of District Manager Report

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203

Mr. Adams confirmed that the Fiscal Year 2026/2027 Proposed Budget Meeting & next Regular CDD Meeting will be held on May 21, 2026, at 6:00 p.m.

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205

**G. Onsite Manager Reports**

206  
207

i. **Director of Operations Report**

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209

Ms. Kelly presented her report.

210  
211

ii. **Consideration of Pirates Bay Athletics Proposal**

212

On a Motion by Mr. Nargi, seconded by Mr. Walters, with all in favor, the Board of Supervisors approved the Pirates Bay Athletics LLC tennis vendor agreement pending receipt of vendor’s W9 and current COI with required insurance coverage for review prior to start date and maintained throughout the agreement term, for Harbor Bay Community Development District.

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217

iii. **Field Operations Manager Report**

Ms. Kelly presented the Field Operations report.

218

**Items/ Business Administration**

Mr. Adams presented the Meeting Minutes of Board of Supervisors Regular Meeting held on March 19, 2026, the Operations & Maintenance Expenditures for February 2026, and the February 2026 Financial Statement.

On a Motion by Mr. Finley, seconded by Mr. Walters, with all in favor, the Board of Supervisors approved the Regular Meeting Minutes of Board of Supervisors held on March 19, 2026, as amended, the January 2026 Financial Statements and ratified the January 2026 Operation & Maintenance Expenditures, Harbor Bay \$228,987.52, Evergreen \$4,018.95 and Mira Bay \$18,812.57, for the Harbor Bay Community Development District.

**ELEVENTH 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 regarding: Seacrest parcel and certain invoices did not have the Rizzetta address on them.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Finley thanked the Board of Supervisors regarding the sidewalks.

Mr. Walters informed the Board of Supervisors that the lights on the basketball court have been on past the programmed time (after 1am) and to have the timers checked.

Mr. Finley stated that he performed a wet check three times in zone B17 and found no issues. He asked the resident to go with him to investigate.

Mr. Rodriquez thanked Ms. Kelly and her team.

Mr. Walters discussed the Summer Music Series, whether it will be Resort Style Music and reminded staff that they need to check IDs.

Mr. Nargi brought up the subject of high-tech cameras and where the cameras are located.

Mr. Finley stated that I.T. is in the Reserve Study and to look at camera upgrades.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Finley, seconded by Mr. Walters, with all in favor, the Board of Supervisors adjourned the Harbor Bay Community Development District Meeting at 9:09 p.m.

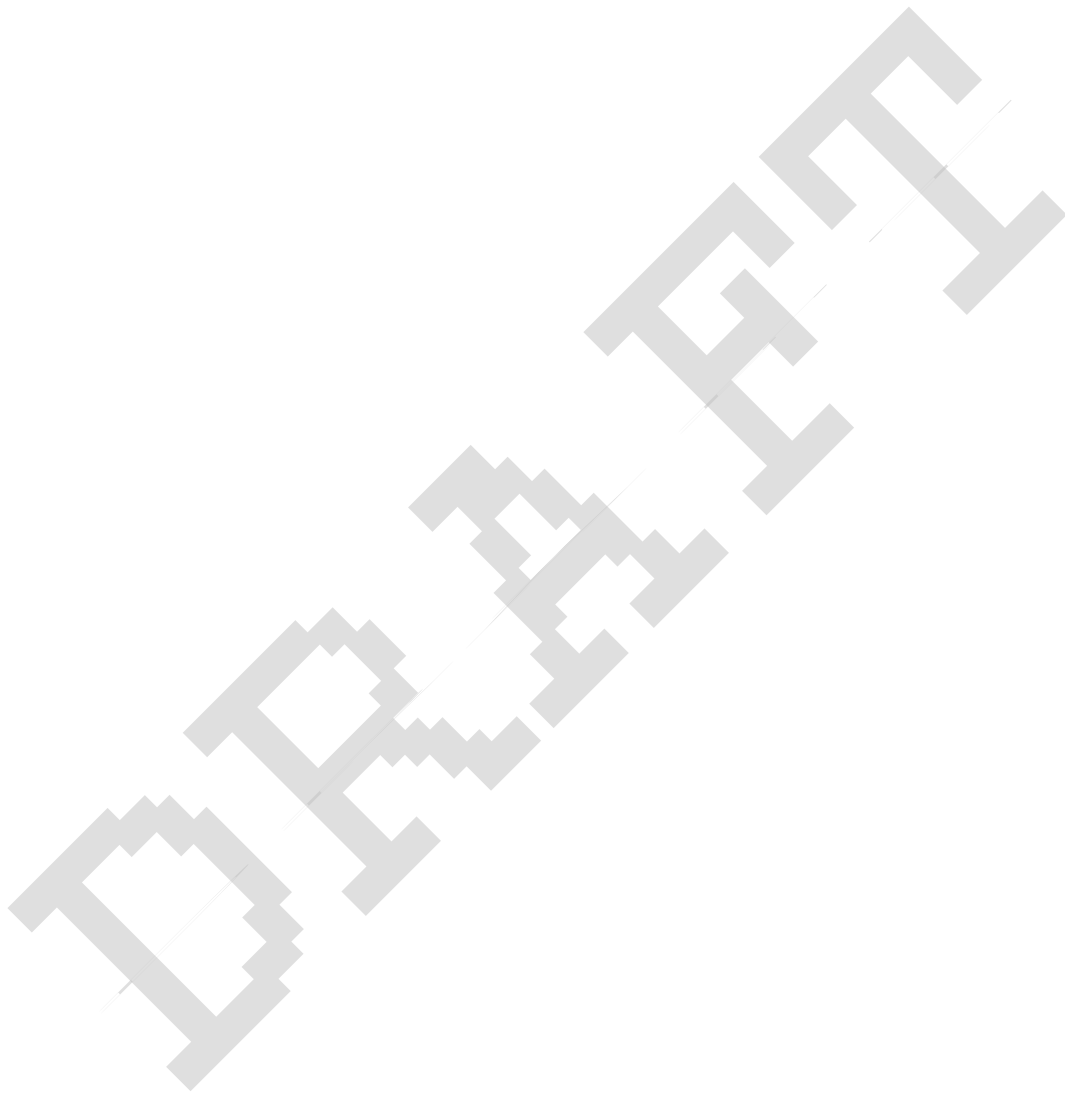
261

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263

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman / Vice-Chairman



## **Tab 23**

# HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA (239) 936-0913  
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

## Operation and Maintenance Expenditures March 2026 For Board Approval

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

The total items being presented:      **\$294,537.61**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Harbor Bay Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Blue Water Aquatics, Inc.	300303	35119	Aquatic Maintenance 02/26	\$ 3,640.00
Blue Water Aquatics, Inc.	300303	35121	Aquatic Plants 12/26	\$ 2,276.50
Business First Insurance	20230326-1	13874962	Workers Comp 02/26	\$ 1,492.67
Charter Communications	20260324-1	2380453030526	5248 Admiral Pointe DR 03/26	\$ 215.88
Charter Communications	20260316-1	2389447022726	107 Manns Harbor 03/26	\$ 341.00
Core Empire, LLC	300286	336	Pressure Washing 02/26	\$ 2,400.00
DirecTV	20260326-3	057414714X260311	107 Manns Harbor 03/26	\$ 334.29
Envera Systems	300295	766095	Video Monitoring 04/26	\$ 18,287.05
Envera Systems	300295	766889	Video Monitoring 03/26 - 04/26	\$ 55.62
EZ Mulch, Inc.	300304	4623	Mulch - Playground 03/26	\$ 16,500.00
FCS, Inc.	300292	751423	Pumping 03/26	\$ 300.00
Frontier Communications	300287	23910000510317205-022526	Phone/Internet/Cable 03/26	\$ 2,700.23
Gas South	20260323-1	150887437405	Utility Services 02/26	\$ 855.76

# Harbor Bay Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
GHS Environmental LLC	300310	2026-261	Mira Bay WUP #11157.006 03/26	\$ 7,075.00
GoTo Communications, Inc.	300288	IN7105221674	Monthly Service 03/26	\$ 236.91
Hanley Pools, LLC	300293	1329	Install Motor and Impeller 03/26	\$ 680.00
Hanley Pools, LLC	300297	1336	Maintenance 03/26	\$ 1,880.36
Hillsborough County BOCC	20260302-1	0506800000-021626	115 Mirabay Blvd 01/26	\$ 491.15
Hillsborough County BOCC	20250330-1	0506800000-031726	115 Mirabay Blvd 02/26	\$ 492.73
Hillsborough County BOCC	20260302-1	1779718759-021826	5248 Admiral Pointe 01/26	\$ 403.23
Hillsborough County BOCC	20260302-1	1985020000-021626	829 A Islebay Dr 01/26	\$ 172.85
Hillsborough County BOCC	20250330-1	1985020000-031726	829 A Islebay Dr 02/26	\$ 322.17
Hillsborough County BOCC	20260302-1	3985020000-021626	5701 Sea Trout PI 01/26	\$ 62.26
Hillsborough County BOCC	20250330-1	3985020000-031726	5701 Sea Trout PI 02/26	\$ 104.80
Hillsborough County BOCC	20260302-1	4106020000-021626	5401 Tybee Island Dr 01/26	\$ 82.07
Hillsborough County BOCC	20250330-1	4106020000-031726	5401 Tybee Island Dr 02/26	\$ 46.40

# Harbor Bay Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 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	20260302-1	4432900000-021826	751 Manns Harbor Dr 01/26	\$ 62.56
Hillsborough County BOCC	20260302-1	4542900000-021626	5405 Merrit Island Dr 01/26	\$ 115.05
Hillsborough County BOCC	20250330-1	4542900000-031726	5405 Merrit Island Dr 02/26	\$ 93.69
Hillsborough County BOCC	20260302-1	4985020000-021626	5702 Tortoise PI 01/26	\$ 45.95
Hillsborough County BOCC	20250330-1	4985020000-031726	5702 Tortoise PI 02/26	\$ 32.15
Hillsborough County BOCC	20260302-1	5432900000-021826	5325 Fishersound Ln 01/26	\$ 102.97
Hillsborough County BOCC	20260302-1	5985020000-021626	5737 Tortoise PI 01/26	\$ 90.23
Hillsborough County BOCC	20250330-1	5985020000-031726	5737 Tortoise PI 02/26	\$ 143.33
Hillsborough County BOCC	20260302-1	6542900000-022126	5231 Point Harbor Ln 01/26	\$ 72.03
Hillsborough County BOCC	20260302-1	6985020000-021626	5704 Sea Turtle PI 01/26	\$ 115.18
Hillsborough County BOCC	20250330-1	6985020000-031726	5704 Sea Turtle PI 02/26	\$ 97.86
Hillsborough County BOCC	20260302-1	7788800000-021826	736 Manns Harbor Dr 01/26	\$ 266.07
Hillsborough County BOCC	20260302-1	7985020000-021626	630 Mirabay Blvd 01/26	\$ 20.12

# Harbor Bay Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 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	20250330-1	7985020000-031726	630 Mirabay Blvd 02/26	\$ 21.00
Hillsborough County BOCC	20260302-1	9406800000-021826	107 Manns Harbor Dr 01/26	\$ 3,051.82
J Courts, Inc.	300282	2456	Tennis Court Services 02/26	\$ 1,662.50
J Courts, Inc.	300281	2457	Tennis Court Services 03/26	\$ 3,325.00
J Courts, Inc.	300281	2460	Maintenance 02/26	\$ 850.96
J Courts, Inc.	300281	2461	Tennis Court Nets 02/26	\$ 800.00
J Courts, Inc.	300281	2462	Tennis Court Resurfacing - Balance 0	\$ 18,450.00
J Courts, Inc.	300311	2468	Tennis Court Services 04/26	\$ 3,325.00
L. K. Industrial Services, Inc.	300276	7795	OSHA Inspection 02/26	\$ 1,580.00
Lee Te Kim Lawn Care	300284	FEB 06859	Monthly Maintenance 02/26	\$ 41,166.66
Lee Te Kim Lawn Care	300284	FEB 06860	Water Use Permit 02/26	\$ 500.00
Lee Te Kim Lawn Care	300284	FEB 06861	Turfgrass Maintenance 02/26	\$ 23,601.67
Lee Te Kim Lawn Care	300284	FEB 06862	Irrigation Maintenance 02/26	\$ 5,166.67

# Harbor Bay Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 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	300284	FEB 06863	Maintenance - Park Square 02/26	\$ 15,000.00
Lee Te Kim Lawn Care	300301	MARCH 06865	Replaced Drive Belt 03/26	\$ 500.00
Lee Te Kim Lawn Care	300301	MARCH 06866	Tree removal 03/26	\$ 14,000.00
Lighthouse Engineering Inc	300285	34	Engineering Services 02/26	\$ 10,095.00
Main Gate Enterprises, Inc.	300298	37170	Service Call 03/26	\$ 235.48
National General Insurance	300308	0000442350-010326	5248 Admiral Point Dr - 0000442350	\$ 2,432.00
Peak Engineering	300307	1370	Engineering Services 10/25	\$ 4,262.50
Peak Engineering	300309	1430	Engineering Services - Final Paymen	\$ 6,125.00
Persson, Cohen & Mooney	300289	6793	Legal Services 02/26	\$ 19,005.00
Phenomenal Exercise Equipment	300277	247027	Maintenance 02/26	\$ 145.00
Phenomenal Exercise Equipment	300302	247080	Maintenance 03/26	\$ 145.00
Republic Services	20260310-1	0696-001332372	Pickup Services 03/26	\$ 1,741.57
Rizzetta & Company, Inc.	300283	INV0000107530	Accounting Services 03/26	\$ 15,963.60

# Harbor Bay Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Schindler Elevator Corporation	300278	4607400024	Monthly Maintenance 02/26	\$ 303.00
Stearns Weaver Miller	300299	16122895	Professional Services 01/26	\$ 602.50
Stearns Weaver Miller	300299	16124575	Professional Services 02/26	\$ 2,280.00
TECO	20260323-2	211009424139-022726	Admiral Pointe - Utility Service 02/26	\$ 84.18
TECO	20260323-2	211009424568-022726	Admiral Pointe - Utility Service 02/26	\$ 1,140.03
TECO	20260323-2	211009425011-022726	Utility Services 02/26	\$ 52.50
TECO	20260323-2	211009425268-022726	Utility Services 02/26	\$ 352.23
TECO	20260323-2	221006323390-022726	Utility Services 02/26	\$ 140.17
TECO	20260323-2	221008458756-022726	Street Lights 02/26	\$ 11,529.74
TECO	20230326-2	311000030115-030626	Utility Services 02/26	\$ 16,227.03
Terminix	300290	469439358	Pest Control 02/26	\$ 781.49
The Observer Group, Inc.	300305	26-00792H	Legal Advertising 03/26	\$ 59.06
Triangle Pool Service	300296	223467	Chlorine & Sulfuric Acid 03/26	\$ 539.40

# Harbor Bay Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 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	300294	223468	Admiral Pointe - Chlorine & Sulfuric 0	\$ 335.40
Triangle Pool Service	300306	2235828	Chlorine 03/26	\$ 614.55
Triangle Pool Service	300279	925170	Chlorine & Sulfuric Acid 02/26	\$ 536.85
USA Services of Florida	300280	FL12284696	Sweeping - Mira Bay 02/26	\$ 1,078.66
USA Services of Florida	300300	FL12285133	Sweeping - Mira Bay 03/26	\$ 1,069.35
USA Services of Florida	300312	FL12285440	Sweeping - Mira Bay 03/26	\$ 900.00
Wells Fargo Financial	300291	5037869508	Contract 450-0078530-000 03/26	\$ 53.92
<b>Report Total</b>				<b><u>\$ 294,537.61</u></b>

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 35119**

**DATE 02/28/2026 TERMS Net 45**

**DUE DATE 04/14/2026**

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
02/12/2026	<b>Pond / Waterway Treatment</b>	Aquatic Services - 1st Visit (Included) Treatment Report Emailed to PM	1	0.00	0.00
02/12/2026	<b>Fountain Inspection &amp; PM Cleaning</b>	Fountain Inspection & Preventative Maintenance Cleaning Services 1st Visit (Included) Service Report Emailed to PM	1	0.00	0.00
02/24/2026	<b>Pond / Waterway Treatment</b>	Aquatic Services - 2nd Visit Treatment Report Emailed to PM	1	3,640.00	3,640.00
02/26/2026	<b>Fountain Inspection &amp; PM Cleaning</b>	Fountain Inspection & Preventative Maintenance Cleaning Services 2nd Visit (Included) Service Report Emailed to PM	1	0.00	0.00
02/28/2026	<b>Monthly Management Report</b>	Monthly Management Report (No Charge) Emailed to PM	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 35121**

**DATE 03/01/2026 TERMS Net 45**

**DUE DATE 04/15/2026**

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
12/11/2025	<b>Aquatic Plants</b>	Aquatic Plants Pond #8 - Littoral Shelf Replanting Per Approved Special Service Agreement Service Report Emailed to PM	1	2,276.50	2,276.50

Pay invoice

SUBTOTAL	2,276.50
TAX	0.00
TOTAL	2,276.50
<b>TOTAL DUE</b>	<b>\$2,276.50</b>

THANK YOU for choosing Blue Water Aquatics, Inc.!



# Workers' Comp Invoice

Amount Due \$1,492.67  
 Policy Number 0521-26376  
 Invoice Level Policy  
 Invoice Date 03/09/2026  
 Invoice ID 13874962

Harbor Bay Comm. Development District  
 107 Manns Harbor Dr  
 Apollo Beach, FL 33572

## Contact Us

Customer Service: 800-282-7648  
 Review Policy/Make a Payment: [www.summitholdings.com](http://www.summitholdings.com)  
 Agency: Shepherd Insurance LLC  
 Agency Phone: 941-924-3808

Unit	State	Policy Term	Description	Due Date	EFT Draft Date	Amount Due
FL		08/13/2025-08/13/2026	<b>Current Invoice</b> February	03/15/2026		\$1,492.67

**\$1,492.67**

If payment has been made to satisfy the total due, please disregard this notice.

▼ Please fold, detach at perforation and return bottom portion with your payment in the enclosed envelope.

Invoice Date: 03/09/2026

Invoice ID: 13874962

Electronic Funds Transfer Authorization or Changes (See Reverse). EFT not available for WebCap Customers.

For Specific Due Date Reference Above		
Policy Number 0521-26376		
EFT Amount to Be Drafted (See Reverse)	Current Charges Due via Check/Online Payment	Past Due - Pay Immediately
\$0.00	\$1,492.67	\$0.00
Total		\$1,492.67

Amount Paid:

BusinessFirst Insurance Company  
 P.O. Box 32034  
 Lakeland, FL 33802-2034

Harbor Bay Comm. Development District  
 107 Manns Harbor Dr  
 Apollo Beach, FL 33572

## Workers' Comp Invoice - Information Page

**Cancellation/Termination:** To maintain workers' compensation insurance coverage, payment must be received by Summit or its affiliates by the due date. Failure to make a payment by the due date may result in your policy being cancelled/terminated and possibly creating a lapse in coverage. Payment received after a notice of termination has been issued does not guarantee coverage or policy reinstatement.

**Electronic Funds Transfer (EFT):** If you have elected to be on the EFT program, all balances due will be drafted on the due date listed (or the next business day), including claims reimbursements and audit premium if applicable. Please note that the actual drafted amount may be less than the listed balance due if there is a credit that has yet to post to your account. If you would like to make changes to future EFT transactions, please contact Customer Service at 1-800-282-7648 or mark the appropriate box(es) below.

**Credits:** If your invoice reflects a credit balance, credits will be applied to any balances due. Remaining credits will be reviewed for refund.

**Dishonored Payments:** If a payment is not honored by your financial institution, we will charge a maximum \$20.00 returned check fee per instance, and your policy coverage may be cancelled/terminated for nonpayment of premium.

We appreciate your business.

Electronic Funds Transfer Authorization  Change  Effective Date of Change \_\_\_\_\_

Authorization is hereby granted to Summit Consulting LLC and its affiliates to initiate monthly deductions from the bank account listed below when the payments are due for this policy. By signing below, you are acknowledging that you are authorized to approve drafts from this bank account. This authorization is subject to the following conditions:

- \* An Electronic Payment Deduction Notice will be mailed notifying of the amount and date to be drafted.
- \* Authorization will remain in effect until Summit Consulting LLC receives a cancellation request from your organization.
- \* We reserve the right to terminate the authorization at any time.

Financial Institution \_\_\_\_\_

ABA/Routing Number \_\_\_\_\_ Bank Account Number \_\_\_\_\_

Printed Name/Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Additional payments to be included in your EFT: Audit  Claims

MAR 13 2024



# Exclusive savings for Spectrum Business Internet customers


**Spectrum Mobile Business Unlimited**  
**4 lines for**  
**\$80** /mo total.  
 Business Internet is required.  
 Corporate Liability plans available.

**Add up to 20 lines at the same low price per line**

- **Unlimited talk, text and data**  
(reduced speeds after 30 GB)
- **No fees** for mobile hotspot data
- **Nationwide 5G** included

J.D. POWER AWARD

**#1 in Customer Satisfaction**  
 for Small Business Internet Service




Call 1-833-740-0764 or Visit [spectrum.com/business/mobile](https://spectrum.com/business/mobile)

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. **BUSINESS UNLIMITED MOBILE:** Per line activation fee, Spectrum Business Internet and Auto Pay required. Devices excluded from offer. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line, 10 GB for Mobile Hotspots. **J.D. POWER AWARD:** For J.D. Power 2025 award information, visit [jdpower.com/awards](https://jdpower.com/awards). Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

BAP-2509-NMOB

SA1QF00F



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
 8633 2390 DY RP 05 03062026 NNNNNNNN 01 000975 0004

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



833712028238045300215889

March 5, 2026



Invoice Number:  
Account Number:  
Security Code:

Harbor Bay Cdd  
2380453030526  
8337 12 028 2380453

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2380 DY RP 05 03082028 NNNNNNNN 01 000975 0004



March 5, 2026  
Invoice Number: 2380453030526  
Account Number: 8337 12 028 2380453  
Security Code:  
Service At: 5248 ADMIRAL POINTE DR  
APOLLO BEACH FL 33572-3429

MAR 13 2026

Auto Pay Notice

**NEWS AND INFORMATION**

**Contact Us**

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

You've been selected for exclusive multi-line mobile savings. Call 1-833-574-1237 now.

**Summary**

Service from 03/05/26 through 04/04/26  
details on following pages

Previous Balance	215.88
Payments Received -Thank You!	-215.88
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	45.00
Spectrum Business™ Internet	160.00
Other Charges	5.00
Taxes, Fees and Charges	5.88
Current Charges	\$215.88
<i>YOUR AUTO PAY WILL BE PROCESSED 03/22/26</i>	
<b>Total Due by Auto Pay</b>	<b>\$215.88</b>

**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  
8833 2390 DY RP 05 03062026 NNNNNNNN 01 000975 0004

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

March 5, 2026

HARBOR BAY CDD

Invoice Number: 2380453030526  
Account Number: 8337 12 028 2380453  
Service At: 5248 ADMIRAL POINTE DR  
APOLLO BEACH FL 33572-3429

**Total Due by Auto Pay** **\$215.88**



CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186





Invoice Number: HARBOR BAY CDD  
 2380453030526  
 Account Number: 8337 12 028 2380453  
 Security Code:

Contact Us  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8533 2350 DY RP 05 03062026 NNNNNNNN 01 000975 0004

**Charge Details**

Previous Balance		215.88
EFT Payment	02/22	-215.88
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 03/05/26 will appear on your next bill.  
 Service from 03/05/26 through 04/04/26

**Spectrum Business™ TV**

Business TV Stream	45.00
	<b>\$45.00</b>

Spectrum Business™ TV Total **\$45.00**

**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
	<b>\$160.00</b>

Spectrum Business™ Internet Total **\$160.00**

**Other Charges**

Payment Processing	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
<b>Other Charges Total</b>	<b>\$5.00</b>

**Taxes, Fees and Charges**

State and Local Sales Tax	0.38
Communications Services Tax	5.50
<b>Taxes, Fees and Charges Total</b>	<b>\$5.88</b>

**Taxes, Fees and Charges Continued**

<b>Current Charges</b>	<b>\$215.88</b>
<b>Total Due by Auto Pay</b>	<b>\$215.88</b>

**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](http://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](http://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.



March 5, 2026



Invoice Number: HARBOR BAY CDD  
2380453030526  
Account Number: 8337 12 028 2380453  
Security Code:

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 DY RP 05 03082028 NNNNNNNN 01 000975 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](mailto: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 **1-704-697-4936**, call **1-877-276-7432** or email [closedcaptioningissues@charter.com](mailto:closedcaptioningissues@charter.com).



March 5, 2026



Invoice Number:  
Account Number:  
Security Code:

HARBOR BAY CDD  
2380453030528  
8337 12 028 2380453

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)

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

8633 2390 DY RP 05 03082026 NNNNNNNN 01 000975 0004



February 27, 2026  
Invoice Number: 2389447022726  
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

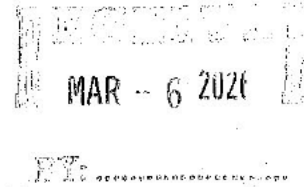
**NEWS AND INFORMATION**

You're eligible for the nation's most reliable Internet. Call 1-844-938-0332.

Connect your business, your way. Call 1-833-711-0577 today.

**Summary** *Service from 02/27/26 through 03/26/26  
details on following pages*

Previous Balance	318.00
Payments Received -Thank You!	-318.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	305.00
Other Charges	36.00
Current Charges	\$341.00
<b>YOUR AUTO PAY WILL BE PROCESSED 03/14/26</b>	
<b>Total Due by Auto Pay</b>	<b>\$341.00</b>



**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 02282026 NNNNNNNN 01 00085 0004

MIRA BAY CLUB  
GMS TAMPA LLC  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

February 27, 2026

MIRA BAY CLUB

Invoice Number: 2389447022726  
Account Number: 8337 12 028 2389447  
Service At: 107 MANN'S HARBOR DR  
APOLLO BEACH FL 33572-3340

**Total Due by Auto Pay \$341.00**



CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186





Invoice Number: MIRA BAY CLUB  
 2389447022726  
 Account Number: 8337 12 028 2389447  
 Security Code:

**Contact Us**  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

6833 2390 DY RP 27 02282026 NNNNNNNN 01 000985 0004

**Charge Details**

Previous Balance		318.00
EFT Payment	02/14	-318.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 02/27/26 will appear on your next bill.  
 Service from 02/27/26 through 03/26/26

**Spectrum Business™ TV**

Spectrum Business Premier		80.00
Spectrum Receivers	15 Receivers at 15.00 each	225.00
		<b>\$305.00</b>
Spectrum Business™ TV Total		\$305.00

**Other Charges**

Broadcast TV Surcharge		31.00
Payment Processing		10.00
Auto Pay Discount		-10.00
Paper Bill Statement Charge		5.00
<b>Other Charges Total</b>		<b>\$36.00</b>
<b>Current Charges</b>		<b>\$341.00</b>
<b>Total Due by Auto Pay</b>		<b>\$341.00</b>

**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](http://spectrum.net/taxesandfees) for more information.

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Continued on the next page...

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm  
 Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call 1-866-519-1263.





MIRA BAY CLUB  
Invoice Number: 2389447022726  
Account Number: 8337 12 028 2389447  
Security Code:

**Contact Us**  
Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8833 2890 DY RP 27 02262026 NNNNNNNN 01 000865 0004

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**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.

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Invoice Number:  
Account Number:  
Security Code:

MIRA BAY CLUB  
2389447022726  
8337 12 028 2389447

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2380 DY RP 27 02282026 NNNNNNNN 01 00985 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 1-833-537-0775.**

Offer good through 04/30/26

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.

# 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- 03-06-26

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 # 336  
Date 02/28/2026  
Business / Tax # 86-3121827

Description	Rate
Pressure wash project yearly contract - areas conveyed by CDD (Community Development District)  - Manns Harbor X BrightonShores - MiraBay Blvd x Townhomes - MiraBay Blvd x Vendors and Sidewalks - Docks	\$2,400.00



Scan to Pay Online

**Subtotal** \$2,400.00  

---

**Total** \$2,400.00

**DIRECTV**  
FOR BUSINESS

**ACCOUNT NUMBER**  
057414714

**DATE DUE**  
03/25/26

**AMOUNT DUE**  
\$334.29

**INVOICE NUMBER**  
057414714X260311

To contact us call 1-888-388-4249

**Summary**

Statement Date: 03/11/26

Page 1 of 1 for:

HARBOR BAY CDD

For Service at:

KYLE DARIN  
107 MANNS HARBOR DR  
APOLLO BEACH, FL 33572-3340

Previous Balance	334.29
Payments	-334.29
Current Charges & Fees	314.98
Adjustments & Credits	-15.00
Taxes	34.31
<b>Amount Due</b>	<b>\$334.29</b>



Call to order  
**1.888.513.0492**

**Activity**

Start	End	Description	Amount
		Previous Balance	334.29
02/25		EFT Payment - Thank You	-334.29
<b>Current Charges for Service Period 03/10/26 - 04/09/26</b>			
03/10	04/09	Music Choice Premium Monthly	49.99
03/10	04/09	Xtra Pack 2of3 Monthly	26.00
03/10	04/09	Xtra Pack 1of3 Monthly	115.99
03/10	04/09	Xtra Pack TV Access Fee 4	60.00
03/10	04/09	Xtra Pack 3of3 Monthly	43.00
<b>Fees</b>			
03/11		Regional Sports Fee	20.00
<b>Adjustments &amp; Credits</b>			
03/10	04/09	Music Choice Premium Save \$15 Off TV Access Fee	-15.00 Credit
Communications Service Tax			34.31
<b>AMOUNT DUE</b>			<b>\$334.29</b>

**Major League Soccer**

As of February 21, 2026, MLS content is included at no additional cost in COMMERCIAL ENTERTAINMENT PACK and higher commercial packages. The MLS Season Pass standalone service has been discontinued. With an eligible base package, you can watch MLS programming on channels 9475-9490. See enclosed insert for details.



1,2,3,6

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

**DIRECTV**  
FOR BUSINESS

**INVOICE NUMBER**  
057414714X260311

**DATE DUE**  
03/25/26

**ACCOUNT NUMBER**  
057414714

**AMOUNT DUE**  
\$334.29

**PAYMENT ENCLOSED**

DO NOT WRITE OTHER COMMENTS ON THIS FORM

CONFIRMATION of Auto Bill Pay Enrollment by ELECTRONIC FUNDS TRANSFER. Payment will occur on or about 03/25/26.

MB 01 006028 04288 H 21 A  
HARBOR BAY CDD  
C/O RIZZETTA & COMPANY  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



500600000000000000057414714 9 0028 00033429 00033429 0

## Ways to pay

Online: [directv.com/BusinessSupport](http://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](mailto: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](http://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](http://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](mailto: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](mailto: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.

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**Thank you for choosing DIRECTV.**

**DIRECTV**  
FOR BUSINESS



**Envera**

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

<b>Invoice</b>	
Invoice Number <b>766095</b>	Date <b>03/01/2026</b>
Customer Number <b>300233</b>	Due Date <b>04/01/2026</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Harbor Bay CDD	300233		03/01/2026	04/01/2026

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 04/01/2026 - 04/30/2026	1.00	\$104.28	\$104.28
1.00	Envera Kiosk System 04/01/2026 - 04/30/2026	1.00	\$1,699.50	\$1,699.50
1.00	Data Management 04/01/2026 - 04/30/2026	1.00	\$257.50	\$257.50
1.00	Bluetooth License 04/01/2026 - 04/30/2026	1.00	\$99.84	\$99.84
1.00	Passive License Plate Cam 04/01/2026 - 04/30/2026	1.00	\$103.00	\$103.00
1.00	Passive Standard Camera 04/01/2026 - 04/30/2026	1.00	\$128.75	\$128.75
1.00	Burglar Alarm Monitoring 04/01/2026 - 04/30/2026	1.00	\$20.60	\$20.60
1.00	Active Video Monitoring 04/01/2026 - 04/30/2026	1.00	\$927.00	\$927.00
1.00	Active Video Monitoring 04/01/2026 - 04/30/2026	1.00	\$144.20	\$144.20

Date	Invoice #	Description	Amount	Balance Due
3/1/2026	766095	Monitoring Services	\$18287.05	\$18287.05

**Envera**

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

<b>Invoice</b>	
Invoice Number <b>766095</b>	Date <b>03/01/2026</b>
Customer Number <b>300233</b>	Due Date <b>04/01/2026</b>

Net Due: \$18,287.05

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

<b>Invoice</b>	
Invoice Number <b>766095</b>	Date <b>03/01/2026</b>
Customer Number <b>300233</b>	Due Date <b>04/01/2026</b>

Page: 2

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Harbor Bay CDD	300233		03/01/2026	04/01/2026

Quantity	Description	Months	Rate	Amount
1.00	Service & Maintenance 04/01/2026 - 04/30/2026	1.00	\$1,708.22	\$1,708.22
1.00	Service & Maintenance 04/01/2026 - 04/30/2026	1.00	\$51.27	\$51.27
1.00	Virtual Gate Guard Monitoring 04/01/2026 - 04/30/2026	1.00	\$13,042.89	\$13,042.89
			<b>Subtotal:</b>	<b>\$18287.05</b>
			<b>Tax</b>	\$0.00
			<b>Payments/Credits Applied</b>	\$0.00
			<b>Invoice Balance Due:</b>	<b>\$18287.05</b>

Date	Invoice #	Description	Amount	Balance Due
3/1/2026	766095	Monitoring Services	\$18287.05	\$18287.05

**Envera**

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

<b>Invoice</b>	
Invoice Number <b>766095</b>	Date <b>03/01/2026</b>
Customer Number <b>300233</b>	Due Date <b>04/01/2026</b>

Net Due: \$18,287.05

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

<b>Invoice</b>	
Invoice Number <b>766889</b>	Date <b>03/09/2026</b>
Customer Number <b>300233</b>	Due Date <b>05/01/2026</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Harbor Bay CDD	300233		03/09/2026	05/01/2026

Quantity	Description	Months	Rate	Amount
1.00	Harbor Bay CDD - Mirabay, Admiral Pointe, Bay Breeze, Apollo Beach, FL Add Res as of 2/28/26 03/01/2026 - 04/30/2026	2.00	\$27.81	\$55.62
			<b>Subtotal:</b>	<b>\$55.62</b>
	<b>Tax</b>			\$0.00
	<b>Payments/Credits Applied</b>			\$0.00
			<b>Invoice Balance Due:</b>	<b>\$55.62</b>

MyEnvera Count as of 2/28/26. 3 additional homes @ \$9.27 each

Date	Invoice #	Description	Amount	Balance Due
3/9/2026	766889	Monitoring Services	\$55.62	\$55.62

**Envera**

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

<b>Invoice</b>	
Invoice Number <b>766889</b>	Date <b>03/09/2026</b>
Customer Number <b>300233</b>	Due Date <b>05/01/2026</b>

**Net Due: \$55.62**

**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

**EZ Mulch now American GroundPro**

PO Box 550512

Jacksonville, FL 32255

+19042545366

AR@americangroundpro.com

**Invoice****BILL TO**

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

**SHIP TO**

Harbor Bay Community Development  
 District c/o Rizzetta & Company  
 Playgrounds  
 107 Manns Harbor Dr  
 Apollo Beach, Florida 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
4623	03/13/2026	\$16,500.00	04/12/2026	Net 30	

DATE	PRODUCT / SERVICE	DESCRIPTION	AMOUNT
	<b>Playground Chips - TPA</b>	Installation of Certified Playground mulch as directed and indicated on the approved map with a total installed amount of 120 yards. Installed at a 9" depth.  Clubhouse Playground 107 Manns Harbor Drive Apollo Beach, FL 33572  Clayton Wright - 813.514.0400 CWright@Rizzetta.com	6,000.00
	<b>Playground Chips - TPA</b>	Installation of Certified Playground mulch as directed and indicated on the approved map with a total installed amount of 140 yards. Installed at a 9" depth.  L.T. Kim Playground 428 Mirabay Blvd. Apollo Beach, FL 33572	7,000.00
	<b>Playground Chips - TPA</b>	Installation of Certified Playground mulch as directed and indicated on the approved map with a total installed amount of 70 yards. Installed at a 10" depth.  Wolf Creek Playground 564 Manns Harbor Drive Apollo Beach, FL 33572	3,500.00

We appreciate your payment. If you choose this method of payment, please send remittance notification to [ar@fcmindustries.com](mailto:ar@fcmindustries.com). Thank you for your business. We look forward to working with you in the future!

BALANCE DUE

**\$16,500.00**

ACH Instructions

Beneficiary: FCM Industries Opco, LLC

Please call for details



# FCS INC.

## 751423

## INVOICE # 751423

### Recycling GT Waste & Yellow Oil

PERMIT # PCH0111-7/31/2026 LIC # CFC1429860

HC-FogBmp

Date- 03-06-26

GL Code- 53400 4325

**REMIT TO:**  
 3813 126th Avenue N.  
 Clearwater, FL 33762  
 (727) 576-1111 24 Hr Emg.

ACCOUNT #

Approved by- *[Signature]*

NAME Harbor Bay CDD (The Mira Bay)  
 ADDRESS 3434 Colwell Avenue Ste 200  
 CITY Tampa  
 STATE FL 33614

PUMPINGS	JETTINGS	CAR WASH	TRAPS	INTERCEPTORS	LIFTSTATION	DRAINFIELD	SEPTIC	OB	PAY THIS AMOUNT	PHONE NUMBER	CK. #	CREDIT CARD	C.O.D.	NET 10
										(813) 649-1500				X
2	0	0	0	1	0	0	0	0	\$300.00					

COMMENTS Baffle intact and unobstructed  NA  Yes  Needs Repair  
 Cover secure & in good condition  Yes  Needs Repair  
 Inlet/outlet pipes intact and in place  Yes  Needs Repair  
 Walls & bottom in good condition  Yes  Needs Repair

**TOTAL** \$300.00

Interceptor T-1 Grease Cap: 3 Est. Inch, Bottom Solids: 6 Est. Inch, Total Depth: 48  
 Condition: T-2 Grease Cap: \_\_\_\_\_ Est. Inch, Bottom Solids: \_\_\_\_\_ Est. Inch Total Depth: \_\_\_\_\_ Time In 1100 Out 1120  
 T-3 Grease Cap: \_\_\_\_\_ Est. Inch, Bottom Solids: \_\_\_\_\_ Est. Inch Total Depth: \_\_\_\_\_ AM/PM AM/PM  
 T-4 Grease Cap: \_\_\_\_\_ Est. Inch, Bottom Solids: \_\_\_\_\_ Est. Inch Total Depth: \_\_\_\_\_  
 T-5 Grease Cap: \_\_\_\_\_ Est. Inch, Bottom Solids: \_\_\_\_\_ Est. Inch Total Depth: \_\_\_\_\_

DRIVER: Jos DECAL # Study TAG# \_\_\_\_\_ Volume Pumped (1000)  
 T1-Side Right D\*48 1000-G

The Mira Bay 107 Manns Harbor Drive Apollo Beach FL 33572

February August  
 Pumped 9/2/2025FF

Pump From 8:30-11am

Mark-918.361.0186

*Copy To Jan*

RT# 45 Brandon-Riverview

Customer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Customer Name: \_\_\_\_\_

Driver Signature: \_\_\_\_\_

Date: 2-28-2026

CERTIFICATION: I certify that the above information is true and accurate. I further certify that said device was completely pumped and cleaned, and no materials were pumped back into the device or the Jurisdiction Utilities wastewater collection system. I understand that falsification of this information is a violation of the Jurisdiction Utilities Ordinances and I may be subject to enforcement action in accordance with the provisions set forth therein (PCCS #126-613).

ACCEPTANCE OF WORK PERFORMED. I find the service and materials rendered and installed in connection with the above work mentioned, to have been completed in a satisfactory manner. I agree that the amount set forth on this contract in the space labeled "TOTAL" to be the total and complete charge. I agree to pay reasonable attorney's fees and court costs in the event of legal action.

Discharge Approval: On this date 2/28/26 and time 1:40 PM the waste listed in this manifest were approved for discharge, and were disposed by the hauler at the following permitted treatment facility: Grease Depot

Operator Signature: [Signature] Disposal Manifest # 171130

Comments: \_\_\_\_\_

UNIFIED MANIFEST • Retain this form at least 3 years in your files.

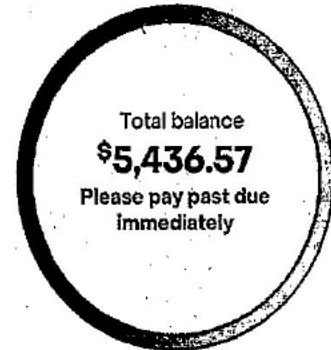


HARBOR BAY COMMUNITY Account Number:  
DEVELOP 239-100-0051-031720-5  
PIN:

Billing Date:  
Feb 25, 2026  
Billing Period:  
Feb 25 - Mar 24, 2026

Hi HARBOR BAY COMMUNITY DEVELOP,

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



**Bill history**

Previous balance	\$7,880.21
Payment received by Feb 25, thank you	-\$5,143.87
Prior bill period balance	\$2,736.34
<b>Please pay past due immediately</b>	<b>\$2,736.34</b>

Service summary	Previous month	Current month
📶 Bundle	\$2,590.50	\$2,590.50
🕒 One-Time Charges	\$91.16	↓\$55.05
🏠 Taxes and Fees	\$54.68	\$54.68
<b>Total services</b>	<b>\$2,736.34</b>	<b>\$2,700.23</b>
<b>Total balance</b>		<b>\$5,436.57</b>

\$2,700.23 due Mar 21

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit [frontier.com/myfrontierapp](http://frontier.com/myfrontierapp)

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



P.O. Box 211579  
Eagan, MN 55121-2879

6790 0107 -DY RP 25 02252026 NNNNNNNY 01 000001 0034

HARBOR BAY COMMUNITY DEVELOP  
PO BOX 32414  
CHARLOTTE NC 28232-2414

Total balance  
**\$5,436.57**

Due by  
Mar 21

Account number  
239-100-0051-031720-5

Amount enclosed  
\$

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



814001239100005103172000000000000005436575



HARBOR BAY COMMUNITY Account Number:  
DEVELOP 239-100-0051-031720-5

Billing Date:  
Feb 25, 2026

DIM.

Billing Period:  
Feb 25 - Mar 24, 2026

## WAYS TO PAY YOUR BILL



Easy, simple, secure payments with Auto Pay at [frontier.com/autopay](https://frontier.com/autopay)



Download the MyFrontier<sup>o</sup> app



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



### PAYING YOUR BILL

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

### IMPORTANT MESSAGES

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

### SERVICE TERMS

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



**HARBOR BAY COMMUNITY** Account Number:  
**DEVELOP 239-100-0051-031720-5**

PIN:

Billing Date:  
**Feb 25, 2026**

Billing Period:  
**Feb 25 - Mar 24, 2026**

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

---

### Master Summary Activity

---

#### Summary of charges by Account

Phone Number	Amount
239-017-3244 0	\$439.08
239-100-0051 0	\$55.05
239-113-4095 0	\$508.57
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	\$665.67

---

**Total current month charges** **\$2,700.23**

---

#### Account Payments

Payment received from 239-100-0051 \$5,143.87





HARBOR BAY CDD	Account Number:	Billing Date:
107 MANNS HARBOR DR	<b>239-017-3244-092203-5</b>	<b>Feb 25, 2026</b>
OFC OFC	PIN:	Billing Period:
APOLLO BEACH FL 33572334C		<b>Feb 25 - Mar 24, 2026</b>

---

**Bundle**
**Monthly Charges**

02.25-03.24	FiberOptic Internet for Business 75/75 2YR	\$160.98
	5 IP Addresses	\$30.00
	FiberOptic TV Extreme HD Private	\$189.99
	Sports/Broadcast TV Fee	\$29.99
	Digital Adapter Rental	\$5.99
(2)	TV Standard Set-Top Box	\$22.00
<b>Bundle Total</b>		<b>\$438.95</b>

---

**Taxes and Fees**

	FCC Regulatory Recovery Fee	\$0.13
	Video	\$0.13
<b>Taxes and Fees Total</b>		<b>\$0.13</b>

---

<b>Total current month charges</b>	<b>\$439.08</b>
Amount Transferred to 239-100-0051	\$439.08

---

**Frontier Bundled Video Service**
**Total Video Programming Charges**

	FiberOptic TV Extreme HD Private	\$189.99
	Sports/Broadcast TV Fee	\$29.99
<b>Total</b>		<b>\$219.98</b>

**239-017-3244**

88/KQXA/413598/ JVZFL



HARBOR BAY COMMUNITY DEVELOP  
760 WINTERSIDE DR  
APOLLO BEACH FL 335720000

Account Number:  
**239-100-0051-031720-5**  
PIN:

Billing Date:  
**Feb 25, 2026**  
Billing Period:  
**Feb 25 - Mar 24, 2026**

**One-Time Charges**

Late Payment Fee

\$55.05

One-Time Charges Total

\$55.05

**Total current month charges**

**\$55.05**

Account Activity

2391000051

Qty	Description	Order number	Effective date	Charge
1	Late Payment Fee		2026-02-25	\$55.05
Total				\$55.05



HARBOR BAY CDD Account Number:  
5248 ADMIRAL POINTE DR 239-113-4095-021516-5  
APOLLO BEACH FL 33572 PIN:

Billing Date:  
**Feb 25, 2026**  
Billing Period:  
**Feb 25 - Mar 24, 2026**

**Bundle**

**Monthly Charges**

02.25-03.24	FiberOptic Extreme HD Pub	\$209.99
	Sports/Broadcast TV Fee	\$29.99
	HD Set Top Box	\$17.49
	FiberOptic Internet for Business 150/150 2YR	\$250.97
<b>Bundle Total</b>		<b>\$508.44</b>

**Taxes and Fees**

FCC Regulatory Recovery Fee	\$0.13
Video	\$0.13

**Taxes and Fees Total** \$0.13

**Total current month charges** \$508.57

Amount Transferred to 239-100-0051 \$508.57

**Frontier Bundled Video Service**

**Total Video Programming Charges**

FiberOptic Extreme HD Pub	\$209.99
Sports/Broadcast TV Fee	\$29.99

**Total** \$239.98

239-113-4095

88/KQXA/948869/ /VZFL



HARBOR BAY CDD Account Number:  
426 MIRABAY BLVD **239-157-7717-030314-5**  
APOLLO BEACH FL 33572 PIN:

Billing Date:  
**Feb 25, 2026**  
Billing Period:  
**Feb 25 - Mar 24, 2026**

---

**Bundle**

**Monthly Charges**

02.25-03.24 FiberOptic Internet for Business 75/75 2YR \$160.98

**Bundle Total** \$160.98

---

**Total current month charges** \$160.98

Amount Transferred to 239-100-0051 \$160.98

239-157-7717

88/KQXA/480617/ /NZFL





HARBOR BAY CDD Account Number:  
103 MIRABAY BLVD **239-167-4348-030314-5**  
TAMPA FL 33572 PIN:

Billing Date:  
**Feb 25, 2026**  
Billing Period:  
**Feb 25 - Mar 24, 2026**

**Bundle**

**Monthly Charges**

02.25-03.24 FiberOptic Internet for Business 75/75 2YR \$160.98

**Bundle Total \$160.98**

**Total current month charges \$160.98**

Amount Transferred to 239-100-0051 \$160.98

239-167-4348

88/KQXA/480599/ NVZFL





HARBOR BAY CDD Account Number:  
632 BALIBAY RD 239-179-7790-030314-5  
APOLLO BEACH FL 33572 PIN:

Billing Date:  
**Feb 25, 2026**  
Billing Period:  
**Feb 25 - Mar 24, 2026**

**Bundle**

**Monthly Charges**

02.25-03.24

FiberOptic Internet for Business 75/75 2YR

\$160.98

**Bundle Total**

\$160.98

**Total current month charges**

**\$160.98**

Amount Transferred to 239-100-0051

\$160.98

239-179-7790

88/KQXA/480628/ VZFL





HARBOR BAY CDD Account Number:  
 200 MIRABAY BLV **305-157-2694-022714-5**  
 APOLLO BEACH FL 33572 PIN:

Billing Date:  
**Feb 25, 2026**  
 Billing Period:  
**Feb 25 - Mar 24, 2026**

**Bundle**

**Monthly Charges**

02.25-03.24	FiberOptic Internet for Business 75/75 2YR	\$160.98
-------------	--	----------

<b>Bundle Total</b>		<b>\$160.98</b>
---------------------	--	-----------------

<b>Total current month charges</b>		<b>\$160.98</b>
------------------------------------	--	-----------------

Amount Transferred to 239-100-0051		\$160.98
------------------------------------	--	----------



**305-157-2694**

88/KQXA/478765/ /VZFL



HARBOR BAY COMMUNITY Account Number:  
DEVELOPME **813-641-0919-072716-5**  
APOLLO BEACH FL 33572 PIN:

Billing Date:  
**Feb 25, 2026**  
Billing Period:  
**Feb 25 - Mar 24, 2026**

---

**Bundle**

**Monthly Charges**

02.25-03.24

FiberOptic Internet 25/25 Static

\$125.98

**Bundle Total**

\$125.98

---

**Total current month charges**

**\$125.98**

Amount Transferred to 239-100-0051

\$125.98





---

ES - HARBOR BAY CDD Account Number:  
564 MANNS HARBOR DR **813-645-0799-081518-5**  
APOLLO BEACH FL 33572 PIN:

Billing Date:  
**Feb 25, 2026**  
Billing Period:  
**Feb 25 - Mar 24, 2026**

---

**Bundle**

**Monthly Charges**

02.25-03.24 FiberOptic Internet 25/25 Static \$135.98

**Bundle Total** \$135.98

---

**Total current month charges** \$135.98

Amount Transferred to 239-100-0051 \$135.98





HARBOR BAY CDD Account Number:  
301 MANN'S HARBOR DR **813-645-3359-032520-5**  
APOLLO BEACH FL 33572 PIN:

Billing Date:  
**Feb 25, 2026**  
Billing Period:  
**Feb 25 - Mar 24, 2026**

---

**Bundle**

**Monthly Charges**

02.25-03.24 FiberOptic Internet 75 Static IP \$125.98

**Bundle Total** \$125.98

---

**Total current month charges** \$125.98

Amount Transferred to 239-100-0051 \$125.98





HARBOR BAY COMMUNITY DEVELOP  
 107 MANNS HARBOR DR  
 OFC OFC  
 APOLLO BEACH FL 335723340

Account Number:  
**813-649-1333-101813-5**  
 PIN:

Billing Date:  
**Feb 25, 2026**  
 Billing Period:  
**Feb 25 - Mar 24, 2026**

### Bundle

#### Monthly Charges

02.25-03.24	(3)	Frontier Additional Line - Basic 2 Year Solutions Bundle 2 Yr	\$315.00
	(4)	Federal Primary Carrier Centrex Line	\$157.00
	(4)	Federal Subscriber Line Charge - Centrex	\$71.96
		Carrier Cost Recovery Surcharge	\$36.80
	(4)	Access Recovery Charge Multi Line - Centrex	\$13.99
		Frontier Roadwork Recovery Surcharge	\$12.00
			\$4.50

**Bundle Total** **\$611.25**

### Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$36.06
Federal USF Recovery Charge	\$18.36
<b>Federal Taxes</b>	<b>\$54.42</b>

**Taxes and Fees Total** **\$54.42**

**Total current month charges** **\$665.67**

Amount Transferred to 239-100-0051 **\$665.67**

### Caller Summary Report

Phone #	Calls	Minutes	Amount
813-649-1333	18	12	\$0.00
Total	18	12	\$0.00

### Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Late	18	12	\$0.00
Total	18	12	\$0.00



**HARBOR BAY COMMUNITY** Account Number:  
**DEVELOP 239-100-0051-031720-5**

PIN:

Billing Date:  
**Feb 25, 2026**

Billing Period:  
**Feb 25 - Mar 24, 2026**

If you have a question or concern about Closed Captioning on any program, please call the Frontier Center for Customers with Disabilities at 1-877-462-6606 or email [Video.Closed.Captioning@ftr.com](mailto:Video.Closed.Captioning@ftr.com) Written correspondence can be faxed to 1-805-262-0728, or mailed to Frontier Communications, 2560 Teller Road, Thousand Oaks, CA 91320, Attn: Kate Card. DO NOT mail payment to this address.

For up-to-date channel information please visit: <http://frontier.com/channelupdates>

If your unresolved complaint involves FiberOptic TV, you may contact the Florida Department of Agriculture and Consumer Services, Florida Capital, Tallahassee, FL 32399-0800 or 1-800-435-7352. Your FCC Community ID is: FL1304

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$55.05 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

The Federal Communications Commission (FCC) and the Federal Trade Commission (FTC) have established a free National Do Not Call Registry to help consumers avoid telemarketing calls. If you previously registered a number with your State Do Not Call Registry, it should be registered with the National Registry. To verify a number is on the National Registry, register a new number, or to file a complaint, visit [www.donotcall.gov](http://www.donotcall.gov) or call the FTC toll-free number at 1-888-382-1222 (TTY users, 1-866-290-4236) from the number to be registered. You must re-register if your phone number changes. Registered numbers remain on the National Registry until you actively delete them. Business numbers may not be included on the list. The National Do Not Call Registry is regularly updated, and telemarketers are required to synchronize their call lists with the Registry at least every 31 days. Certain organizations (such as political groups, not-for-profits and telephone surveys) are exempt from the Do Not Call Registry. In addition, federal law permits entities with whom you have an established business relationship to call you as well as when you have given your consent to be called.





**HARBOR BAY COMMUNITY** Account Number:  
**DEVELOP** **239-100-0051-031720-5**

PIN:

Billing Date:  
**Feb 25, 2026**

Billing Period:  
**Feb 25 - Mar 24, 2026**





The Difference is Good.

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

Bill Date: 03/02/26  
Plan: Florida Index Zone 3

Pay Online: GasSouth.com/pay

Message Center

Invoice Number: 150887437405

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

MAR - 9 2026

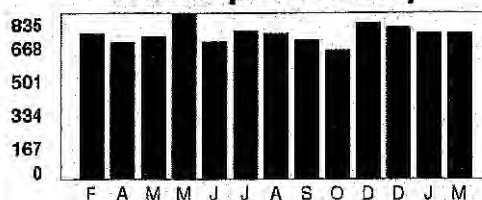
Local Distributor: Peoples Gas System Emergencies or Leaks: 877.832.6747 Gas South Customer Care: 866.426.2491 | BizRelations@GasSouth.com

Gas South Account Number	Balance Forward	New Charges	New Charges Due Date	Total Amount Due
1507180292	\$0.00	\$855.76	Mar 22, 2026	\$855.76

**S Explanation of Charges**

Previous Balance	\$563.37
Payment	\$563.37 CR
<b>Balance Forward</b>	<b>\$0.00</b>
Gas Charges	\$704.20
Transportation ---- (@ \$0.08563) ----	\$62.54
Fuel Charge ---- (@ 2.45%) ----	\$17.25
Pipeline Charge (@ \$0.00831 Per Therm)	\$6.07
Customer Service Fee	\$5.00
Pool Fee	\$1.00
FL State Tax	\$47.76
Sales Taxes	\$11.94
Municipal Public Service Tax	\$0.00
<b>Total New Charges</b>	<b>\$855.76</b>
<b>Total Amount Due</b>	<b>\$855.76</b>

**Consumption History**



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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 \$855.76

MB 01 001439 88680 H 6 B

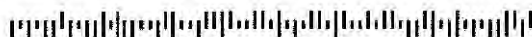


HARBOR BAY CDD GASLIGHTS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

**Amount Enclosed**

\$855.76 will be automatically deducted from your bank account.

GAS SOUTH  
PO BOX 530552  
ATLANTA GA 30353-0552



0 20260322 0 15071802928 0 00000000000000 0 0000000085576 5 2



## Paying Your Bill

### AutoPay

Visit [GasSouth.com/pay](http://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](http://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](mailto: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](mailto:BizRelations@GasSouth.com), or PO Box 723728, Atlanta GA 31139-99419.

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## 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:





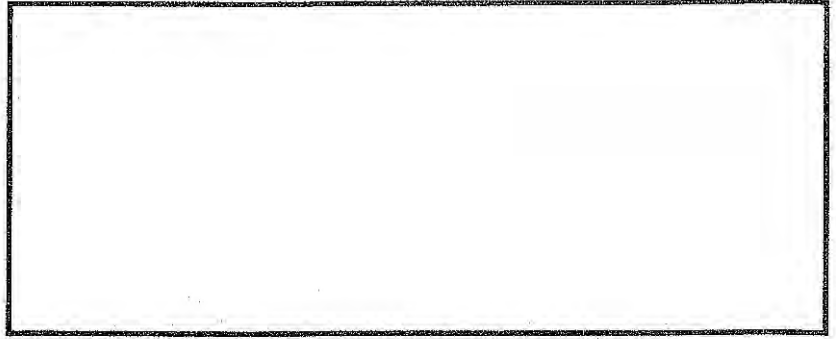
The Difference is Good.

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

Bill Date: 03/02/26  
Plan: Florida Index Zone 3

Pay Online: GasSouth.com/pay

Message Center (cont.)



Local Distributor: Peoples Gas System Emergencies or Leaks: 877.832.6747 Gas South Customer Care: 866.426.2491 | BizRelations@GasSouth.com

**How We Calculated Your Gas Charges** (LDC Number:211009425268)

Meter Start	Meter End	Days of Service	Therms Used		Rate per Therm		Gas Charges
01/27/2026	01/31/2026	5	117.81	X	0.6060	=	71.39
02/01/2026	02/26/2026	26	612.59	X	1.0330	=	632.81
01/27/2026	02/26/2026	31	730.40		Total	=	704.20

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www.ghsenvironmental.com  
 P.O. Box 55802  
 St Petersburg, FL 33732

# Invoice

Date: 3/25/2026  
 Invoice #: 2026-261

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

Project: MiraBay WUP #11157.006  
 Proposal #: 24-618  
 P.O. #:

Due Date	Service Date:
3/25/2026	2025

Task #	Description	Project Compl...	Amount
Task 1	WUP Modification	100.00%	1,000.00
Task 3	Permit Fee	100.00%	75.00
Task 4 - 24-618.02	Pumpage Review	100.00%	1,500.00
Task 5 - 24-618.02	GIS Review	100.00%	3,500.00
Task 6 - 24-618.02	Additional Correspondence with district	100.00%	1,000.00

<b>PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE</b>	<b>Total</b>	<b>\$7,075.00</b>
<b>Please make all checks payable to GHS Environmental</b> <b>There will be a 10% charge per month on any payments</b> <b>received after the initial 30 days. If you have any questions</b> <b>concerning this invoice please contact us at 727-667-6786.</b> <b>THANK YOU FOR YOUR BUSINESS!</b>	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Balance Due</b>	<b>\$7,075.00</b>



GoTo Communications, Inc.

# INVOICE

Invoice Date 03/01/2026  
 Invoice # IN7105221674  
 PO #  
 Customer ID CN-520144-2005  
 Terms **AutoPay Scheduled**  
 Due Date 03/16/2026  
 Currency US Dollar

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

Date- 03-06-26  
 GL Code- 572004103  
 Approved by- [Signature]

### 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 03/01/2026 - 03/31/2026	10	17.95	\$179.50
Primary	Conference Device - Monthly Service Charge 03/01/2026 - 03/31/2026	1	17.95	\$17.95
Primary	Standard Phone Numbers (DID) 03/01/2026 - 03/31/2026	5	0.5	\$2.50
Primary	Included minutes in plan 02/01/2026 - 02/28/2026	398.3	0	\$0.00
Primary	SMS Compliance - Monthly Campaign - Low Usage 03/01/2026 - 03/31/2026	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

Date- 03-06-26  
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 1329**

**DATE** 03/05/2026 **TERMS** Due on receipt

**DUE DATE** 03/05/2026

**DESCRIPTION**

**AMOUNT**

Install 15 hp motor  
and impeller with  
new shaft seal

680.00

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 680.00

TAX 0.00

TOTAL 680.00

**TOTAL DUE \$680.00**

**Ways to pay**

BANK

[View and pay](#)

**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- 03-13-26

GL Code- 57200 4833

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 1336**

**DATE** 03/11/2026 **TERMS** Due on receipt

**DUE DATE** 03/11/2026

DESCRIPTION	AMOUNT
3/9/2026 Replaced bad contactor and over loads. Checked both amps and volts after installing the new contactor. Volt 120 per lag and 208 across phases. Amp A 35 B 35 C 37.	1,880.36

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	1,880.36
TAX	0.00
TOTAL	1,880.36

**TOTAL DUE \$1,880.36**

**Ways to pay**

BANK

[View and pay](#)

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 Florida

<b>CUSTOMER NAME</b> HARBOR BAY CDD	<b>ACCOUNT NUMBER</b> 0506800000	<b>BILL DATE</b> 02/16/2026	<b>DUE DATE</b> 03/09/2026
--	-------------------------------------	--------------------------------	-------------------------------

Service Address: 115 MIRABAY BLVD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
700664850	01/15/2026	1242534	02/16/2026	1256278	13744 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$41.51
Water Base Charge	\$96.55
Water Usage Charge	\$15.39
Sewer Base Charge	\$233.99
Sewer Usage Charge	\$97.17

**Summary of Account Charges**

Previous Balance	\$540.35
Net Payments - Thank You	\$-540.35
Total Account Charges	\$491.15
<b>AMOUNT DUE</b>	<b>\$491.15</b>

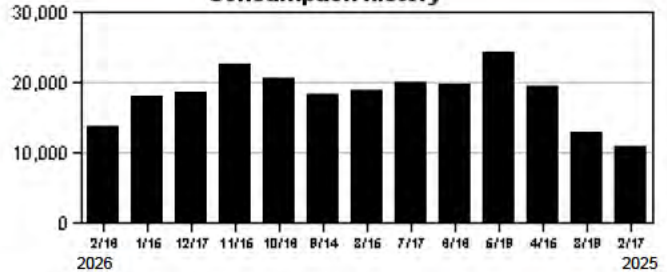
**Important Message**

This account has ACH payment method  
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

**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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**

**DUE DATE** 03/09/2026

**Auto Pay Scheduled  
DO NOT PAY**

\*\*Single-Piece\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

371 0

0005068000008 00000491159





Hillsborough County Florida

<b>CUSTOMER NAME</b> HARBOR BAY CDD	<b>ACCOUNT NUMBER</b> 0506800000	<b>BILL DATE</b> 03/17/2026	<b>DUE DATE</b> 04/07/2026
--	-------------------------------------	--------------------------------	-------------------------------

Service Address: 115 MIRABAY BLVD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
700664850	02/16/2026	1256278	03/17/2026	1270163	13885 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$41.93
Water Base Charge	\$96.55
Water Usage Charge	\$15.55
Sewer Base Charge	\$233.99
Sewer Usage Charge	\$98.17

**Summary of Account Charges**

Previous Balance	\$491.15
Net Payments - Thank You	\$-491.15
<b>Total Account Charges</b>	<b>\$492.73</b>
<b>AMOUNT DUE</b>	<b>\$492.73</b>

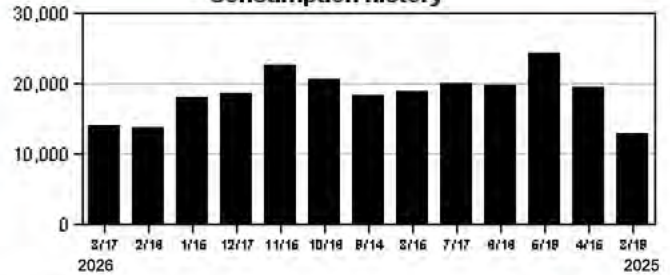
**Important Message**

This account has ACH payment method  
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

**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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**

**DUE DATE** 04/07/2026

**Auto Pay Scheduled  
DO NOT PAY**

\*\*Single-Piece\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

366 0

0005068000008 00000492736





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT	1779718759	02/18/2026	03/11/2026

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	01/20/2026	15416	02/17/2026	15620	20400 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$61.61
Water Base Charge	\$47.39
Water Usage Charge	\$28.66
Sewer Base Charge	\$114.80
Sewer Usage Charge	\$144.23

**Summary of Account Charges**

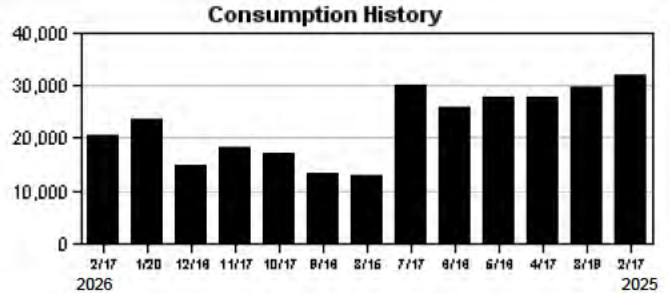
Previous Balance	\$445.39
Net Payments - Thank You	\$-445.39
Total Account Charges	\$403.23
<b>AMOUNT DUE</b>	<b>\$403.23</b>

**Important Message**

This account has ACH payment method  
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

**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: 1779718759



**ELECTRONIC PAYMENTS BY CHECK OR**  
 Automated Payment Line: (813) 307-1000  
 Internet Payments: [HCFL.gov/WaterBill](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**

\*\*Single-Piece\*\*  
 HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

1,590 0

DUE DATE	03/11/2026
<b>Auto Pay Scheduled DO NOT PAY</b>	



0017797187592 00000403238



Hillsborough County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	1985020000	02/16/2026	03/09/2026

**Summary of Account Charges**

Previous Balance	\$314.89
Net Payments - Thank You	\$-314.89
Total Account Charges	<b>\$172.85</b>
<b>AMOUNT DUE</b>	<b>\$172.85</b>

**Important Message**

This account has ACH payment method  
Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**

\*\*Single Piece\*\*  
HARBOR BAY CDD  
4530 EAGLE FALLS PLACE  
TAMPA FL 33619

2621 0

DUE DATE	03/09/2026
<b>Auto Pay Scheduled DO NOT PAY</b>	



0019850200007 00000172858



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	1985020000	02/16/2026	03/09/2026

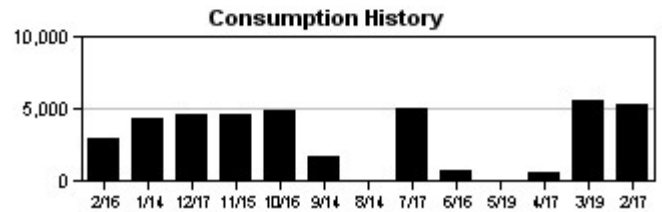
Service Address: 829 A ISLEBAY DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703608932	01/14/2026	38848	02/16/2026	41815	2967 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$8.96
Water Base Charge	\$13.58
Water Usage Charge	\$3.32
<b>Total Service Address Charges</b>	<b>\$32.40</b>



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	1985020000	02/16/2026	03/09/2026

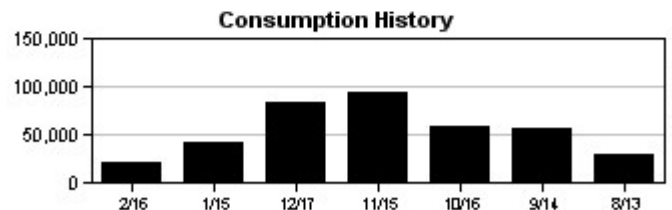
Service Address: 607A PINCKNEY DR - IRRIG

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705977010	01/15/2026	363207	02/16/2026	383475	20268 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$61.21
Water Base Charge	\$36.67
Water Usage Charge	\$36.03
<b>Total Service Address Charges</b>	<b>\$140.45</b>





Hillsborough County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	1985020000	03/17/2026	04/07/2026

**Summary of Account Charges**

Previous Balance	\$172.85
Net Payments - Thank You	\$-172.85
Total Account Charges	<b>\$322.17</b>
<b>AMOUNT DUE</b>	<b>\$322.17</b>

**Important Message**

This account has ACH payment method  
Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**

\*\*Single-Piece\*\*  
HARBOR BAY CDD  
4530 EAGLE FALLS PLACE  
TAMPA FL 33619

1,479 0

DUE DATE	04/07/2026
<b>Auto Pay Scheduled DO NOT PAY</b>	



0019850200007 00000322172



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	1985020000	03/17/2026	04/07/2026

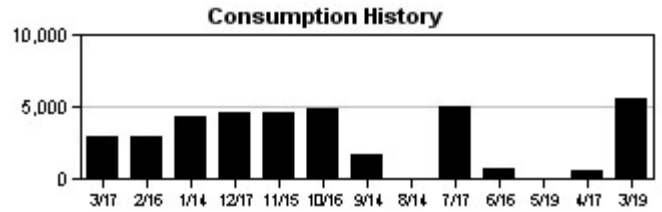
Service Address: 829 A ISLEBAY DR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703608932	02/16/2026	41815	03/17/2026	44744	2929 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$8.85
Water Base Charge	\$13.58
Water Usage Charge	\$3.28
<b>Total Service Address Charges</b>	<b>\$32.25</b>



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	1985020000	03/17/2026	04/07/2026

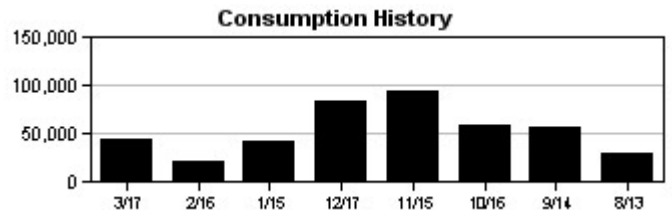
Service Address: 607A PINCKNEY DR - IRRIG

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705977010	02/16/2026	383475	03/17/2026	427124	43649 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$131.82
Water Base Charge	\$36.67
Water Usage Charge	\$114.89
<b>Total Service Address Charges</b>	<b>\$289.92</b>





Hillsborough County Florida

<b>CUSTOMER NAME</b> HARBOR BAY CDD	<b>ACCOUNT NUMBER</b> 3985020000	<b>BILL DATE</b> 02/16/2026	<b>DUE DATE</b> 03/09/2026
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Service Address: 5701 SEA TROUT PL I

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705833512	01/15/2026	41205	02/16/2026	46890	5685 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$17.17
Water Base Charge	\$32.18
Water Usage Charge	\$6.37

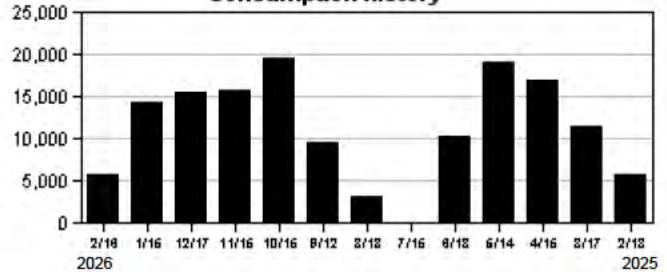
**Summary of Account Charges**

Previous Balance	\$102.76
Net Payments - Thank You	\$-102.76
Total Account Charges	<b>\$62.26</b>
<b>AMOUNT DUE</b>	<b>\$62.26</b>

**Important Message**

This account has ACH payment method  
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

Consumption History



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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**

\*\*\*Single-Piece\*\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

443 8

<b>DUE DATE</b>	03/09/2026
<b>AMOUNT DUE</b>	\$62.26
<b>AMOUNT PAID</b>	



0039850200005 00000062265



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	3985020000	03/17/2026	04/07/2026

Service Address: 5701 SEA TROUT PL I

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705833512	02/16/2026	46890	03/17/2026	61525	14635 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$44.20
Water Base Charge	\$32.18
Water Usage Charge	\$21.88

**Summary of Account Charges**

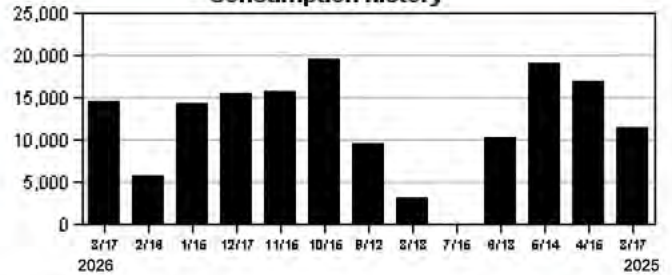
Previous Balance	\$62.26
Net Payments - Thank You	\$-62.26
Total Account Charges	<b>\$104.80</b>
<b>AMOUNT DUE</b>	<b>\$104.80</b>

**Important Message**

This account has ACH payment method

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

Consumption History



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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**

\*\*Single-Piece\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

414 8

DUE DATE	04/07/2026
AMOUNT DUE	\$104.80
AMOUNT PAID	



0039850200005 00000104802



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	4106020000	02/16/2026	03/09/2026

Service Address: 5401 TYBEE ISLAND DR I

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703387130	01/15/2026	106047	02/15/2026	117798	11751 GAL	ACTUAL	WATER

**Service Address Charges**

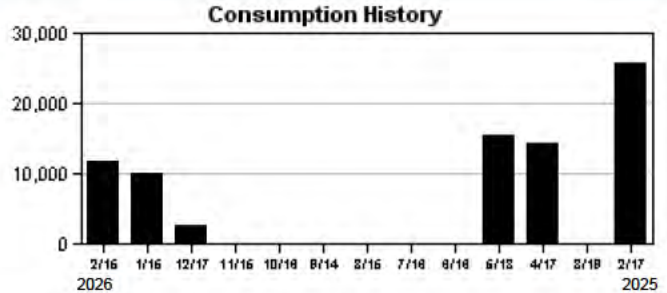
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$35.49
Water Base Charge	\$13.58
Water Usage Charge	\$26.46

**Summary of Account Charges**

Previous Balance	\$71.16
Net Payments - Thank You	-\$71.16
Total Account Charges	<b>\$82.07</b>
<b>AMOUNT DUE</b>	<b>\$82.07</b>

**Important Message**

This account has ACH payment method  
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.



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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**

\*\*\*Single-Piece\*\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

543 8

DUE DATE	03/09/2026
AMOUNT DUE	\$82.07
AMOUNT PAID	



0041060200007 00000082073



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	4106020000	03/17/2026	04/07/2026

Service Address: 5401 TYBEE ISLAND DR I

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703387130	02/15/2026	117798	03/17/2026	123712	5914 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$17.86
Water Base Charge	\$13.58
Water Usage Charge	\$8.42

**Summary of Account Charges**

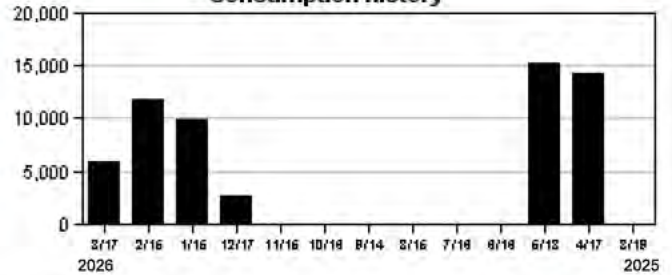
Previous Balance	\$82.07
Net Payments - Thank You	\$-82.07
Total Account Charges	<b>\$46.40</b>
<b>AMOUNT DUE</b>	<b>\$46.40</b>

**Important Message**

This account has ACH payment method

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

Consumption History



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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**

\*\*Single-Piece\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

517 8

DUE DATE	04/07/2026
AMOUNT DUE	\$46.40
AMOUNT PAID	



0041060200007 00000046409



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	443290000	02/18/2026	03/11/2026

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	01/19/2026	632437	02/18/2026	640752	8315 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$25.11
Water Base Charge	\$19.01
Water Usage Charge	\$11.90

**Summary of Account Charges**

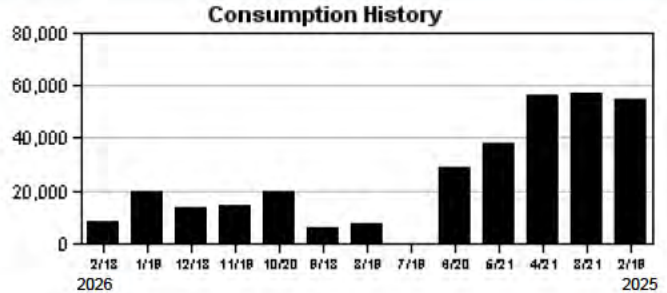
Previous Balance	\$134.87
Net Payments - Thank You	-\$134.87
Total Account Charges	\$62.56
<b>AMOUNT DUE</b>	<b>\$62.56</b>

**Important Message**

This account has ACH payment method  
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

**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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**

\*\*Single-Piece\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

1,356 0

DUE DATE	03/11/2026
<b>Auto Pay Scheduled DO NOT PAY</b>	



0044329000002 00000062562



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	4542900000	02/16/2026	03/09/2026

Service Address: 5405 MERRITT ISLAND DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703396362	01/15/2026	151730	02/16/2026	168330	16600 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$50.13
Water Base Charge	\$13.58
Water Usage Charge	\$44.80

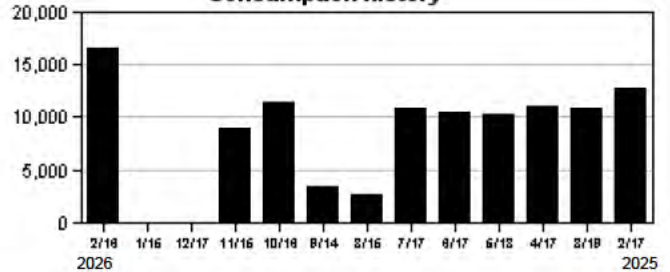
**Summary of Account Charges**

Previous Balance	\$20.13
Net Payments - Thank You	\$-20.13
Total Account Charges	\$115.05
<b>AMOUNT DUE</b>	<b>\$115.05</b>

**Important Message**

This account has ACH payment method  
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

Consumption History



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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**

\*\*Single-Piece\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

804 8

DUE DATE	03/09/2026
AMOUNT DUE	\$115.05
AMOUNT PAID	



0045429000008 00000115055



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	4542900000	03/17/2026	04/07/2026

Service Address: 5405 MERRITT ISLAND DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703396362	02/16/2026	168330	03/17/2026	181983	13653 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$41.23
Water Base Charge	\$13.58
Water Usage Charge	\$32.34

**Summary of Account Charges**

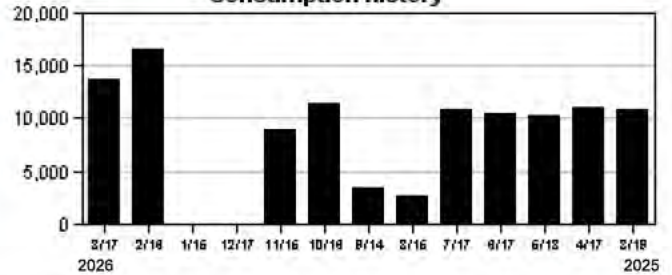
Previous Balance	\$115.05
Net Payments - Thank You	\$-115.05
Total Account Charges	<b>\$93.69</b>
<b>AMOUNT DUE</b>	<b>\$93.69</b>

**Important Message**

This account has ACH payment method

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

Consumption History



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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**

\*\*Single-Piece\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

837 8

DUE DATE	04/07/2026
AMOUNT DUE	\$93.69
AMOUNT PAID	



0045429000008 00000093690



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	4985020000	02/16/2026	03/09/2026

Service Address: 5702 TORTOISE PL I

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705840548	01/15/2026	73816	02/15/2026	77431	3615 GAL	ACTUAL	WATER

**Service Address Charges**

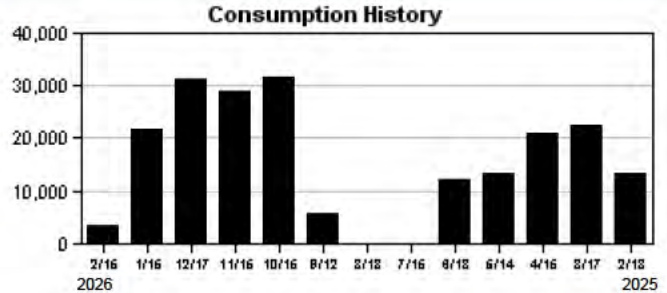
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$10.92
Water Base Charge	\$24.44
Water Usage Charge	\$4.05

**Summary of Account Charges**

Previous Balance	\$146.32
Net Payments - Thank You	\$-146.32
Total Account Charges	\$45.95
<b>AMOUNT DUE</b>	<b>\$45.95</b>

**Important Message**

This account has ACH payment method  
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.



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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**

\*\*Single-Piece\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

1,177 8

DUE DATE	03/09/2026
AMOUNT DUE	\$45.95
AMOUNT PAID	



0049850200004 00000045955



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	4985020000	03/17/2026	04/07/2026

Service Address: 5702 TORTOISE PL I

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705840548	02/15/2026	77431	03/16/2026	77714	283 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$0.85
Water Base Charge	\$24.44
Water Usage Charge	\$0.32

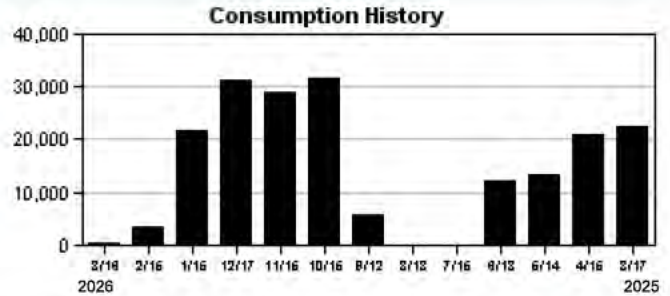
**Summary of Account Charges**

Previous Balance	\$45.95
Net Payments - Thank You	\$-45.95
<b>Total Account Charges</b>	<b>\$32.15</b>
<b>AMOUNT DUE</b>	<b>\$32.15</b>

**Important Message**

This account has ACH payment method

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.



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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**

\*\*Single-Piece\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

1,159 8

<b>DUE DATE</b>	04/07/2026
<b>AMOUNT DUE</b>	\$32.15
<b>AMOUNT PAID</b>	



0049850200004 00000032151



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	543290000	02/18/2026	03/11/2026

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	01/21/2026	114651	02/18/2026	129779	15128 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$45.69
Water Base Charge	\$13.58
Water Usage Charge	\$37.16

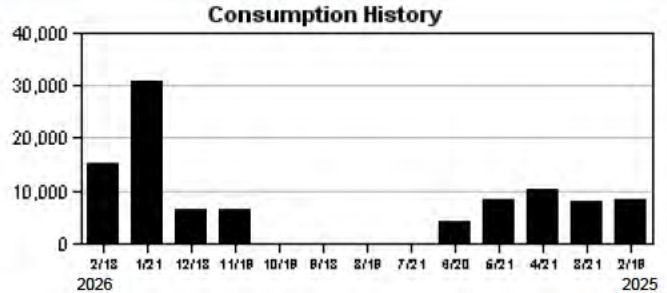
**Summary of Account Charges**

Previous Balance	\$235.28
Net Payments - Thank You	\$-235.28
Total Account Charges	<b>\$102.97</b>
<b>AMOUNT DUE</b>	<b>\$102.97</b>

**Important Message**

This account has ACH payment method

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.



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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**

\*\*Single-Piece\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

2.300 8

DUE DATE	03/11/2026
AMOUNT DUE	\$102.97
AMOUNT PAID	



0054329000001 00000102970



Hillsborough County Florida

<b>CUSTOMER NAME</b> HARBOR BAY CDD	<b>ACCOUNT NUMBER</b> 5985020000	<b>BILL DATE</b> 02/16/2026	<b>DUE DATE</b> 03/09/2026
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Service Address: 5737 TORTOISE PL I

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705842166	01/15/2026	36586	02/16/2026	49672	13086 GAL	ACTUAL	WATER

**Service Address Charges**

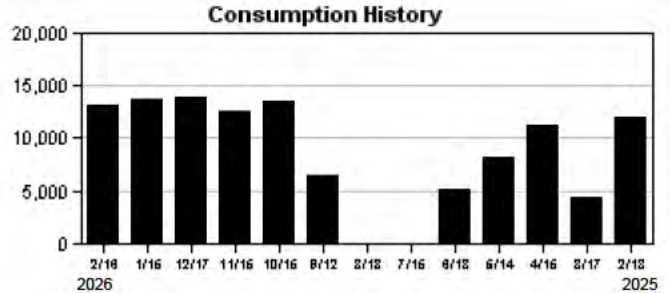
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$39.52
Water Base Charge	\$13.58
Water Usage Charge	\$30.59

**Summary of Account Charges**

Previous Balance	\$94.47
Net Payments - Thank You	\$-94.47
Total Account Charges	<b>\$90.23</b>
<b>AMOUNT DUE</b>	<b>\$90.23</b>

**Important Message**

This account has ACH payment method  
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.



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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**

\*\*\*Single-Piece\*\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

1,878 8

<b>DUE DATE</b>	03/09/2026
<b>AMOUNT DUE</b>	\$90.23
<b>AMOUNT PAID</b>	



0059850200003 00000090233



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	5985020000	03/17/2026	04/07/2026

Service Address: 5737 TORTOISE PL I

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705842166	02/16/2026	49672	03/17/2026	69716	20044 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$60.53
Water Base Charge	\$13.58
Water Usage Charge	\$62.68

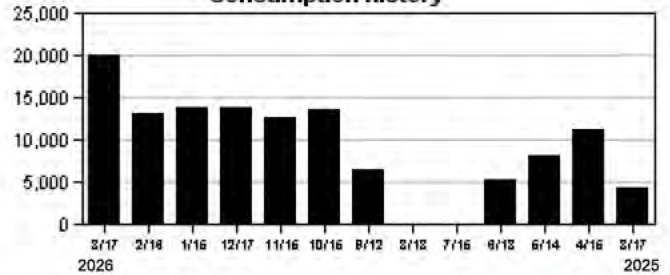
**Summary of Account Charges**

Previous Balance	\$90.23
Net Payments - Thank You	\$-90.23
Total Account Charges	<b>\$143.33</b>
<b>AMOUNT DUE</b>	<b>\$143.33</b>

**Important Message**

This account has ACH payment method  
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**

\*\*Single-Piece\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

1.876 8

DUE DATE	04/07/2026
AMOUNT DUE	\$143.33
AMOUNT PAID	



0059850200003 00000143339



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HARBOR BAY CDD	6542900000	02/18/2026	03/11/2026

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	01/21/2026	211702	02/17/2026	221810	10108 GAL	ACTUAL	WATER

**Service Address Charges**

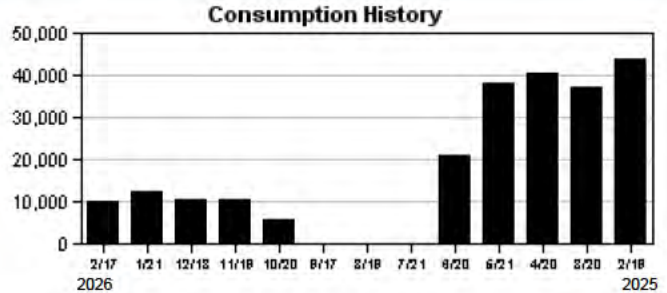
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$30.53
Water Base Charge	\$13.58
Water Usage Charge	\$21.38

**Summary of Account Charges**

Previous Balance	\$85.52
Net Payments - Thank You	\$-85.52
Total Account Charges	\$72.03
<b>AMOUNT DUE</b>	<b>\$72.03</b>

**Important Message**

This account has ACH payment method  
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.



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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**

\*\*Single-Piece\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

721 8

DUE DATE	03/11/2026
AMOUNT DUE	\$72.03
AMOUNT PAID	



0065429000006 00000072033



Hillsborough County Florida

<b>CUSTOMER NAME</b> HARBOR BAY CDD	<b>ACCOUNT NUMBER</b> 6985020000	<b>BILL DATE</b> 02/16/2026	<b>DUE DATE</b> 03/09/2026
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Service Address: 5704 SEA TURTLE PL I

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705822406	01/15/2026	48210	02/16/2026	64825	16615 GAL	ACTUAL	WATER

**Service Address Charges**

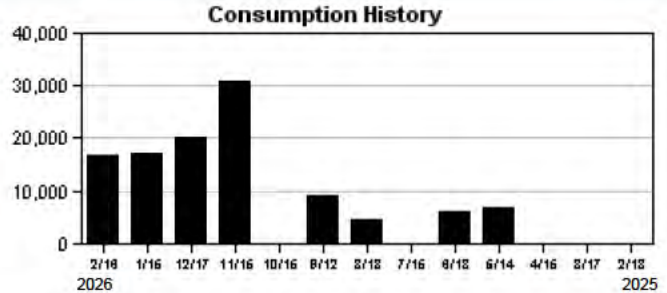
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$50.18
Water Base Charge	\$13.58
Water Usage Charge	\$44.88

**Summary of Account Charges**

Previous Balance	\$118.86
Net Payments - Thank You	\$-118.86
Total Account Charges	\$115.18
<b>AMOUNT DUE</b>	<b>\$115.18</b>

**Important Message**

This account has ACH payment method  
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.



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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**

\*\*Single-Piece\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

<b>DUE DATE</b>	03/09/2026
<b>AMOUNT DUE</b>	\$115.18
<b>AMOUNT PAID</b>	





Hillsborough County Florida

<b>CUSTOMER NAME</b> HARBOR BAY CDD	<b>ACCOUNT NUMBER</b> 6985020000	<b>BILL DATE</b> 03/17/2026	<b>DUE DATE</b> 04/07/2026
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Service Address: 5704 SEA TURTLE PL I

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705822406	02/16/2026	64825	03/17/2026	79161	14336 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$43.29
Water Base Charge	\$13.58
Water Usage Charge	\$34.45

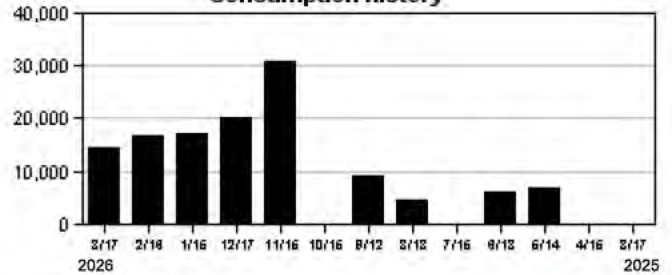
**Summary of Account Charges**

Previous Balance	\$115.18
Net Payments - Thank You	\$-115.18
<b>Total Account Charges</b>	<b>\$97.86</b>
<b>AMOUNT DUE</b>	<b>\$97.86</b>

**Important Message**

This account has ACH payment method  
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**

\*\*Single-Piece\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

<b>DUE DATE</b>	04/07/2026
<b>AMOUNT DUE</b>	\$97.86
<b>AMOUNT PAID</b>	





Hillsborough County Florida

<b>CUSTOMER NAME</b> HARBOR BAY CDD	<b>ACCOUNT NUMBER</b> 7788800000	<b>BILL DATE</b> 02/18/2026	<b>DUE DATE</b> 03/11/2026
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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	01/21/2026	669790	02/18/2026	709416	39626 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$119.67
Water Base Charge	\$63.42
Water Usage Charge	\$76.44

**Summary of Account Charges**

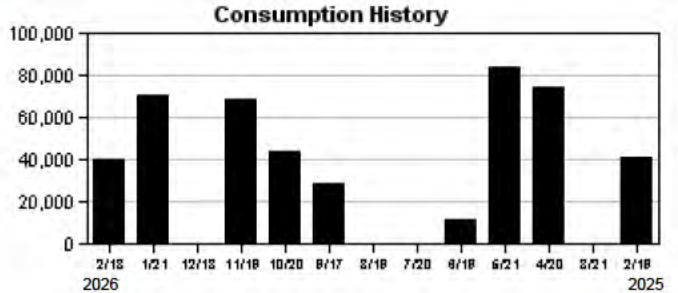
Previous Balance	\$459.00
Net Payments - Thank You	\$-459.00
Total Account Charges	\$266.07
<b>AMOUNT DUE</b>	<b>\$266.07</b>

**Important Message**

This account has ACH payment method  
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

**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: 7788800000



**ELECTRONIC PAYMENTS BY CHECK OR**  
 Automated Payment Line: (813) 307-1000  
 Internet Payments: [HCFL.gov/WaterBill](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**

\*\*Single-Piece\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

1,797 0

<b>DUE DATE</b>	03/11/2026
<b>Auto Pay Scheduled DO NOT PAY</b>	



0077888000005 00000266072



Hillsborough County Florida

<b>CUSTOMER NAME</b> HARBOR BAY CDD	<b>ACCOUNT NUMBER</b> 7985020000	<b>BILL DATE</b> 02/16/2026	<b>DUE DATE</b> 03/09/2026
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Service Address: 630 MIRABAY BLVD I

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703576730	01/15/2026	47800	02/16/2026	47800	0 GAL	ACTUAL	WATER

**Service Address Charges**

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

**Summary of Account Charges**

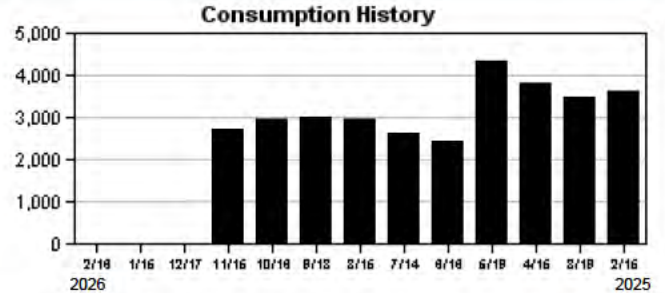
Previous Balance	\$20.12
Net Payments - Thank You	\$-20.12
Total Account Charges	\$20.12
<b>AMOUNT DUE</b>	<b>\$20.12</b>

**Important Message**

This account has ACH payment method  
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

**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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**

\*\*Single-Piece\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

732 0

<b>DUE DATE</b>	03/09/2026
<b>Auto Pay Scheduled DO NOT PAY</b>	



0079850200001 00000020123



Hillsborough County Florida

<b>CUSTOMER NAME</b> HARBOR BAY CDD	<b>ACCOUNT NUMBER</b> 7985020000	<b>BILL DATE</b> 03/17/2026	<b>DUE DATE</b> 04/07/2026
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Service Address: 630 MIRABAY BLVD I

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703576730	02/16/2026	47800	03/15/2026	48012	212 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$0.64
Water Base Charge	\$13.58
Water Usage Charge	\$0.24

**Summary of Account Charges**

Previous Balance	\$20.12
Net Payments - Thank You	\$-20.12
<b>Total Account Charges</b>	<b>\$21.00</b>
<b>AMOUNT DUE</b>	<b>\$21.00</b>

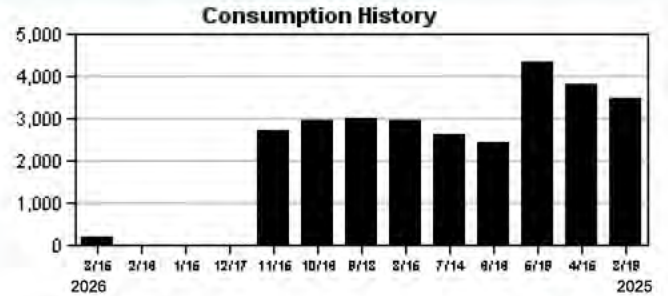
**Important Message**

This account has ACH payment method

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

**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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**

\*\*Single-Piece\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

738 0

<b>DUE DATE</b>	04/07/2026
<b>Auto Pay Scheduled DO NOT PAY</b>	



0079850200001 00000021006



Hillsborough County Florida

<b>CUSTOMER NAME</b> HARBOR BAY CDD	<b>ACCOUNT NUMBER</b> 9406800000	<b>BILL DATE</b> 02/18/2026	<b>DUE DATE</b> 03/11/2026
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Service Address: 107 MANNS HARBOR DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705841002	01/21/2026	111141	02/18/2026	129483	183420 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$553.93
Water Base Charge	\$232.63
Water Usage Charge	\$398.04
Sewer Base Charge	\$563.90
Sewer Usage Charge	\$1,296.78

**Summary of Account Charges**

Previous Balance	\$3,358.64
Net Payments - Thank You	\$-3,358.64
Total Account Charges	\$3,051.82
<b>AMOUNT DUE</b>	<b>\$3,051.82</b>

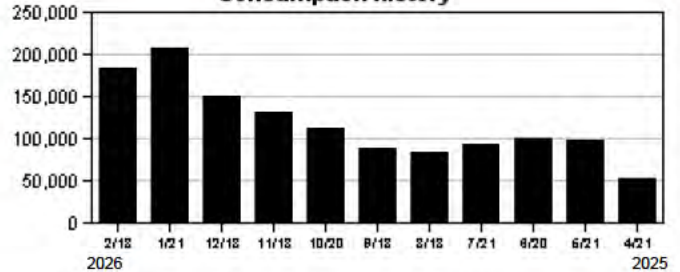
**Important Message**

This account has ACH payment method  
 Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

**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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**

**DUE DATE** 03/11/2026

**Auto Pay Scheduled  
DO NOT PAY**

\*\*Single-Piece\*\*  
 HARBOR BAY CDD  
 4530 EAGLE FALLS PLACE  
 TAMPA FL 33619

730 0

0094068000002 00003051828



# INVOICE

J Courts, Inc.  
15205 Collier Blvd # 106-293  
Naples, FL 34119-6785

info@jcourtsinc.com  
+1 (813) 810-6923  
JCOURTSINC.COM

833-527-3747  
HydroPRO™ Court



CONSTRUCTION • RESURFACING • ACCESSORIES

## Bill to

HARBOR BAY COMMUNITY  
DEVELOPMENT DISTRICT  
Harbor Bay Community Development  
District  
C/O Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

## Ship to

HARBOR BAY COMMUNITY  
DEVELOPMENT DISTRICT  
Harbor Bay Community Development  
District  
C/O Rizzetta & Company  
103 Mirabay Blvd  
Apollo Beach, FL 33572

## Invoice details

Invoice no.: 2456  
Terms: Due on receipt  
Invoice date: 02/02/2026  
Due date: 02/02/2026

Sales Rep: DIANE HALSTEAD

#	Product or service	Description	Qty	Rate	Amount
1.	Other Charge	TENNIS COURT SERVICES - PRORATED TO REFLECT SERVICE BEGINNING FEB 16TH 2026	4	\$415.625	\$1,662.50
2.		ALL UNPAID INVOICES WILL ACQUIRE A 3% LATE FEE AFTER THE DUE DATE AND SERVICES WILL BE SUSPENDED AT THE FACILITY'S EXPENSE, NO SERVICES WILL BE REFUNDED. ALL BOUNCED CHECKS WILL ACQUIRE A \$50 LATE FEE FOR EACH RETURNED CHECK.			

Total

**\$1,662.50**

Checks can be mailed to 15205 Collier Blvd #106-293, Naples, FL, 34119. Please call to verify banking information (239) 789-0359 before paying by ACH. Payments by credit card will incur a 3% processing fee.

**Overdue**

02/02/2026

# INVOICE

J Courts, Inc.

15205 Collier Blvd # 106-293  
Naples, FL 34119-6785

info@jcourtsinc.com

+1 (813) 810-6923  
JCOURTSINC.COM

833-527-3747  
HydroPRO™ Court



CONSTRUCTION • RESURFACING • ACCESSORIES

## Bill to

HARBOR BAY COMMUNITY  
DEVELOPMENT DISTRICT  
Harbor Bay Community Development  
District  
C/O Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

## Ship to

HARBOR BAY COMMUNITY  
DEVELOPMENT DISTRICT  
Harbor Bay Community Development  
District  
C/O Rizzetta & Company  
103 Mirabay Blvd  
Apollo Beach, FL 33572

## Invoice details

Invoice no.: 2457

Terms: Due on receipt

Invoice date: 02/02/2026

Due date: 02/28/2026

Sales Rep: DIANE HALSTEAD

#	Product or service	Description	Qty	Rate	Amount
1.	Other Charge	TENNIS COURT SERVICES - FOR MARCH SERVICES - DUE FEB 28TH	4	\$831.25	\$3,325.00
2.		ALL UNPAID INVOICES WILL ACQUIRE A 3% LATE FEE AFTER THE DUE DATE AND SERVICES WILL BE SUSPENDED AT THE FACILITY'S EXPENSE, NO SERVICES WILL BE REFUNDED. ALL BOUNCED CHECKS WILL ACQUIRE A \$50 LATE FEE FOR EACH RETURNED CHECK.			

Total

**\$3,325.00**

Checks can be mailed to 15205 Collier Blvd #106-293, Naples, FL, 34119. Please call to verify banking information (239) 789-0359 before paying by ACH. Payments by credit card will incur a 3% processing fee.

**Overdue**

02/28/2026

# INVOICE

J Courts, Inc.  
15205 Collier Blvd # 106-293  
Naples, FL 34119-6785

info@jcourtsinc.com  
+1 (813) 810-6923  
JCOURTSINC.COM

833-527-3747  
HydroPRO™ Court



CONSTRUCTION • RESURFACING • ACCESSORIES

## Bill to

HARBOR BAY COMMUNITY  
DEVELOPMENT DISTRICT  
Harbor Bay Community Development  
District  
C/O Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

## Ship to

HARBOR BAY COMMUNITY  
DEVELOPMENT DISTRICT  
Harbor Bay Community Development  
District  
C/O Rizzetta & Company  
107 Manns Harbor Drive  
Apollo Beach, FL 33572

## Invoice details

Invoice no.: 2460  
Terms: Due on receipt  
Invoice date: 02/11/2026  
Due date: 03/01/2026

Sales Rep: Diane Halstead

#	Product or service	Description	Qty	Rate	Amount
1.	Tennis Courts	METAL TINES FOR GREEN RAKE 1/4"	1	\$259.00	\$259.00
2.	Tennis Courts	30" LUTE	1	\$83.20	\$83.20
3.	Tennis Courts	SUPER SCRAPER	1	\$169.00	\$169.00
4.	Tennis Courts	WEIGHTS FOR GREEN RAKE	1	\$88.77	\$88.77
5.	Tennis Courts	BOLTS FOR GREEN RAKE INCLUDES INSTALLATION	4	\$30.00	\$120.00
6.	Tennis Courts	NEW GATOR RAKE TINES 91 -7" REPLACEMENT TINES	1	\$130.99	\$130.99

**Total** **\$850.96**

Checks can be mailed to 15205 Collier Blvd #106-293, Naples, FL, 34119. Please call to verify banking information (239) 789- 0359 before paying by ACH. Payments by credit card will incur a 3% processing fee.

**Overdue**

03/01/2026

# INVOICE

J Courts, Inc.  
15205 Collier Blvd # 106-293  
Naples, FL 34119-6785

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CONSTRUCTION • RESURFACING • ACCESSORIES

## Bill to

HARBOR BAY COMMUNITY  
DEVELOPMENT DISTRICT  
Harbor Bay Community Development  
District  
C/O Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

## Ship to

HARBOR BAY COMMUNITY  
DEVELOPMENT DISTRICT  
Harbor Bay Community Development  
District  
C/O Rizzetta & Company  
107 Manns Harbor Dr  
Apollo Beach, FL 33572

## Invoice details

Invoice no.: 2461  
Terms: Due on receipt  
Invoice date: 02/11/2026  
Due date: 03/01/2026

Sales Rep: Diane Halstead

#	Product or service	Description	Qty	Rate	Amount
1.	Tennis Maintenance	HARTRU ROYALE TENNIS COURT NETS	4	\$200.00	\$800.00

**Total** **\$800.00**

Checks can be mailed to 15205 Collier Blvd #106-293, Naples, FL, 34119. Please call to verify banking information (239) 789- 0359 before paying by ACH. Payments by credit card will incur a 3% processing fee.

**Overdue** 03/01/2026

# INVOICE

J Courts, Inc.

15205 Collier Blvd # 106-293  
Naples, FL 34119-6785

info@jcourtsinc.com

+1 (813) 810-6923  
JCOURTSINC.COM

833-527-3747  
HydroPRO™ Court



CONSTRUCTION • RESURFACING • ACCESSORIES

## Bill to

HARBOR BAY COMMUNITY  
DEVELOPMENT DISTRICT  
Harbor Bay Community Development  
District  
C/O Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

## Ship to

HARBOR BAY COMMUNITY  
DEVELOPMENT DISTRICT  
Harbor Bay Community Development  
District  
C/O Rizzetta & Company  
103 Mirabay Blvd  
Apollo Beach, FL 33572

## Invoice details

Invoice no.: 2462  
Terms: Due on receipt  
Invoice date: 02/13/2026  
Due date: 03/01/2026

Sales Rep: Diane Halstead

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Tennis Courts</b>	FINAL PAYMENT FOR TENNIS COURT RESURFACING  SCOPE OF WORK:  LASER GRADE RESURFACE (4) HYDROGRID TENNIS COURTS WITH 44.5 TONS TOTAL CLAY	1	\$18,450.00	\$18,450.00

**Total** **\$18,450.00**

Checks can be mailed to 15205 Collier Blvd #106-293, Naples, FL, 34119. Please call to verify banking information (239) 789- 0359 before paying by ACH. Payments by credit card will incur a 3% processing fee.

**Overdue**

03/01/2026

# INVOICE

J Courts, Inc.

15205 Collier Blvd # 106-293  
Naples, FL 34119-6785

info@jcourtsinc.com

+1 (813) 810-6923  
JCOURTSINC.COM

833-527-3747  
HydroPRO™ Court



CONSTRUCTION • RESURFACING • ACCESSORIES

## Bill to

HARBOR BAY COMMUNITY  
DEVELOPMENT DISTRICT  
Harbor Bay Community Development  
District  
C/O Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

## Ship to

HARBOR BAY COMMUNITY  
DEVELOPMENT DISTRICT  
Harbor Bay Community Development  
District  
C/O Rizzetta & Company  
103 Mirabay Blvd  
Apollo Beach, FL 33572

## Invoice details

Invoice no.: 2468

Terms: SEE NOTE ON INVOICE

Invoice date: 03/02/2026

Due date: 03/28/2026

Sales Rep: DIANE HALSTEAD

#	Product or service	Description	Qty	Rate	Amount
1.	Other Charge	TENNIS COURT SERVICES - FOR APRIL SERVICES - DUE MARCH 28TH	4	\$831.25	\$3,325.00
2.		ALL UNPAID INVOICES WILL ACQUIRE A 3% LATE FEE AFTER THE DUE DATE AND SERVICES WILL BE SUSPENDED AT THE FACILITY'S EXPENSE, NO SERVICES WILL BE REFUNDED. ALL BOUNCED CHECKS WILL ACQUIRE A \$50 LATE FEE FOR EACH RETURNED CHECK.			

Total

**\$3,325.00**

Checks can be mailed to 15205 Collier Blvd #106-293, Naples, FL, 34119. Please call to verify banking information (239) 789-0359 before paying by ACH. Payments by credit card will incur a 3% processing fee.

**L. K. INDUSTRIAL SERVICES, INC.**

P.O. Box 366  
Gibsonton, FL 33534 US  
+18139273216  
wawink@verizon.net

**Invoice**

BILL TO
Kyle Darren Mira Bay Club Harbor Bay CDD C/O Rizzetta & Company 3434 Colewell Avenue, Suite 200 Tampa, FL 33614 Tampa, FL 33614

SHIP TO
Kyle Darren Mira Bay Club Mira Bay Club 107 Manns Harbor Drive Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
7795	02/25/2026	\$1,580.00	03/12/2026	Net 15	

**TRACKING NO.**  
3000

**JOB #**  
3000

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
02/13/2026	<b>AS PER QUOTE</b>	AS PER QUOTE Furnished labor and material to perform the semi-annual OSHA inspection on your boat lift	1	1,580.00	1,580.00T

SUBTOTAL	1,580.00
TAX	0.00
TOTAL	1,580.00
<b>BALANCE DUE</b>	<b>\$1,580.00</b>

Pay invoice

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW  
Ruskin, FL 33570

# Invoice

Date	Invoice #
2/28/2026	FEB 06859

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

P.O. No.	Terms	Project
MIRABAY 06859	Due on receipt	

Quantity	Description	Rate	Amount
	LANDSCAPE MAINTENANCE FOR FEBRUARY 2026	41,166.66	41,166.66
		<b>Total</b>	\$41,166.66

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW  
Ruskin, FL 33570

# Invoice

Date	Invoice #
2/28/2026	FEB 06860

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

P.O. No.	Terms	Project
MIRABAY 06860	Due on receipt	

Quantity	Description	Rate	Amount
	WATER USE PERMIT REPORTING FOR FEBRUARY 2026	500.00	500.00
		<b>Total</b>	\$500.00

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW  
Ruskin, FL 33570

# Invoice

Date	Invoice #
2/28/2026	FEB 06861

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

P.O. No.	Terms	Project
MIRABAY 06861	Due on receipt	

Quantity	Description	Rate	Amount
	TURFGRASS MANAGEMENT FOR FEBRUARY 2026	23,601.67	23,601.67
		<b>Total</b>	\$23,601.67

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW  
Ruskin, FL 33570

# Invoice

Date	Invoice #
2/28/2026	FEB 06862

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

P.O. No.	Terms	Project
MIRABAY 06862	Due on receipt	

Quantity	Description	Rate	Amount
	IRRIGATION MANAGEMENT AND MAINTENANCE FOR FEBRUARY 2026	5,166.67	5,166.67
		<b>Total</b>	\$5,166.67

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW  
Ruskin, FL 33570

# Invoice

Date	Invoice #
2/28/2026	FEB 06863

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

P.O. No.	Terms	Project
MIRABAY 06863	Due on receipt	

Quantity	Description	Rate	Amount
	MAINTENANCE OF THE (11) CONVEYED PARK SQUARE FOLIOS FOR FEBRUARY 2026	15,000.00	15,000.00
		<b>Total</b>	\$15,000.00

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW  
Ruskin, FL 33570

# Invoice

Date	Invoice #
3/16/2026	MARCH 06865

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

P.O. No.	Terms	Project
MIRABAY 06865	Due on receipt	

Quantity	Description	Rate	Amount
	SERVICE ON KAWASAKI MULE: REMOVED & REPLACED DRIVE BELT	500.00	500.00
		<b>Total</b>	\$500.00

Lee Te Kim Lawn Care & Nursery

127 16th Avenue SW  
Ruskin, FL 33570

# Invoice

Date	Invoice #
3/16/2026	MARCH 06866

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

P.O. No.	Terms	Project
MIRABAY 06866	Due on receipt	

Quantity	Description	Rate	Amount
	CLUBHOUSE REMOVAL & DISPOSAL OF (12) DEAD CHRISTMAS PALMS, TRIPLE-STEM (10) KING ALEXANDER PALMS, SINGLE-STEM (2) KING ALEXANDER PALMS, TRIPLE-STEM	14,000.00	14,000.00
		<b>Total</b>	\$14,000.00



**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 34  
Date 03/03/2026  
Project **Harbor Bay CDD**

Lighthouse Engineering, Inc.

Send invoices via email to: [cddinvoice@rizzetta.com](mailto:cddinvoice@rizzetta.com)

**Invoice Summary**

Description	Total Billed	Prior Billed	Current Billed
DOCK AND LIFT APPLICATIONS	8,350.00	8,050.00	300.00
PICKLEBALL TROUBLESHOOTING	3,597.50	3,597.50	0.00
ROADWAY ANALYSIS	42,165.00	38,490.00	3,675.00
GENERAL ENGINEERING CONSULTING AT-REQUEST	291,297.50	285,177.50	6,120.00
Total	345,410.00	335,315.00	10,095.00

**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	21.00	175.00	3,675.00

**General Engineering Consulting At-Request**

Professional Fees

	Hours	Rate	Billed Amount
Chief Engineer Bradley S. Foran Project Chargeable Labor	2.00	185.00	370.00
Project Manager Thomas Liu Project Chargeable Labor	8.00	175.00	1,400.00
CADD Technician Amy L. Palmer Operations Manager	29.00	150.00	4,350.00
Phase subtotal			6,120.00
Invoice total			<b>10,095.00</b>

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
32	01/06/2026	5,875.00		5,875.00			
33	02/03/2026	5,725.00	5,725.00				
34	03/03/2026	10,095.00	10,095.00				
	Total	21,695.00	15,820.00	5,875.00	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: 02/28/2026

Date	Units	Rate	Amount
------	-------	------	--------

**Labor** WIP Status: Billable

CADD Technician

Amy L. Palmer

Operations Manager 02/24/2026 2.00 150.00 300.00

*Call with TPA re: Compliance Issues  
 research compliance for 1090 Signet  
 Dock and lift application - 1074 Signet= 1 hour*

Subtotal	2.00		300.00
Labor total	2.00		300.00

**Pickleball Troubleshooting**

Phase Status: Active

Billing Cutoff: 02/28/2026

Date	Units	Rate	Amount
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WIP Status:

Subtotal			0.00
total			0.00

**Roadway Analysis**

Phase Status: Active

Billing Cutoff: 02/28/2026

Date	Units	Rate	Amount
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**Labor** WIP Status: Billable

Project Manager

Thomas Liu

Project Chargeable Labor 02/09/2026 1.00 175.00 175.00

*Harbor Bay CDD (US41 ditch re-grading) - Analyzing comments from SWFWMD for permit exemption*

Project Chargeable Labor 02/23/2026 8.00 175.00 1,400.00

*US Hwy 41 Ditch Re-Grading - SWFWMD comments/responses, update plans, ditch calculations*

Project Chargeable Labor 02/24/2026 8.00 175.00 1,400.00

*US Hwy 41 Ditch Re-Grading - SWFWMD comments/responses, update plans, ditch calculations*

Project Chargeable Labor 02/25/2026 4.00 175.00 700.00

*US Hwy 41 Ditch Re-Grading - SWFWMD comments/responses, update plans, ditch calculations*

Subtotal	21.00		3,675.00
Labor total	21.00		3,675.00

**220200105 General Engineering Consulting At-Request**

Phase Status: Active

Billing Cutoff: 02/28/2026

Date	Units	Rate	Amount
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**Labor** WIP Status: Billable

Chief Engineer

Bradley S. Foran

Project Chargeable Labor 02/05/2026 2.00 185.00 370.00

*coordination on CDD issues. Roof contract discussion*

Subtotal	2.00		370.00
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**Invoice Supporting Detail**

220200105 Harbor Bay CDD

220200105 General Engineering Consulting At-Request

Phase Status: Active

Billing Cutoff: 02/28/2026

Date	Units	Rate	Amount
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**Labor** WIP Status: Billable

Date	Units	Rate	Amount
<b>Project Manager</b>			
Thomas Liu			
Project Chargeable Labor	02/26/2026	4.00	175.00
<i>Harbor Bay CDD - Ownership Exhibit (creating prop. lines from appraiser)</i>			
Project Chargeable Labor	02/27/2026	4.00	175.00
<i>Harbor Bay CDD - Ownership Exhibit (creating prop. lines from appraiser)</i>			
Subtotal		<b>8.00</b>	<b>1,400.00</b>

<b>CADD Technician</b>			
Amy L. Palmer			
Operations Manager	02/02/2026	0.50	150.00
<i>Email</i>			
Operations Manager	02/03/2026	4.50	150.00
<i>Site Visit - Meet with Blue Works about the camera work</i>			
<i>Walk the Marisol Pointe seawall</i>			
Operations Manager	02/05/2026	0.50	150.00
<i>Email</i>			
Operations Manager	02/09/2026	2.00	150.00
<i>Email correspondence</i>			
<i>Call with Steve Finley re: action items for the community</i>			
<i>Coordinating seawall completion - Tybee Island</i>			
Operations Manager	02/11/2026	1.00	150.00
<i>email</i>			
<i>Discussion with project manager about roofing contract</i>			
Operations Manager	02/16/2026	1.00	150.00
<i>Email</i>			
<i>roofing contract</i>			
Operations Manager	02/17/2026	1.00	150.00
<i>SWFWMD correspondence</i>			
<i>Email</i>			
<i>Call with DM - roofing contract</i>			
Operations Manager	02/18/2026	1.50	150.00
<i>Call with SWFWMD re: concerns about "pond 33" and the wetland area</i>			
<i>Email and research re: non compliant docks</i>			
Operations Manager	02/19/2026	8.00	150.00
<i>Meeting Prep</i>			
<i>Travel Time</i>			
<i>CDD Meeting</i>			
Operations Manager	02/20/2026	2.00	150.00
<i>Meeting follow up</i>			
Operations Manager	02/23/2026	2.00	150.00
<i>Meeting follow up</i>			
<i>Arranging a quote for bathymetric study</i>			
<i>working with SWFWMD re: Technical Deviations for wetlands</i>			
Operations Manager	02/24/2026	1.00	150.00
<i>Call with SWFWMD re: Sump 1 - Shell Cove wetland</i>			
<i>Email correspondence</i>			
Operations Manager	02/25/2026	1.00	150.00

**Invoice Supporting Detail**

220200105 Harbor Bay CDD

220200105 General Engineering Consulting At-Request

Phase Status: Active

Billing Cutoff: 02/28/2026

Date	Units	Rate	Amount
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**Labor** WIP Status: Billable

CADD Technician

Amy L. Palmer

*Call with Board Member re: easement encroachment  
 Email correspondence*

Operations Manager	02/26/2026	2.00	150.00	300.00
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*Email Correspondence  
 SWFWMD forms  
 Bathymetric study correspondence  
 Pond 33 / sump 1 research*

Operations Manager	02/27/2026	1.00	150.00	150.00
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*Email*

Subtotal	<b>29.00</b>		<b>4,350.00</b>	
Labor total	<b>39.00</b>		<b>6,120.00</b>	

**Invoice Summary**

	Contract	Billed	%	Remaining	%
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<b>Labor</b>		345,410.00		-345,410.00	
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**Expense**

**Consultant**

<b>Total</b>		345,410.00		-345,410.00	
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MAIN GATE ENTERPRISES INC

Date- 03-13-26

# Invoice

240 Stenstrom Rd  
Wauchula, FL 33873

GL Code- 529004612

Approved by- JN

Date	Invoice #
3/10/2026	37170

<b>Bill To</b>
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	3/10/2026

Description	Qty	Rate	Amount
03-02-2026 SERVICE CALL - MIRA BAY - PER JOEL THE BALIBAY GATE AT THE ROUNDABOUT HASN'T BEEN CLOSING FOR MONTHS NOW.  Technician went on site after testing the system, it was found that the master exit operator was in obstruction, which caused the 15-amp fuse for the motor to blow. The obstruction was removed, and a new 15-amp barrel fuse was installed in the master control board of the F1 operator. The timer was temporarily turned off to verify proper gate operation and the gate closed properly. The technician checked the timer settings on the timer to make sure they were set correctly. The timer was confirmed to be set properly and was reactivated according to the scheduled programming. The system was tested again, and all functions are now operating properly.			
TRIP CHARGE	1	100.00	100.00
HRS OF LABOR	1	125.00	125.00
15 AMP FUSE	1	10.479	10.48

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.

<b>Subtotal</b>	\$235.48
<b>Sales Tax (7.0%)</b>	\$0.00
<b>Total</b>	\$235.48
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$235.48

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.



MORTGAGEE, ADDITIONAL INTEREST, DISASTER AGENCY INFORMATION



1st Mortgagee:

2nd Mortgagee:

Additional Interest:

Disaster Agency:

1. Provided your payment is received within 30 days of the expiration of your policy (expiration date + 29 days), it will be renewed without a lapse in coverage. If the last day of the grace period (expiration date plus 29 days) falls on a Saturday, Sunday, or a holiday, the deadline does not extend to the next business day. More renewal information is available at [www.floodsmart.gov/get-insured/renew-a-policy](http://www.floodsmart.gov/get-insured/renew-a-policy).  
  
To ensure that your policy is renewed without a lapse in coverage you may use the electronic payment options (e-check or credit card) available to you. You may also mail your premium via USPS certified mail or other third party delivery services that provides either a proof of mailing, or that provides documentation showing the actual mailing date and the delivery date, to us at the remittance address shown on this form. In these instances the mailing date will be used as the cash receipts date even though the delivery may be after the expiration date.
2. You are encouraged to insure your property for at least 80% of the structures replacement cost to ensure adequate coverage in the event of a loss. Contact your insurance agent/producer for details.
3. If your mortgage lender pays your policy premium from an escrow account, we recommend that you confirm payment has been received.
4. If the mortgagee listed on the bill is not the current mortgagee, please forward the bill to the new financial institution (if they are responsible for premium payment) and have your agent/producer send a General Change Endorsement to correct the policy.
5. Option B is the next-higher coverage combination available and generally increases the current coverage by an inflation factor of 10% for building coverage and 5% for contents coverage. The current deductible may be used. Increases in coverage above the Option B will be subject to a 30-day waiting period.
6. You have coverage options. You can either choose to keep your current coverage or adjust your coverage for additional protection. Please indicate the option you choose on the payment page. If you have questions about your coverage options or your flood policy, contact your insurance agent/producer.

**FOR QUESTIONS ON ANY OF THIS INFORMATION, PLEASE CONTACT YOUR INSURANCE AGENT/PRODUCER.**

This policy is not subject to cancellation for reasons other than those set forth in the National Flood Insurance Program rules and regulations. In matters involving billing disputes, cancellation is not available other than for billing processing error or fraud.

# **IMPORTANT NOTICE:**

## **PAYMENT MAILING ADDRESS CHANGE**

Effective June 18, 2025, our payment mailing address has changed. If you pay your premium by mailing a check or use online banking for payments, please make sure to update the payment mailing address to the address listed on your renewal or expiration notice.

**Peak Engineering And Consulting LLC**

1201 6th Ave W, Ste 100-A372  
Bradenton, FL 34205 US  
+19415002458  
ap@peakeac.com



**INVOICE**

**BILL TO**

Harbor Bay Community Development District  
C/O Rizzetta & Company  
3434 Colwell Avenue, Ste 200  
Tampa, FL 33614

<b>INVOICE #</b> 1370	<b>DATE</b> 10/31/2025	<b>TERMS</b> Due on receipt	<b>DUE DATE</b> 11/11/2025
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**PROJECT**  
Roofing Project Consulting Svcs

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/30/2025	Services	Roofing Project Manual, Fixed Price	1	3,250.00	3,250.00
10/31/2025	Services	Project review, coordination, correspondence and support, October	4.50	225.00	1,012.50

Please make checks payable to:  
Peak Engineering & Consulting, LLC

**BALANCE DUE**

**\$4,262.50**

Mail to:  
1201 6th Ave W, Ste 100-A372  
Bradenton, FL 34205  
Payments received after 15 days are subject to 1.5% interest penalty.

**Peak Engineering And Consulting LLC**

1201 6th Ave W, Ste 100-A372  
Bradenton, FL 34205 US  
+19415002458  
ap@peakeac.com



**INVOICE**

**BILL TO**  
Harbor Bay Community Development District  
C/O Rizzetta & Company  
3434 Colwell Avenue, Ste 200  
Tampa, FL 33614

**INVOICE #** 1430      **DATE** 12/31/2025      **TERMS** Due on receipt      **DUE DATE** 01/30/2026  
**PROJECT**  
Consulting Svcs - Nov - Dec

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
11/14/2025	Services	Prebid meeting and agenda	4	250.00	1,000.00
11/17/2025	Services	Minutes and Addendum	3	250.00	750.00
11/21/2025	Services	Bid opening	1	250.00	250.00
11/28/2025	Services	Monthly Project review, coordination, correspondence and support	6	250.00	1,500.00
12/08/2025	Services	Bid eval and summary	6	250.00	1,500.00
12/18/2025	Services	Board Meeting	1.50	250.00	375.00
12/31/2025	Services	Monthly Project correspondence and coordination	3	250.00	750.00

Please make checks payable to: Peak Engineering & Consulting, LLC      **BALANCE DUE**      **\$6,125.00**

Mail to:  
1201 6th Ave W, Ste 100-A372  
Bradenton, FL 34205  
Payments received after 15 days are subject to 1.5% interest penalty.



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.  
ATTORNEYS AND COUNSELLORS AT LAW

# INVOICE

Invoice # 6793  
Date: 03/04/2026  
Due On: 04/04/2026

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	<b>Total Amount Outstanding</b>
( \$0.00	+ \$19,005.00	)- ( \$0.00	<b>\$19,005.00</b>

## Harbor Bay Community Development District

### District Attorney Representation

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	AHC	02/01/2026	Exchange e-mails re: water usage. Initial review of POS terms/conditions. Exchange e-mails with Chair re: pending items. Exchange e-mails with litigation counsel re: Best Price Roofing demands.	0.75	\$350.00	\$262.50
Service	KA	02/02/2026	Roofing contract - updating language and re-emailing out.	0.50	\$350.00	\$175.00
Service	AHC	02/02/2026	Exchange e-mails re: Best Price roofing demands. Tele-conv. with District Manager re: pending items. E-mails re: new roofing contract and contract with structural engineer.	1.25	\$350.00	\$437.50
Service	AHC	02/03/2026	Tele-conv. with Brad Foran and Amy Palmer re: roof project. Tele-conv. with Chair re: pending items. Review e-mailed agenda information from Chair. Review tentative agenda for CDD meeting and provide comments. Exchange e-mails re: POS agreement and review application. Exchange e-mails with Supervisor Walters re: Park Square conveyance issues. Confer with associate counsel re: Mor Sports settlement. Review e-mail exchange	2.50	\$350.00	\$875.00

			re: Envera contract documents. Review final Best Price demand and copy to Board and management.			
Service	KA	02/03/2026	Reviewed new Mor Sport emails.	0.20	\$350.00	\$70.00
Service	KA	02/03/2026	Reviewed POS System general terms and provided feedback to Attorney Cohen.	1.20	\$350.00	\$420.00
Service	AHC	02/04/2026	Initial review of Envera proposed contract documents and confer with associate counsel.	0.25	\$350.00	\$87.50
Service	KA	02/04/2026	Reviewed Envera agreement.	2.10	\$350.00	\$735.00
Service	AHC	02/05/2026	Review e-mails re: potential amenities suspension. Confer with associate counsel re: Mor-Sport settlement. Exchange e-mails with Supervisor Walters re: HOA enforcement on CDD tree lawns.	0.50	\$350.00	\$175.00
Service	KA	02/05/2026	Review response from Attorney Cohen regarding Mor-Sport settlement offer. Further, sending an email to corporate counsel with settlement offer.	0.50	\$350.00	\$175.00
Service	AHC	02/06/2026	Continued e-mail exchange with Supervisor Walters re: maintenance in tree lawn area. Confer with associate counsel re: Mor Sport settlement and e-mail Mor Sport counsel.	0.50	\$350.00	\$175.00
Service	AHC	02/09/2026	Review e-mails from Chair re: Park Square conveyances. Exchange e- mails with District Manager re: pending items. Review boar trapping contract and reply to e-mails re: payment. Exchange e-mails re: curbing around trees in tree lawn area. Provide comments to agenda. Review correspondence from Tolk counsel and exchange e-mails with Chair re: CDD meeting and Tolk agenda item. Tele-conv. with Chastity re: Tolk matter.	3.00	\$350.00	\$1,050.00
Service	KA	02/09/2026	Finish review to Envera proposal, draft and email the potential issues to Attorney Cohen.	0.50	\$350.00	\$175.00
Service	JB	02/10/2026	Researched statute of limitations, writ of attachment, and lis pendens for client regarding potential claims	0.50	\$175.00	\$87.50

related to Park Square.						
Service	AHC	02/10/2026	Review information from Chairman re: Marisol Pointe and Signet Drive. Tele-conv. with Rizzetta management and exchange e-mails with Supervisor Leventry re: amenities RFP. Review research re: Park Square claims. Review historical documents and exchange e-mails re: HOA enforcement of CDD tree lawn areas. Exchange e-mails re: boar contract payment.	2.50	\$350.00	\$875.00
Service	AHC	02/11/2026	Exchange e-mails re: finalizing roof contract. Review Mor Sport settlement and exchange e-mails with counsel. Review correspondence from Tolk counsel and respond accordingly. Forward correspondence to insurance, Board and management.	1.50	\$350.00	\$525.00
Service	KA	02/11/2026	Draft email to Lynn regarding the warranties needed for the roof contract.	0.20	\$350.00	\$70.00
Service	KA	02/11/2026	Converse with Lynn regarding what is needed for warranties for the roof contract.	0.25	\$350.00	\$87.50
Service	AHC	02/12/2026	Review e-mail from Park Square counsel and respond. Exchange e-mails re: Tolk matter. Coordinate meeting with Sang Lee to discuss Park Square issues. Initial review of agenda package for 2/19 CDD meeting.	1.25	\$350.00	\$437.50
Service	JB	02/13/2026	Attended phone conference with Atty. Cohen re: Park Square. Discussed information with atty. Cohen following phone conference.	1.00	\$175.00	\$175.00
Service	AHC	02/13/2026	Review Rizzetta e-mail re: amenity management. Tele-conv. with Sang Lee and confer with associate counsel re: Marisol Pointe issues. Exchange e-mails with Supervisor Leventry re: pending items.	1.75	\$350.00	\$612.50
Service	AHC	02/16/2026	Review e-mail exchange re: palm trees. Review e-mails re: review of dock permitting. Initial review of Marisol Pointe info. sent by Chair.	0.50	\$350.00	\$175.00
Service	AHC	02/17/2026	Tele-conv. with Supervisor Leventry	3.00	\$350.00	\$1,050.00

			re: pending items for CDD meeting. Continued review of Park Square information and exchange e-mails with Chair. Exchange e-mails with litigation counsel re: status of Best Price demand. Exchange e-mails re: Notice of Commencement for new roofing project. Continued review and preparation for CDD meeting including e-mail exchange with District Manager.			
Service	KA	02/17/2026	Confer with Attorney Cohen regarding Harbor Bay potential conflict of interest issue.	0.20	\$350.00	\$70.00
Service	KA	02/17/2026	Research whether conflict of interest exists in voting for investigation of alleged bid rigging.	1.20	\$350.00	\$420.00
Service	KA	02/18/2026	Research whether a conflict of interest on agenda item to investigate.	3.50	\$350.00	\$1,225.00
Service	AHC	02/18/2026	Continued review of agenda package and extensive preparation for 2/19 CDD meeting. Exchange e-mails with General Manager re: pool lighting. Revise and refine amenity rules. E-mail District Manager re: pending items for 2/19 meeting.	3.25	\$350.00	\$1,137.50
Service	AHC	02/19/2026	Tele-conv. with Supervisor Walters re: pending items for CDD meeting. Tele-conv. with District Manager re: agenda items. E-mail Board re: Mor-Sport potential settlement. Review research from associate counsel re: conflict of interest issues. Final preparation for CDD meeting and attend meeting.	8.50	\$350.00	\$2,975.00
Service	KA	02/19/2026	Draft email and speak to Attorney Cohen regarding Conflict-of-Interest issue.	0.60	\$350.00	\$210.00
Service	AHC	02/20/2026	Follow-up on action items from 2/19 CDD meeting.	1.00	\$350.00	\$350.00
Service	AHC	02/23/2026	Review draft ad for workshop and provide comments. Review e-mails re: roofing warranty. Review multiple e-mails from District management re: follow-up items from CDD meeting.	0.75	\$350.00	\$262.50
Service	KA	02/23/2026	Draft Mulch contract.	1.10	\$350.00	\$385.00
Service	AHC	02/24/2026	Review e-mails re: roof warranty.	0.50	\$350.00	\$175.00

			Review documents prepared by Chair and referenced at last CDD meeting. Review spending Resolution and exchange e-mails with District coordinator.			
Service	DPL	02/24/2026	Review and revise mulch and camera contracts prepared by associate counsel.	1.25	\$350.00	\$437.50
Service	KA	02/24/2026	Continue to Draft Mulch installation contract.	0.50	\$350.00	\$175.00
Service	KA	02/24/2026	Draft contract for drainage pipe inspection.	2.00	\$350.00	\$700.00
Service	KA	02/24/2026	Review and respond to emails regarding roof warranty.	0.10	\$350.00	\$35.00
Service	KA	02/24/2026	Review Envera contract for termination clauses.	0.80	\$350.00	\$280.00
Service	AF	02/25/2026	Review Rules of Procedure for possible updates	0.80	\$350.00	\$280.00
Service	AHC	02/25/2026	Continued review of documents provided by Chair at end of CDD meeting. Review e-mails from Supervisor Leventry. Review e-mail exchange re: SWFMD reporting. Brief tele-conv. with Lynn Hayes and follow-up e-mails re: roofing warranty.	0.75	\$350.00	\$262.50
Service	KA	02/25/2026	Discuss with Attorney Cohen the termination clauses with Envera agreement.	0.10	\$350.00	\$35.00
Service	AF	02/26/2026	Continue review Rules of Procedure for possible updates.	0.50	\$350.00	\$175.00
Service	KA	02/26/2026	Review warranty commitment letter for roof contract.	0.10	\$350.00	\$35.00
Service	KA	02/27/2026	Discuss the warranty commitment letter and performance and payment bond with district manager.	0.10	\$350.00	\$35.00
Service	AHC	02/28/2026	Review e-mails re: final execution of roofing contract and coordination of Notice of Commencement. Review draft ad for General Election qualifying. Brief review of template for vendor agreement. Review CDD meeting summary.	1.25	\$350.00	\$437.50

**Subtotal      \$19,005.00**

**Total      \$19,005.00**

**Detailed Statement of Account**

**Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6793	04/04/2026	\$19,005.00	\$0.00	\$19,005.00
<b>Outstanding Balance</b>				<b>\$19,005.00</b>
<b>Total Amount Outstanding</b>				<b>\$19,005.00</b>

*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**

Date- 02-27-26

GL Code- 572004914

Approved by- JM

**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
247027	02/24/2026	\$145.00	03/26/2026	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
<b>BALANCE DUE</b>	<b>\$145.00</b>

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**

**BILL TO**

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

Date- 03-13-26

GL Code- 5720041914

Approved by- 

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
247080	03/11/2026	\$145.00	04/10/2026	Net 30	

**SERVICE REP**

Nick

ACTIVITY	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
<b>BALANCE DUE</b>	<b>\$145.00</b>

Pay invoice

Signature:



5210 W Linebaugh Ave  
Tampa FL 33624-503434

**Customer Service** (813) 265-0292  
RepublicServices.com/Support

**Important Information**

A rate adjustment has been applied to your account.  
Please contact us with any questions.

**Account Number** 3-0696-0020461  
**Invoice Number** 0696-001332372  
**Invoice Date** February 17, 2026  
**Previous Balance** \$1,448.20  
**Payments/Adjustments** -\$1,448.20  
**Current Invoice Charges** \$1,741.57

<b>Total Amount Due</b>	<b>Payment Due Date</b>
<b>\$1,741.57</b>	<b>March 09, 2026</b>

**PAYMENTS/ADJUSTMENTS**

Description	Reference	Amount
Payment - Thank You 02/06	5555555	-\$1,448.20

**CURRENT INVOICE CHARGES**

Description	Reference	Quantity	Unit Price	Amount
<b>Mira Bay Clubhouse 107 Manns Harbor Dr CSA A912018655</b>				
<b>Apollo Beach, FL Contract: 9696002 (C1)</b>				
<b>1 Waste Container 6 Cu Yd, 2 Lifts Per Week</b>				
<b>Disposal:SOUTHCO - CLASS 1</b>				
Waste/Recycling Overage 02/13		1.0000	\$75.00	\$75.00
Waste/Recycling Overage 02/16		1.0000	\$75.00	\$75.00
Pickup Service 03/01-03/31			\$1,119.99	\$1,119.99

**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 03/01-03/31

\$471.58 \$471.58

**CURRENT INVOICE CHARGES**

**\$1,741.57**

Simple account access at your fingertips.

Download the Republic Services app or visit  
RepublicServices.com today.



5210 W Linebaugh Ave  
Tampa FL 33624-503434

Thank You For Choosing Paperless

**Total Enclosed**

Address Service Requested

HARBOR BAY CCD  
MARK ISLEY  
3434 COLWELL AVE  
STE 200  
TAMPA FL 33614-8390

**Total Amount Due** \$1,741.57  
**Payment Due Date** March 09, 2026  
**Account Number** 3-0696-0020461  
**Invoice Number** 0696-001332372

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**

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**UNDERSTANDING OUR RATES, CHARGES, AND FEES**

Visit [Republicservices.com/customer-support/fee-disclosures](http://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](http://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](http://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](http://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.

**IMPORTANT INFORMATION**

(Continued from Page 1)

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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 #
3/2/2026	INV0000107530

**Bill To:**

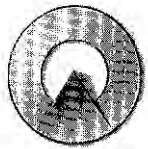
HARBOR BAY CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
March	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) 1.25 hours 2-19-2026	1.25	\$200.00	\$250.00
<b>Subtotal</b>			\$15,963.60
<b>Total</b>			\$15,963.60

SCHINDLER ELEVATOR CORPORATION  
1150 Assembly Drive, Suite 360  
TAMPA FL 33607-4873  
Tel: 813 888 5335 Fax: 813 888 7785

FEB 26 2026



**Schindler**

**Document: Maintenance Invoice**

Invoice No : **4607400024**  
Date : 03/01/2026

BY: .....

HARBOR BAY COMMUNITY DEVELOPMENT  
DISTRICT  
C/O RIZZETTA & COMPANY  
3434 COLWELL AVENUE, STE.,200  
TAMPA FL 33614

Billing ID: 3102282  
Federal Tax ID: 34 127 0056  
DUNS Number: 09 480 9993  
Sales Contact: Chanteal M.Murphy  
Field Contact: Alejandro Casas  
PO Number:

Contract No: 4100035904  
USD excl.Tax      Tax      USD incl.Tax

No. of Equipment: 2  
Service type: Preventive Maintenance  
Schindler Basic Partial  
Address: MIRABAY HARBOR BAY CLUBHOUSE MANN'S HARBOR DR 107 33572 APOLLO BEACH  
Maintenance services: From 03/01/2026 to 03/31/2026

Contract Price	263.01	
Paper Fee	39.99	
<b>Total</b>	<b>303.00</b>	<b>303.00</b>
<b>Total to Pay</b>		<b>303.00</b>

Payment terms: Payable within 30 days





**Schindler**

**Document: Maintenance Invoice**

**Invoice No : 4607400024**

**Date : 03/01/2026**

*Please return this portion with your payment*

**REMITTANCE**

**Payer :**

HARBOR BAY COMMUNITY DEVELOPMENT  
DISTRICT  
C/O RIZZETTA & COMPANY  
3434 COLWELL AVENUE, STE.,200  
TAMPA FL 33614

**Invoice No : 4607400024**

**Date : 03/01/2026**

**Billing ID : 3102282**

**Service Contract : 4100035904**

**Remit to :**

Schindler Elevator Corporation  
P.O.Box 93050  
Chicago, IL 60673-3050

Use this address for payments only.

Direct calls and correspondence to our Local Office above.

Please check applicable payment enclosed

**INVOICE AMOUNT: 303.00 USD**

\* Invoices not paid within net terms are subject to a service charge of 1.5% per month, or the maximum permitted by law.  
Seller represents that with respect to the production of the articles and/or the performance of the services covered by this invoice, it has fully complied with the FairLabor Standards Act of 1938, as amended.

STEARNS WEAVER MILLER  
WEISSLER ALHADEFF & SITTERSON, P.A.

---

Museum Tower  
150 West Flagler Street, Suite 2200  
Miami, FL 33130  
Direct Line: (305) 789-3200  
Fax: (305) 789-3395

Harbor Bay Community Development District  
6853 Energy Court  
Lakewood Ranch, FL 34240

Invoice Date: February 6, 2026  
Invoice Number: 16122895  
Matter Number: 48742.0001

---

*For Professional Services through January 31, 2026*

**Matter:** Best Price Roofing, Inc.

Total Fees	\$	<u>602.50</u>
Total Due This Invoice	\$	602.50

**For Professional Services Rendered Through January 31, 2026**

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
01/06/26	D.M. Mitchell	Prepare client documents for attorney review and analysis;	0.50	325.00	162.50
01/14/26	D. J. Quam	Analyze roofing contract, demand letters and email correspondence; video conference and email correspondence with A. Cohen regarding facts and merits of contract claims.	1.10	400.00	440.00

**Timekeeper Summary**

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Darrin J. Quam	1.10	400.00	440.00
Dione M. Mitchell	0.50	325.00	162.50
<b>Total</b>	<b>1.60</b>		<b>\$602.50</b>

**Total Due This Invoice** **\$602.50**

**D. J. Quam**

STEARNS WEAVER MILLER  
WEISSLER ALHADEFF & SITTERSON, P.A.

Museum Tower  
150 West Flagler Street, Suite 2200  
Miami, FL 33130  
Direct Line: (305) 789-3200  
Fax: (305) 789-3395

Harbor Bay Community Development District  
6853 Energy Court  
Lakewood Ranch, FL 34240

Invoice Date: February 6, 2026  
Invoice Number: 16122895  
Matter Number: 48742.0001

REMITTANCE PAGE

*For Professional Services through January 31, 2026*

**Matter:** Best Price Roofing, Inc.

Total Fees	\$	<u>602.50</u>
Total Due This Invoice	\$	602.50

Please make checks payable to:

Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.  
150 W. Flagler Street, Suite 2200  
Attention: ACCOUNTS RECEIVABLE  
Miami, Florida 33130

FEIN No.: 59-2126062

To pay by ACH or wire transfer:

Citibank, N.A.  
ABA No.: 266086554  
Account No.: 9146651992

Please include invoice/matter number(s) to avoid  
delays and errors in processing.

STEARNS WEAVER MILLER  
WEISSLER ALHADEFF & SITTERSON, P.A.

---

Museum Tower  
150 West Flagler Street, Suite 2200  
Miami, FL 33130  
Direct Line: (305) 789-3200  
Fax: (305) 789-3395

Harbor Bay Community Development District  
6853 Energy Court  
Lakewood Ranch, FL 34240

Invoice Date: March 10, 2026  
Invoice Number: 16124575  
Matter Number: 48742.0001

---

*For Professional Services through February 28, 2026*

**Matter:** Best Price Roofing, Inc.

Total Fees	\$	<u>2,280.00</u>
Total Due This Invoice	\$	2,280.00
Previous Balance Due	\$	<u>602.50</u>
<b>Amount Due</b>	<b>\$</b>	<b><u>2,882.50</u></b>

**For Professional Services Rendered Through February 28, 2026**

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
02/01/26	D. J. Quam	Review and analyze quotes/estimates, contract, correspondence and Tri County Metals warranties; draft demand letter to Best Price Roofing; email communications with A. Cohen.	3.00	400.00	1,200.00
02/02/26	D. J. Quam	Communications with client team regarding demand letter; analyze issues regarding Tri County Metals steel and aluminum roof panels; analyze youth clubhouse Agreement dated March 11, 2025; revise demand letter.	1.30	400.00	520.00
02/03/26	D. J. Quam	Communications with A. Cohen; revise demand letter to BPR in final.	0.40	400.00	160.00
02/17/26	D. J. Quam	Communications with A. Cohen and Best Price Roofing's counsel regarding demand letter and potential next steps.	0.40	400.00	160.00
02/19/26	D. J. Quam	T/C with S. Finley regarding demand letter, facts and contracts.	0.20	400.00	80.00
02/19/26	D. J. Quam	Analyze issues regarding warranty and roof materials.	0.20	400.00	80.00
02/25/26	D. J. Quam	Communications with A. Cohen and J. Lambert regarding status of demand letter.	0.20	400.00	80.00

**Timekeeper Summary**

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Darrin J. Quam	5.70	400.00	2,280.00
<b>Total</b>	<b>5.70</b>		<b>\$2,280.00</b>

Total Due This Invoice	\$2,280.00
Previous Balance Due	602.50
<b><u>Amount Due</u></b>	<b><u>2,882.50</u></b>

**D. J. Quam**

STEARNS WEAVER MILLER  
WEISSLER ALHADEFF & SITTERSON, P.A.

Museum Tower  
150 West Flagler Street, Suite 2200  
Miami, FL 33130  
Direct Line: (305) 789-3200  
Fax: (305) 789-3395

Harbor Bay Community Development District  
6853 Energy Court  
Lakewood Ranch, FL 34240

Invoice Date: March 10, 2026  
Invoice Number: 16124575  
Matter Number: 48742.0001

REMITTANCE PAGE

For Professional Services through February 28, 2026

Matter: Best Price Roofing, Inc.

Total Fees	\$	<u>2,280.00</u>
Total Due This Invoice	\$	2,280.00
Total Outstanding Invoice(s)	\$	<u>602.50</u>
<b>Grand Total</b>	<b>\$</b>	<b><u>2,882.50</u></b>

Outstanding Invoices

<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Total</u>	<u>Payments</u>	<u>Total Balance</u>
02/06/26	16122895	602.50	0.00	602.50
<b>Total Previous Balance</b>				<b>\$602.50</b>

<p>Please make checks payable to:</p> <p>Stearns Weaver Miller Weissler Alhadeff &amp; Sitterson, P.A. 150 W. Flagler Street, Suite 2200 Attention: ACCOUNTS RECEIVABLE Miami, Florida 33130</p> <p>FEIN No.: 59-2126062</p>	<p>To pay by ACH or wire transfer:</p> <p>Citibank, N.A. ABA No.: 266086554 Account No.: 9146651992</p> <p>Please include invoice/matter number(s) to avoid delays and errors in processing.</p>
--	--



**HARBOR BAY COMMUNITY DEVELOPMENT**  
5256 ADMIRAL POINTE DR  
APOLLO BEACH, FL 33572-3429

**Statement Date:** February 27, 2026

**Amount Due:** \$84.18

**Due Date:** March 20, 2026

**Account #:** 211009424139

**DO NOT PAY. Your account will be drafted on March 20, 2026**

**Account Summary**

**Current Service Period:** January 24, 2026 - February 23, 2026

Previous Amount Due \$88.07  
Payment(s) Received Since Last Statement -\$88.07

**Current Month's Charges** \$84.18

**Amount Due by March 20, 2026** \$84.18

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

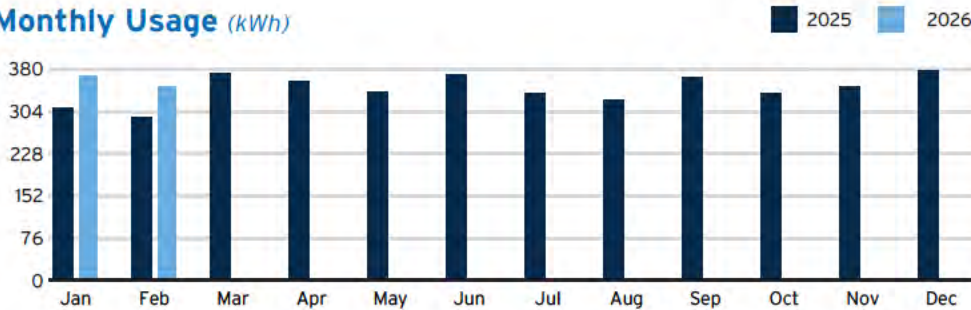
Your average daily kWh used was **10% higher** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

**An Audit You'll Love**  
Our certified experts can uncover ways to save you energy and money.  
[TampaElectric.com/BizSave](https://TampaElectric.com/BizSave)



To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211009424139

**Due Date:** March 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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$84.18

**Payment Amount:** \$ \_\_\_\_\_

629162373282

Your account will be drafted on March 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:** February 27, 2026  
**Charges Due:** March 20, 2026

## Meter Read

**Service Period:** Jan 24, 2026 - Feb 23, 2026

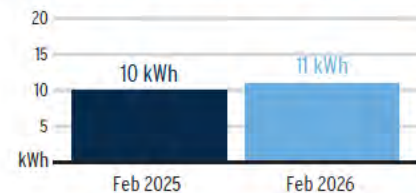
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000430767	02/23/2026	28,111	27,762		349 kWh	1	31 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	349 kWh @ \$0.09202/kWh	\$32.11
Fuel Charge	349 kWh @ \$0.03516/kWh	\$12.27
Storm Protection Charge	349 kWh @ \$0.00568/kWh	\$1.98
Clean Energy Transition Mechanism	349 kWh @ \$0.00418/kWh	\$1.46
Storm Surcharge	349 kWh @ \$0.02121/kWh	\$7.40
Florida Gross Receipt Tax		\$1.94
<b>Electric Service Cost</b>		<b>\$77.62</b>
State Tax		\$6.56
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$84.18</b>

## Avg kWh Used Per Day



## Important Messages

### Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

**Total Current Month's Charges**

**\$84.18**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.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](https://www.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](https://www.tampaelectric.com)

### Phone:

Commercial Customer Care:  
866-832-6249  
Residential Customer Care:  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



**HARBOR BAY COMMUNITY DEVELOPMENT**  
5248 ADMIRAL POINTE DR  
APOLLO BEACH, FL 33572-3429

**Statement Date:** February 27, 2026

**Amount Due:** \$1,140.03

**Due Date:** March 20, 2026

**Account #:** 211009424568

**DO NOT PAY.** Your account will be drafted on March 20, 2026

**Account Summary**

**Current Service Period:** January 24, 2026 - February 23, 2026

Previous Amount Due \$1,129.12  
Payment(s) Received Since Last Statement -\$1,129.12

**Current Month's Charges** \$1,140.03

**Amount Due by March 20, 2026** \$1,140.03

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

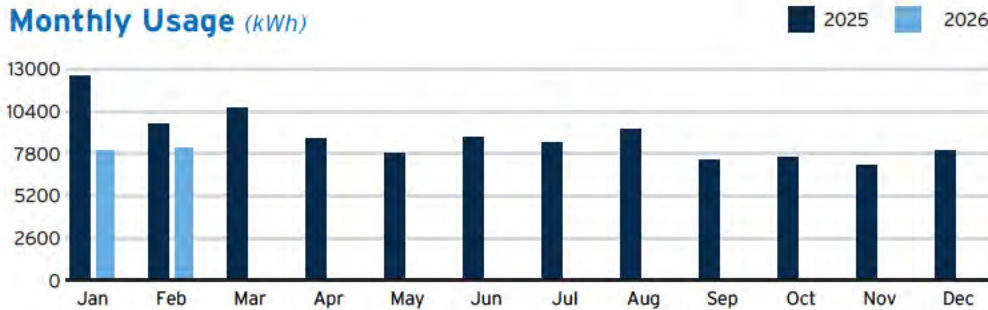
Your average daily kWh used was **20.06% lower** than the same period last year.

Your peak billing demand was **17.86% lower** than the same period last year.



Scan here to view your account online.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211009424568

**Due Date:** March 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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$1,140.03

**Payment Amount:** \$ \_\_\_\_\_

629162373283

Your account will be drafted on March 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:** February 27, 2026  
**Charges Due:** March 20, 2026

## Meter Read

**Meter Location:** Pool

**Service Period:** Jan 24, 2026 - Feb 23, 2026

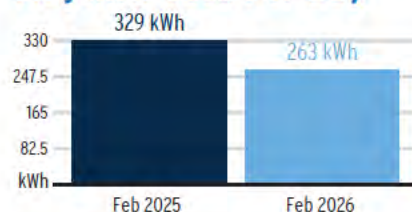
**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000862129	02/23/2026	55,955	47,787	8,168 kWh	1	31 Days
1000862129	02/23/2026	22.62	0	22.62 kW	1	31 Days

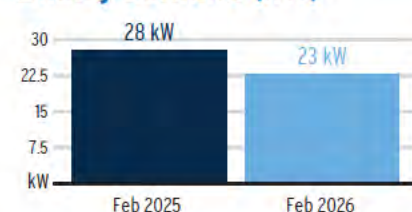
## Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	23 kW @ \$19.06000/kW	\$438.38
Energy Charge	8,168 kWh @ \$0.00815/kWh	\$66.57
Fuel Charge	8,168 kWh @ \$0.03516/kWh	\$287.19
Capacity Charge	23 kW @ \$0.72000/kW	\$16.56
Storm Protection Charge	23 kW @ \$2.02000/kW	\$46.46
Energy Conservation Charge	23 kW @ \$0.79000/kW	\$18.17
Environmental Cost Recovery	8,168 kWh @ \$0.00072/kWh	\$5.88
Clean Energy Transition Mechanism	23 kW @ \$1.15000/kW	\$26.45
Storm Surcharge	8,168 kWh @ \$0.01035/kWh	\$84.54
Florida Gross Receipt Tax		\$26.28
<b>Electric Service Cost</b>		<b>\$1,051.20</b>
State Tax		\$88.83
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$1,140.03</b>

## Avg kWh Used Per Day



## Billing Demand (kW)



**Total Current Month's Charges \$1,140.03**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

- Bank Draft**  
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Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
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Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://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](http://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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**Service For:**  
5248 ADMIRAL POINTE DR  
APOLLO BEACH, FL 33572-3429

**Account #:** 211009424568  
**Statement Date:** February 27, 2026  
**Charges Due:** March 20, 2026

### Load Factor



*Decreasing the proportion of your electricity utilized at peak will improve your load factor.*

### Important Messages

#### Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.



**HARBOR BAY COMMUNITY DEVELOPMENT**  
760 WINTERSIDE DR  
APOLLO BEACH, FL 33572-3407

**Statement Date:** February 27, 2026

<b>Amount Due:</b>	<b>\$52.50</b>
<b>Due Date:</b> March 20, 2026	
<b>Account #:</b> 211009425011	

**DO NOT PAY. Your account will be drafted on March 20, 2026**

**Account Summary**

<b>Current Service Period:</b> January 24, 2026 - February 23, 2026	
Previous Amount Due	\$54.82
Payment(s) Received Since Last Statement	-\$54.82
<b>Current Month's Charges</b>	<b>\$52.50</b>
<b>Amount Due by March 20, 2026</b>	<b>\$52.50</b>

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

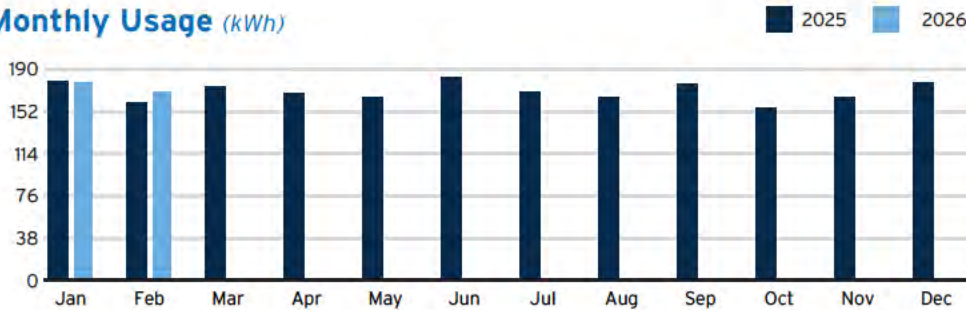
**Your Energy Insight**

Your average daily kWh used was **0% higher** than the same period last year.

Your average daily kWh used was **16.67% lower** than it was in your previous period.

Scan here to view your account online.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

**An Audit You'll Love**  
Our certified experts can uncover ways to save you energy and money.  
[TampaElectric.com/BizSave](https://TampaElectric.com/BizSave)



To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211009425011  
**Due Date:** March 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](https://TampaElectric.com/Paperless) to enroll now.

<b>Amount Due:</b>	<b>\$52.50</b>
<b>Payment Amount:</b> \$ _____	

629162373284

Your account will be drafted on March 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:**  
760 WINTERSIDE DR  
APOLLO BEACH, FL 33572-3407

**Account #:** 211009425011  
**Statement Date:** February 27, 2026  
**Charges Due:** March 20, 2026

## Meter Read

**Meter Location:** Gate

**Service Period:** Jan 24, 2026 - Feb 23, 2026

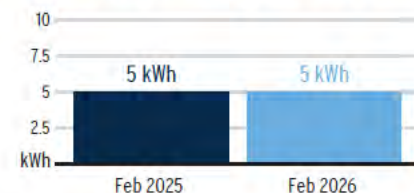
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000444679	02/23/2026	10,696	10,527	169 kWh	1	31 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	169 kWh @ \$0.09202/kWh	\$15.55
Fuel Charge	169 kWh @ \$0.03516/kWh	\$5.94
Storm Protection Charge	169 kWh @ \$0.00568/kWh	\$0.96
Clean Energy Transition Mechanism	169 kWh @ \$0.00418/kWh	\$0.71
Storm Surcharge	169 kWh @ \$0.02121/kWh	\$3.58
Florida Gross Receipt Tax		\$1.21
<b>Electric Service Cost</b>		<b>\$48.41</b>
State Tax		\$4.09
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$52.50</b>

## Avg kWh Used Per Day



## Important Messages

**Quarterly Fuel Source Update**  
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

**Total Current Month's Charges \$52.50**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

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Find list of Payment Agents at [TampaElectric.com](http://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](http://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

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[TampaElectric.com](http://TampaElectric.com)
- Phone:**  
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Residential Customer Care: 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
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- Power Outage: 877-588-1010
- Energy-Saving Programs: 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:** February 27, 2026

**Amount Due:** \$352.23

**Due Date:** March 20, 2026

**Account #:** 211009425268

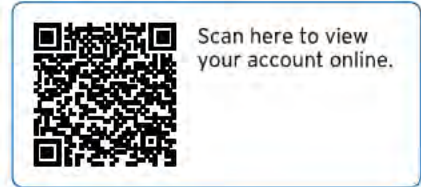
**Your Energy Insight**



Your average daily THMS used was **.43% higher** than the same period last year.



Your average daily THMS used was **0% higher** than it was in your previous period.



Scan here to view your account online.

**Get rebates on natural gas equipment**

- Cooking
- Water heating
- Drying
- Air conditioning (Gas heat pump)

Learn more at [PeoplesGas.com/BizRebates](https://PeoplesGas.com/BizRebates)

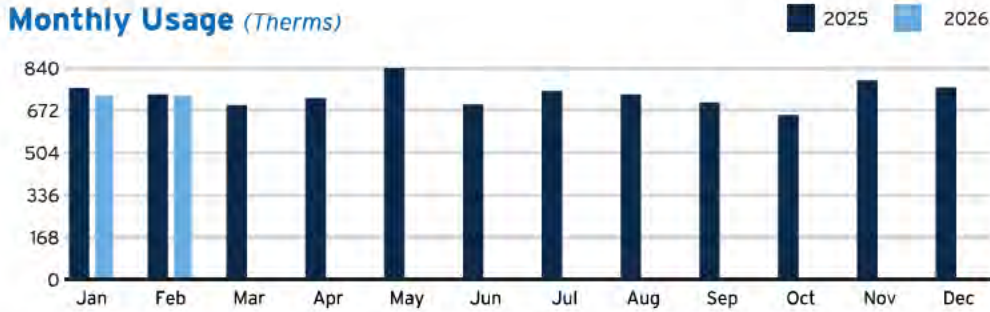
**DO NOT PAY. Your account will be drafted on March 20, 2026**

**Account Summary**

<b>Current Service Period:</b> January 27, 2026 - February 26, 2026	
Previous Amount Due	\$352.75
Payment(s) Received Since Last Statement	-\$352.75
<b>Current Month's Charges</b>	<b>\$352.23</b>
<b>Amount Due by March 20, 2026</b>	<b>\$352.23</b>

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Monthly Usage (Therms)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.



**Account #:** 211009425268

**Due Date:** March 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](https://PeoplesGas.com/Paperless) to enroll now.

**Amount Due:** \$352.23

**Payment Amount:** \$ \_\_\_\_\_

629162373285

Your account will be drafted on March 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: February 27, 2026**  
**Charges Due: March 20, 2026**

## Meter Read

**Service Period:** Jan 27, 2026 - Feb 26, 2026

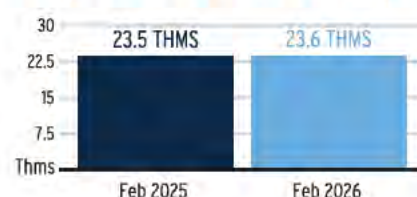
**Rate Schedule:** Comm Transportation Street Lighting

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AHI45086	02/26/2026	8,584	8,438	146 CCF	1.042	1.0000	152.1 Therms	31 Days
AHI58347	02/26/2026	8,155	7,900	255 CCF	1.042	1.0000	265.7 Therms	31 Days
AHX31639	02/26/2026	3,279	2,979	300 CCF	1.042	1.0000	312.6 Therms	31 Days

## Charge Details

Natural Gas Charges		
Number of Lights	1	
Distribution Charge	730.4 THMS @ \$0.44126	\$322.30
Swing Service Charge	730.4 THMS @ \$0.01250	\$9.13
Florida Gross Receipts Tax		\$20.80
<b>Natural Gas Service Cost</b>		<b>\$352.23</b>

## Avg THMS Used Per Day



**Total Current Month's Charges \$352.23**

For more information about your bill and understanding your charges, please visit [PeoplesGas.com](http://PeoplesGas.com)

## Ways To Pay Your Bill

- Bank Draft**  
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- In-Person**  
 Find list of Payment Agents at [PeoplesGas.com](http://PeoplesGas.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 [PeoplesGas.com](http://PeoplesGas.com). Convenience fee will be charged.
- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Peoples Gas  
 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](http://PeoplesGas.com)
- Phone:**
- Commercial Customer Care:**  
866-832-6249
- Hearing Impaired/TTY:**  
7-1-1
- Natural Gas Outage:**  
877-832-6747
- Natural Gas Energy Conservation Rebates:**  
877-832-6747

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



**HARBOR BAY COMMUNITY DEVELOPMENT**  
5127 COASTAL SCENE DR  
APOLLO BEACH, FL 33572-3432

**Statement Date:** February 27, 2026

**Amount Due:** \$140.17

**Due Date:** March 20, 2026

**Account #:** 221006323390

**DO NOT PAY. Your account will be drafted on March 20, 2026**

**Account Summary**

<b>Current Service Period:</b> January 24, 2026 - February 23, 2026	
Previous Amount Due	\$152.85
Payment(s) Received Since Last Statement	-\$152.85
<b>Current Month's Charges</b>	<b>\$140.17</b>
<b>Amount Due by March 20, 2026</b>	<b>\$140.17</b>

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

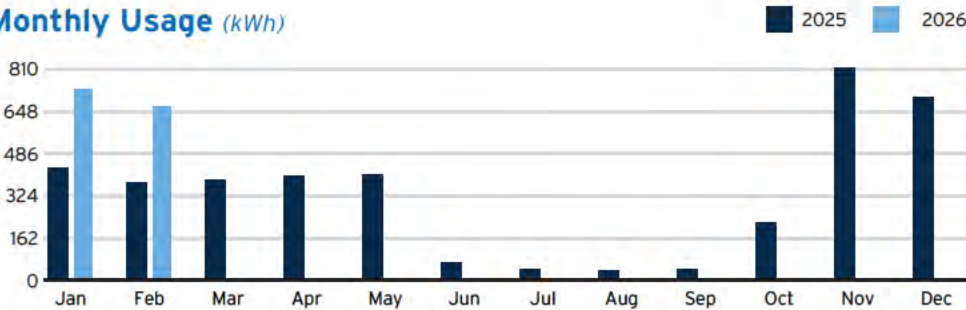
**Your Energy Insight**

Your average daily kWh used was **69.23% higher** than the same period last year.

Your average daily kWh used was **4.35% lower** than it was in your previous period.

Scan here to view your account online.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

**An Audit You'll Love**  
Our certified experts can uncover ways to save you energy and money.  
[TampaElectric.com/BizSave](https://TampaElectric.com/BizSave)



To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 221006323390

**Due Date:** March 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](https://TampaElectric.com/Paperless) to enroll now.

<b>Amount Due:</b>	<b>\$140.17</b>
<b>Payment Amount:</b>	\$ _____

621754988773

Your account will be drafted on March 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:**  
 5127 COASTAL SCENE DR  
 APOLLO BEACH, FL 33572-3432

**Account #:** 221006323390  
**Statement Date:** February 27, 2026  
**Charges Due:** March 20, 2026

## Meter Read

**Service Period:** Jan 24, 2026 - Feb 23, 2026

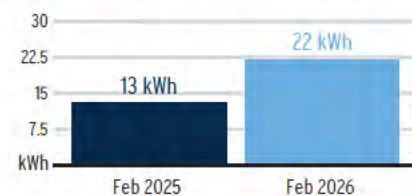
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851762	02/23/2026	15,019	14,352		667 kWh	1	31 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	667 kWh @ \$0.09202/kWh	\$61.38
Fuel Charge	667 kWh @ \$0.03516/kWh	\$23.45
Storm Protection Charge	667 kWh @ \$0.00568/kWh	\$3.79
Clean Energy Transition Mechanism	667 kWh @ \$0.00418/kWh	\$2.79
Storm Surcharge	667 kWh @ \$0.02121/kWh	\$14.15
Florida Gross Receipt Tax		\$3.23
<b>Electric Service Cost</b>		<b>\$129.25</b>
State Tax		\$10.92
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$140.17</b>

## Avg kWh Used Per Day



## Important Messages

**Quarterly Fuel Source Update**  
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

**Total Current Month's Charges \$140.17**

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- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

## Contact Us

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 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
107 MANNS HARBOR DR, LS2
APOLLO BEACH, FL 33572-3340

Statement Date: February 27, 2026

Amount Due: \$11,529.74

Due Date: March 20, 2026

Account #: 221008458756

DO NOT PAY. Your account will be drafted on March 20, 2026

Account Summary

Table with account summary: Current Service Period (Jan 24 - Feb 23, 2026), Previous Amount Due (\$11,529.74), Payment(s) Received Since Last Statement (-\$11,529.74), Current Month's Charges (\$11,529.74), Amount Due by March 20, 2026 (\$11,529.74)

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

QR code and text: Scan here to view your account online.

An Audit You'll Love. Our certified experts can uncover ways to save you energy and money. TampaElectric.com/BizSave

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: March 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: \$11,529.74. Payment Amount: \$\_\_\_\_\_

631631499891

Your account will be drafted on March 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: February 27, 2026**  
**Charges Due: March 20, 2026**

**Service Period:** Jan 24, 2026 - Feb 23, 2026


**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

## Important Messages

### Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	3573 kWh @ \$0.03411/kWh	\$121.88
Monthly Charge		\$10479.78
Lighting Fuel Charge	3573 kWh @ \$0.03452/kWh	\$123.34
Storm Protection Charge	3573 kWh @ \$0.00574/kWh	\$20.51
Clean Energy Transition Mechanism	3573 kWh @ \$0.00043/kWh	\$1.54
Storm Surcharge	3573 kWh @ \$0.01230/kWh	\$43.95
Florida Gross Receipt Tax		\$7.98
State Tax		\$730.76
<b>Lighting Charges</b>		<b>\$11,529.74</b>

**Total Current Month's Charges \$11,529.74**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

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 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
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### Credit or Debit Card

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### Phone

Toll Free: **866-689-6469**

### All Other

**Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

## Contact Us

**Online:**  
[TampaElectric.com](http://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**  
4530 EAGLE FALLS PL,  
TAMPA, FL 33619-9611

**Statement Date:** March 06, 2026

**Amount Due:** \$16,227.03

**Due Date:** March 20, 2026

**Account #:** 311000030115

**DO NOT PAY. Your account will be drafted on March 20, 2026**

**Account Summary**

Previous Amount Due	\$10,546.34
Payment(s) Received Since Last Statement	-\$10,546.34
Credit Balance After Payments and Credits	\$0.00
<b>Current Month's Charges</b>	<b>\$16,227.03</b>

**Amount Due by March 20, 2026 \$16,227.03**

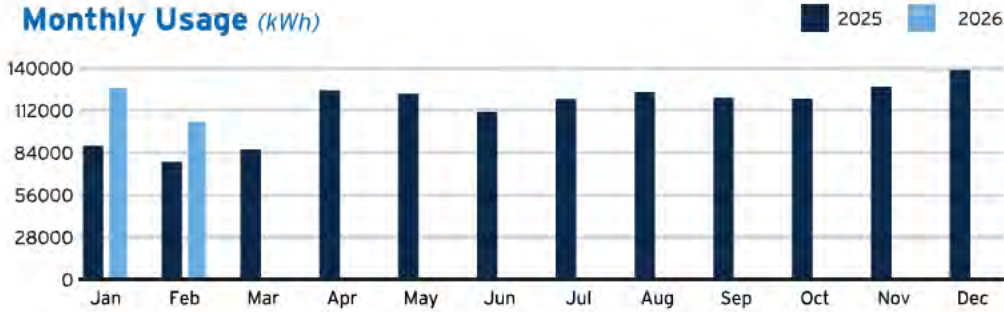
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Locations With The Highest Usage**

- 107 MANNS HARBOR DR, APOLLO BEACH, FL 33572-3340 **42,870 KWH**
- 107 MANNS HARBOR DR, D, APOLLO BEACH, FL 33572-3340 **25,527 KWH**

Scan here to interact with your bill online.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

**DOWNED IS DANGEROUS!**

If you see a downed power line, move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](https://TampaElectric.com/Safety) for more safety tips.



To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 311000030115

**Due Date:** March 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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$16,227.03

**Payment Amount:** \$ \_\_\_\_\_

701125000602

Your account will be drafted on March 20, 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:** 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	02/23/2026	30,943		30,436		507 kWh	1	31 Days	<b>\$112.00</b>
									<span style="color: green;">▼</span> 8.0%

**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	02/23/2026	3,923		3,883		40 kWh	1	31 Days	<b>\$29.81</b>
									<span style="color: green;">▼</span> 28.6%

**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	02/23/2026	9,510		85,043		24,467 kWh	1	31 Days	<b>\$2,838.87</b>
1000780654	02/23/2026	50.14		0		50.14 kW	1	31 Days	<b>\$4.20</b>
									<span style="color: green;">▼</span> 4.2%

**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	02/23/2026	4,459		4,389		70 kWh	1	31 Days	<b>\$35.07</b>
									<span style="color: green;">▼</span> 6.7%

Continued on next page →

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P.O. Box 31318  
Tampa, FL 33631-3318  
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#### Phone

Toll Free: **866-689-6469**

#### All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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**Phone:**  
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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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## 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	02/23/2026	48,781		47,587		1,194 kWh	1	31 Days	<b>\$232.92</b>
									 19.3%


**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	02/23/2026	5,669		5,581		88 kWh	1	31 Days	<b>\$38.25</b>
									 33.8%


**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	02/23/2026	12,010		11,964		46 kWh	1	31 Days	<b>\$30.85</b>
									 79.9%


**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	02/23/2026	6,684		6,617		67 kWh	1	31 Days	<b>\$34.56</b>
									 26.4%


**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	02/23/2026	2,950		2,891		59 kWh	1	31 Days	<b>\$33.14</b>
									 4.8%


**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	02/23/2026	677		600		77 kWh	1	31 Days	<b>\$36.32</b>
									 2.5%

**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	02/23/2026	357		355		2 kWh	1	31 Days	<b>\$23.10</b>
									 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	02/23/2026	25,993		83,123		42,870 kWh	1	31 Days	<b>\$4,559.36</b>
1000780652	02/23/2026	73.29		0		73.29 kW	1	31 Days	▼ 1.2%

**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	02/23/2026	55,688		54,514		1,174 kWh	1	31 Days	<b>\$229.42</b>
									▼ 4.9%

**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	02/23/2026	91,410		89,796		1,614 kWh	1	31 Days	<b>\$306.86</b>
									▼ 3.8%

**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	02/23/2026	7,944		7,830		18,240 kWh	160.0000	31 Days	<b>\$2,858.31</b>
1000771954	02/23/2026	0.41		0		65.28 kW	160.0000	31 Days	▲ 81.0%

**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	02/23/2026	3,650		2,765		885 kWh	1	31 Days	<b>\$178.55</b>
									▼ 12.9%

**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	02/23/2026	51,404		50,543		861 kWh	1	31 Days	<b>\$174.31</b>
									▼ 8.0%

**Service Address:** 300 MANNS HARBOR DR, 2, APOLLO BEACH, FL 33572-3343

**Sub-Account Number:** 211009336770

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000688868	02/23/2026	68,306		67,680		626 kWh	1	31 Days	<b>\$132.95</b>
									▼ 6.0%

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, C, APOLLO BEACH, FL 33572-3340

**Sub-Account Number:** 211009336101

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000780649	02/23/2026	63,954		63,226		728 kWh	1	31 Days	<b>\$150.91</b>
									<span style="color: green;">▼</span> 29.0%

**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	02/23/2026	9,876		99,620		10,256 kWh	1	31 Days	<b>\$1,239.91</b>
1000798616	02/23/2026	22.44		0		22.44 kW	1	31 Days	<span style="color: green;">▼</span> 11.9%

**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	02/23/2026	46,449		46,022		427 kWh	1	31 Days	<b>\$97.92</b>
									<span style="color: green;">▼</span> 55.6%

**Service Address:** MIRA BAY PARCEL 12-A-2, APOLLO BEACH, FL 33572-0000

**Sub-Account Number:** 211010865395

**Amount:** \$371.90

**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	01/23/2026	85,043		59,516		25,527 kWh	1	32 Days	<b>\$2,481.74</b>
1000780654	01/23/2026	33.5 (Estimated)		0		33.5 kW	1	32 Days	<span style="color: green;">▼</span> 6.4%

**Total Current Month's Charges**

**\$16,227.03**



**Sub-Account #: 211009423438**  
**Statement Date: 03/03/2026**

**Service Address:** 564 MANNS HARBOR DR, APOLLO BEACH, FL 33572-3330

### Meter Read

**Service Period:** 01/24/2026 - 02/23/2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000428233	02/23/2026	30,943		30,436		507 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	507 kWh @ \$0.09202/kWh	\$46.65
Fuel Charge	507 kWh @ \$0.03516/kWh	\$17.83
Storm Protection Charge	507 kWh @ \$0.00568/kWh	\$2.88
Clean Energy Transition Mechanism	507 kWh @ \$0.00418/kWh	\$2.12
Storm Surcharge	507 kWh @ \$0.02121/kWh	\$10.75
Florida Gross Receipt Tax		\$2.58
<b>Electric Service Cost</b>		<b>\$103.27</b>
State Tax		\$8.73
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$112.00</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$112.00**

Billing information continues on next page →



**Sub-Account #: 211009423289**  
**Statement Date: 03/03/2026**

**Service Address:** 804 ISLEBAY DR, APOLLO BEACH, FL 33572-3380

### Meter Read

**Service Period:** 01/24/2026 - 02/23/2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000430259	02/23/2026	3,923		3,883		40 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	40 kWh @ \$0.09202/kWh	\$3.68
Fuel Charge	40 kWh @ \$0.03516/kWh	\$1.41
Storm Protection Charge	40 kWh @ \$0.00568/kWh	\$0.23
Clean Energy Transition Mechanism	40 kWh @ \$0.00418/kWh	\$0.17
Storm Surcharge	40 kWh @ \$0.02121/kWh	\$0.85
Florida Gross Receipt Tax		\$0.69
<b>Electric Service Cost</b>		<b>\$27.49</b>
State Tax		\$2.32
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$29.81</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$29.81**

Billing information continues on next page →



**Sub-Account #: 211009422976**  
**Statement Date: 03/03/2026**

**Service Address:** 107 MANNS HARBOR DR, D, APOLLO BEACH, FL 33572-3340

### Meter Read

**Meter Location:** # D

**Service Period:** 01/24/2026 - 02/23/2026

**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000780654	02/23/2026	9,510		85,043		24,467 kWh	1	31 Days
1000780654	02/23/2026	50.14		0		50.14 kW	1	31 Days

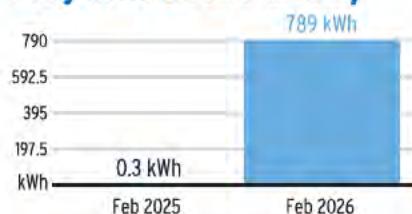
### Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	50 kW @ \$19.06000/kW	\$953.00
Energy Charge	24,467 kWh @ \$0.00815/kWh	\$199.41
Fuel Charge	24,467 kWh @ \$0.03516/kWh	\$860.26
Capacity Charge	50 kW @ \$0.72000/kW	\$36.00
Storm Protection Charge	50 kW @ \$2.02000/kW	\$101.00
Energy Conservation Charge	50 kW @ \$0.79000/kW	\$39.50
Environmental Cost Recovery	24,467 kWh @ \$0.00072/kWh	\$17.62
Clean Energy Transition Mechanism	50 kW @ \$1.15000/kW	\$57.50
Storm Surcharge	24,467 kWh @ \$0.01035/kWh	\$253.23
Florida Gross Receipt Tax		\$65.44
<b>Electric Service Cost</b>		<b>\$2,617.68</b>
State Tax		\$221.19
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$2,838.87</b>

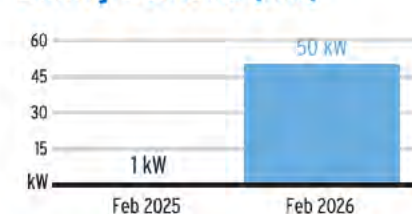
**Current Month's Electric Charges \$2,838.87**

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 #: 211009422786**  
**Statement Date: 03/03/2026**

**Service Address:** 5423 TYBEE ISLAND DR, APOLLO BEACH, FL 33572-3307

### Meter Read

**Meter Location:** GATE

**Service Period:** 01/24/2026 - 02/23/2026

**Rate Schedule:** General Service • Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580302	02/23/2026	4,459		4,389		70 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	70 kWh @ \$0.09202/kWh	\$6.44
Fuel Charge	70 kWh @ \$0.03516/kWh	\$2.46
Storm Protection Charge	70 kWh @ \$0.00568/kWh	\$0.40
Clean Energy Transition Mechanism	70 kWh @ \$0.00418/kWh	\$0.29
Storm Surcharge	70 kWh @ \$0.02121/kWh	\$1.48
Florida Gross Receipt Tax		\$0.81
<b>Electric Service Cost</b>		<b>\$32.34</b>
State Tax		\$2.73
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$35.07</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$35.07**

Billing information continues on next page →



**Sub-Account #: 211009421929**  
**Statement Date: 03/03/2026**

**Service Address:** 191 MIRABAY BLVD, APOLLO BEACH, FL 33572-3346

**Meter Read**

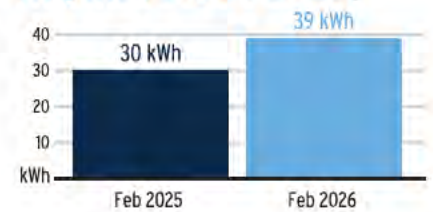
**Service Period:** 01/24/2026 - 02/23/2026      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000769622	02/23/2026	48,781		47,587		1,194 kWh	1	31 Days

**Charge Details**

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	1,194 kWh @ \$0.09202/kWh	\$109.87
Fuel Charge	1,194 kWh @ \$0.03516/kWh	\$41.98
Storm Protection Charge	1,194 kWh @ \$0.00568/kWh	\$6.78
Clean Energy Transition Mechanism	1,194 kWh @ \$0.00418/kWh	\$4.99
Storm Surcharge	1,194 kWh @ \$0.02121/kWh	\$25.32
Florida Gross Receipt Tax		\$5.37
<b>Electric Service Cost</b>		<b>\$214.77</b>
State Tax		\$18.15
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$232.92</b>

**Avg kWh Used Per Day**



**Current Month's Electric Charges \$232.92**

Billing information continues on next page →



**Sub-Account #: 211009421739**  
**Statement Date: 03/03/2026**

**Service Address:** 5424 MERRITT ISLAND DR, APOLLO BEACH, FL 33572-3375

### Meter Read

**Service Period:** 01/24/2026 - 02/23/2026

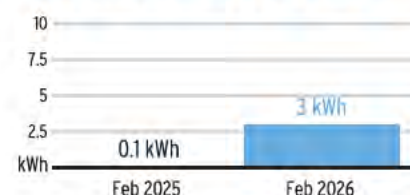
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000600632	02/23/2026	5,669		5,581		88 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	88 kWh @ \$0.09202/kWh	\$8.10
Fuel Charge	88 kWh @ \$0.03516/kWh	\$3.09
Storm Protection Charge	88 kWh @ \$0.00568/kWh	\$0.50
Clean Energy Transition Mechanism	88 kWh @ \$0.00418/kWh	\$0.37
Storm Surcharge	88 kWh @ \$0.02121/kWh	\$1.87
Florida Gross Receipt Tax		\$0.88
<b>Electric Service Cost</b>		<b>\$35.27</b>
State Tax		\$2.98
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$38.25</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$38.25**

Billing information continues on next page →



**Sub-Account #: 211009420921**  
**Statement Date: 03/03/2026**

**Service Address:** 5633 SKIMMER DR, APOLLO BEACH, FL 33572-3353

### Meter Read

**Meter Location:** Irr

**Service Period:** 01/24/2026 - 02/23/2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000426250	02/23/2026	12,010		11,964		46 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	46 kWh @ \$0.09202/kWh	\$4.23
Fuel Charge	46 kWh @ \$0.03516/kWh	\$1.62
Storm Protection Charge	46 kWh @ \$0.00568/kWh	\$0.26
Clean Energy Transition Mechanism	46 kWh @ \$0.00418/kWh	\$0.19
Storm Surcharge	46 kWh @ \$0.02121/kWh	\$0.98
Florida Gross Receipt Tax		\$0.71
<b>Electric Service Cost</b>		<b>\$28.45</b>
State Tax		\$2.40
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$30.85</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$30.85**

Billing information continues on next page →



**Sub-Account #: 211009420731**  
**Statement Date: 03/03/2026**

**Service Address:** 449 ISLEBAY DR, APOLLO BEACH, FL 33572-3332

### Meter Read

**Meter Location:** Irr

**Service Period:** 01/24/2026 - 02/23/2026

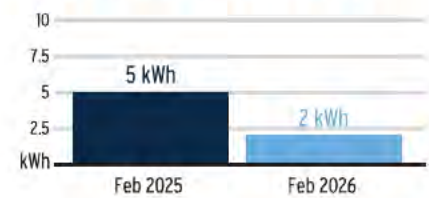
**Rate Schedule:** General Service • Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000426126	02/23/2026	6,684		6,617		67 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	67 kWh @ \$0.09202/kWh	\$6.17
Fuel Charge	67 kWh @ \$0.03516/kWh	\$2.36
Storm Protection Charge	67 kWh @ \$0.00568/kWh	\$0.38
Clean Energy Transition Mechanism	67 kWh @ \$0.00418/kWh	\$0.28
Storm Surcharge	67 kWh @ \$0.02121/kWh	\$1.42
Florida Gross Receipt Tax		\$0.80
<b>Electric Service Cost</b>		<b>\$31.87</b>
State Tax		\$2.69
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$34.56</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$34.56**

Billing information continues on next page →



**Sub-Account #: 211009420376**  
**Statement Date: 03/03/2026**

**Service Address:** 605 MIRABAY BLVD, APOLLO BEACH, FL 33572-3379

**Meter Read**

**Meter Location:** Pmp

**Service Period:** 01/24/2026 - 02/23/2026

**Rate Schedule:** General Service • Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852706	02/23/2026	2,950		2,891		59 kWh	1	31 Days

**Charge Details**

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	59 kWh @ \$0.09202/kWh	\$5.43
Fuel Charge	59 kWh @ \$0.03516/kWh	\$2.07
Storm Protection Charge	59 kWh @ \$0.00568/kWh	\$0.34
Clean Energy Transition Mechanism	59 kWh @ \$0.00418/kWh	\$0.25
Storm Surcharge	59 kWh @ \$0.02121/kWh	\$1.25
Florida Gross Receipt Tax		\$0.76
<b>Electric Service Cost</b>		<b>\$30.56</b>
State Tax		\$2.58
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$33.14</b>

**Avg kWh Used Per Day**



**Current Month's Electric Charges \$33.14**

Billing information continues on next page →



**Sub-Account #: 211009339162**  
**Statement Date: 03/03/2026**

**Service Address:** 107 MANNS HARBOR DR, B, APOLLO BEACH, FL 33572-3340

**Meter Read**

**Meter Location:** # B

**Service Period:** 01/24/2026 - 02/23/2026

**Rate Schedule:** General Service • Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967419	02/23/2026	677		600		77 kWh	1	31 Days

**Charge Details**

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	77 kWh @ \$0.09202/kWh	\$7.09
Fuel Charge	77 kWh @ \$0.03516/kWh	\$2.71
Storm Protection Charge	77 kWh @ \$0.00568/kWh	\$0.44
Clean Energy Transition Mechanism	77 kWh @ \$0.00418/kWh	\$0.32
Storm Surcharge	77 kWh @ \$0.02121/kWh	\$1.63
Florida Gross Receipt Tax		\$0.84
<b>Electric Service Cost</b>		<b>\$33.49</b>
State Tax		\$2.83
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$36.32</b>

**Avg kWh Used Per Day**



**Current Month's Electric Charges \$36.32**

Billing information continues on next page →



**Sub-Account #: 211009338982**  
**Statement Date: 03/03/2026**

**Service Address:** 211 IBISVIEW LN LGHT, APOLLO BEACH, FL 33572-0000

### Meter Read

**Service Period:** 01/24/2026 - 02/23/2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000432342	02/23/2026	357		355		2 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	2 kWh @ \$0.09202/kWh	\$0.18
Fuel Charge	2 kWh @ \$0.03516/kWh	\$0.07
Storm Protection Charge	2 kWh @ \$0.00568/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		\$0.53
<b>Electric Service Cost</b>		<b>\$21.30</b>
State Tax		\$1.80
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$23.10</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$23.10**

Billing information continues on next page →



**Sub-Account #: 211009338560**  
**Statement Date: 03/03/2026**

**Service Address:** 107 MANNS HARBOR DR, APOLLO BEACH, FL 33572-3340

### Meter Read

**Meter Location:** Pool

**Service Period:** 01/24/2026 - 02/23/2026

**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000780652	02/23/2026	25,993		83,123		42,870 kWh	1	31 Days
1000780652	02/23/2026	73.29		0		73.29 kW	1	31 Days

### Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	73 kW @ \$19.06000/kW	\$1,391.38
Energy Charge	42,870 kWh @ \$0.00815/kWh	\$349.39
Fuel Charge	42,870 kWh @ \$0.03516/kWh	\$1,507.31
Capacity Charge	73 kW @ \$0.72000/kW	\$52.56
Storm Protection Charge	73 kW @ \$2.02000/kW	\$147.46
Energy Conservation Charge	73 kW @ \$0.79000/kW	\$57.67
Environmental Cost Recovery	42,870 kWh @ \$0.00072/kWh	\$30.87
Clean Energy Transition Mechanism	73 kW @ \$1.15000/kW	\$83.95
Storm Surcharge	42,870 kWh @ \$0.01035/kWh	\$443.70
Florida Gross Receipt Tax		\$105.10
<b>Electric Service Cost</b>		<b>\$4,204.11</b>
State Tax		\$355.25
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$4,559.36</b>

**Current Month's Electric Charges \$4,559.36**

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: 03/03/2026**

**Service Address:** 103 MIRABAY BLVD, APOLLO BEACH, FL 33572-3346

### Meter Read

**Meter Location:** Tennis

**Service Period:** 01/24/2026 - 02/23/2026

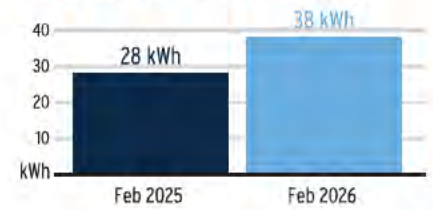
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000769621	02/23/2026	55,688		54,514		1,174 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	1,174 kWh @ \$0.09202/kWh	\$108.03
Fuel Charge	1,174 kWh @ \$0.03516/kWh	\$41.28
Storm Protection Charge	1,174 kWh @ \$0.00568/kWh	\$6.67
Clean Energy Transition Mechanism	1,174 kWh @ \$0.00418/kWh	\$4.91
Storm Surcharge	1,174 kWh @ \$0.02121/kWh	\$24.90
Florida Gross Receipt Tax		\$5.29
<b>Electric Service Cost</b>		<b>\$211.54</b>
State Tax		\$17.88
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$229.42</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$229.42**

Billing information continues on next page →



**Sub-Account #: 211009338149**  
**Statement Date: 03/03/2026**

**Service Address:** 428 MIRABAY BLVD, APOLLO BEACH, FL 33572-3311

### Meter Read

**Meter Location:** Pmp

**Service Period:** 01/24/2026 - 02/23/2026

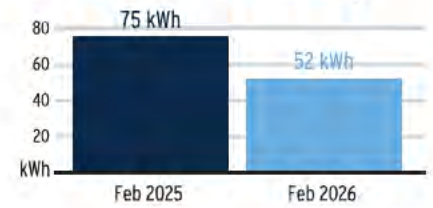
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852666	02/23/2026	91,410		89,796		1,614 kWh	1	31 Days

### Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	1,614 kWh @ \$0.09202/kWh	\$148.52
Fuel Charge	1,614 kWh @ \$0.03516/kWh	\$56.75
Storm Protection Charge	1,614 kWh @ \$0.00568/kWh	\$9.17
Clean Energy Transition Mechanism	1,614 kWh @ \$0.00418/kWh	\$6.75
Storm Surcharge	1,614 kWh @ \$0.02121/kWh	\$34.23
Florida Gross Receipt Tax		\$7.07
<b>Electric Service Cost</b>		<b>\$282.95</b>
State Tax		\$23.91
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$306.86</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$306.86**

Billing information continues on next page →



**Sub-Account #: 211009337919**  
**Statement Date: 03/03/2026**

**Service Address:** 107 MANNS HARBOR DR, A, APOLLO BEACH, FL 33572-3340

### Meter Read

**Meter Location:** # A Clu H

**Service Period:** 01/24/2026 - 02/23/2026

**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000771954	02/23/2026	7,944	7,830	18,240 kWh	160.0000	31 Days
1000771954	02/23/2026	0.41	0	65.28 kW	160.0000	31 Days

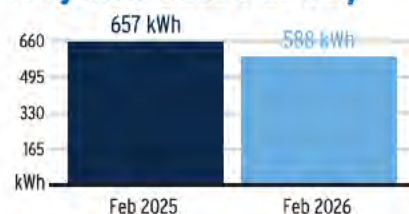
### Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	65 kW @ \$19.06000/kW	\$1,238.90
Energy Charge	18,240 kWh @ \$0.00815/kWh	\$148.66
Fuel Charge	18,240 kWh @ \$0.03516/kWh	\$641.32
Capacity Charge	65 kW @ \$0.72000/kW	\$46.80
Storm Protection Charge	65 kW @ \$2.02000/kW	\$131.30
Energy Conservation Charge	65 kW @ \$0.79000/kW	\$51.35
Environmental Cost Recovery	18,240 kWh @ \$0.00072/kWh	\$13.13
Clean Energy Transition Mechanism	65 kW @ \$1.15000/kW	\$74.75
Storm Surcharge	18,240 kWh @ \$0.01035/kWh	\$188.78
Florida Gross Receipt Tax		\$65.89
<b>Electric Service Cost</b>		<b>\$2,635.60</b>
State Tax		\$222.71
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$2,858.31</b>

**Current Month's Electric Charges \$2,858.31**

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: 03/03/2026**

**Service Address:** 858 MANN'S HARBOR DR, APOLLO BEACH, FL 33572-3393

### Meter Read

**Service Period:** 01/24/2026 - 02/23/2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851679	02/23/2026	3,650		2,765		885 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	885 kWh @ \$0.09202/kWh	\$81.44
Fuel Charge	885 kWh @ \$0.03516/kWh	\$31.12
Storm Protection Charge	885 kWh @ \$0.00568/kWh	\$5.03
Clean Energy Transition Mechanism	885 kWh @ \$0.00418/kWh	\$3.70
Storm Surcharge	885 kWh @ \$0.02121/kWh	\$18.77
Florida Gross Receipt Tax		\$4.12
<b>Electric Service Cost</b>		<b>\$164.64</b>
State Tax		\$13.91
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$178.55</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$178.55**

Billing information continues on next page →



Sub-Account #: 211009336960  
Statement Date: 03/03/2026

Service Address: 200 MIRABAY BLVD, 1, APOLLO BEACH, FL 33572-0000

### Meter Read

Meter Location: # 1

Service Period: 01/24/2026 - 02/23/2026

Rate Schedule: General Service • Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000550784	02/23/2026	51,404		50,543		861 kWh	1	31 Days

### Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	861 kWh @ \$0.09202/kWh	\$79.23
Fuel Charge	861 kWh @ \$0.03516/kWh	\$30.27
Storm Protection Charge	861 kWh @ \$0.00568/kWh	\$4.89
Clean Energy Transition Mechanism	861 kWh @ \$0.00418/kWh	\$3.60
Storm Surcharge	861 kWh @ \$0.02121/kWh	\$18.26
Florida Gross Receipt Tax		\$4.02
<b>Electric Service Cost</b>		<b>\$160.73</b>
State Tax		\$13.58
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$174.31</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$174.31**

Billing information continues on next page →



**Sub-Account #: 211009336770**  
**Statement Date: 03/03/2026**

**Service Address:** 300 MANNS HARBOR DR, 2, APOLLO BEACH, FL 33572-3343

**Meter Read**

**Meter Location:** # 2

**Service Period:** 01/24/2026 - 02/23/2026

**Rate Schedule:** General Service • Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000688868	02/23/2026	68,306		67,680		626 kWh	1	31 Days

**Charge Details**

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	626 kWh @ \$0.09202/kWh	\$57.60
Fuel Charge	626 kWh @ \$0.03516/kWh	\$22.01
Storm Protection Charge	626 kWh @ \$0.00568/kWh	\$3.56
Clean Energy Transition Mechanism	626 kWh @ \$0.00418/kWh	\$2.62
Storm Surcharge	626 kWh @ \$0.02121/kWh	\$13.28
Florida Gross Receipt Tax		\$3.06
<b>Electric Service Cost</b>		<b>\$122.59</b>
State Tax		\$10.36
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$132.95</b>

**Avg kWh Used Per Day**



**Current Month's Electric Charges \$132.95**

Billing information continues on next page →



**Sub-Account #: 211009336101**  
**Statement Date: 03/03/2026**

**Service Address:** 107 MANNS HARBOR DR, C, APOLLO BEACH, FL 33572-3340

**Meter Read**

**Meter Location:** # C

**Service Period:** 01/24/2026 - 02/23/2026

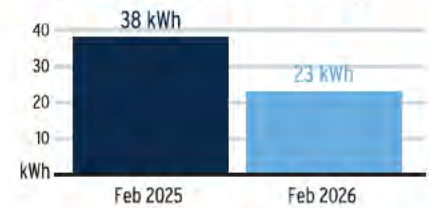
**Rate Schedule:** General Service • Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000780649	02/23/2026	63,954		63,226		728 kWh	1	31 Days

**Charge Details**

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	728 kWh @ \$0.09202/kWh	\$66.99
Fuel Charge	728 kWh @ \$0.03516/kWh	\$25.60
Storm Protection Charge	728 kWh @ \$0.00568/kWh	\$4.14
Clean Energy Transition Mechanism	728 kWh @ \$0.00418/kWh	\$3.04
Storm Surcharge	728 kWh @ \$0.02121/kWh	\$15.44
Florida Gross Receipt Tax		\$3.48
<b>Electric Service Cost</b>		<b>\$139.15</b>
State Tax		\$11.76
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$150.91</b>

**Avg kWh Used Per Day**



**Current Month's Electric Charges \$150.91**

Billing information continues on next page →



**Sub-Account #: 211009335905**  
**Statement Date: 03/03/2026**

**Service Address:** 5496 N US HWY 41, APOLLO BEACH, FL 33572-0000

### Meter Read

**Service Period:** 01/24/2026 - 02/23/2026

**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000798616	02/23/2026	9,876		99,620		10,256 kWh	1	31 Days
1000798616	02/23/2026	22.44		0		22.44 kW	1	31 Days

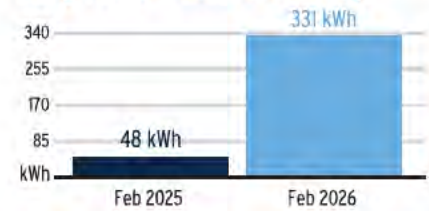
### Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	22 kW @ \$19.06000/kW	\$419.32
Energy Charge	10,256 kWh @ \$0.00815/kWh	\$83.59
Fuel Charge	10,256 kWh @ \$0.03516/kWh	\$360.60
Capacity Charge	22 kW @ \$0.72000/kW	\$15.84
Storm Protection Charge	22 kW @ \$2.02000/kW	\$44.44
Energy Conservation Charge	22 kW @ \$0.79000/kW	\$17.38
Environmental Cost Recovery	10,256 kWh @ \$0.00072/kWh	\$7.38
Clean Energy Transition Mechanism	22 kW @ \$1.15000/kW	\$25.30
Storm Surcharge	10,256 kWh @ \$0.01035/kWh	\$106.15
Florida Gross Receipt Tax		\$28.58
<b>Electric Service Cost</b>		<b>\$1,143.30</b>
State Tax		\$96.61
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$1,239.91</b>

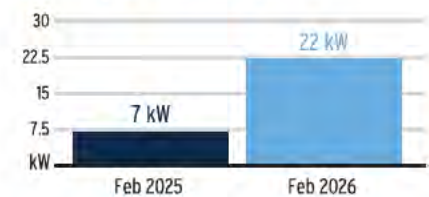
**Current Month's Electric Charges \$1,239.91**

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 #: 211009335491**  
**Statement Date: 03/03/2026**

**Service Address:** 5496 N US HWY 41, APOLLO BEACH, FL 33572-0000

### Meter Read

**Service Period:** 01/24/2026 - 02/23/2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853274	02/23/2026	46,449		46,022		427 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	427 kWh @ \$0.09202/kWh	\$39.29
Fuel Charge	427 kWh @ \$0.03516/kWh	\$15.01
Storm Protection Charge	427 kWh @ \$0.00568/kWh	\$2.43
Clean Energy Transition Mechanism	427 kWh @ \$0.00418/kWh	\$1.78
Storm Surcharge	427 kWh @ \$0.02121/kWh	\$9.06
Florida Gross Receipt Tax		\$2.26
<b>Electric Service Cost</b>		<b>\$90.29</b>
State Tax		\$7.63
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$97.92</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$97.92**

Billing information continues on next page →




**Sub-Account #: 211010865395**  
**Statement Date: 03/03/2026**

**Service Address:** MIRA BAY PARCEL 12-A-2, APOLLO BEACH, FL 33572-0000

**Service Period:** 01/24/2026 - 02/23/2026

**Rate Schedule:** Lighting Service

**Charge Details**

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	138 kWh @ \$0.03411/kWh	\$4.71
Fixture & Maintenance Charge	7 Fixtures	\$135.28
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	138 kWh @ \$0.03452/kWh	\$4.76
Storm Protection Charge	138 kWh @ \$0.00574/kWh	\$0.79
Clean Energy Transition Mechanism	138 kWh @ \$0.00043/kWh	\$0.06
Storm Surcharge	138 kWh @ \$0.01230/kWh	\$1.70
Florida Gross Receipt Tax		\$0.31
State Tax		\$26.05
<b>Lighting Charges</b>		<b>\$371.90</b>

**Current Month's Electric Charges \$371.90**

*Billing information continues on next page →*



**Sub-Account #: 211009422976**  
**Statement Date: 02/09/2026**

**Service Address:** 107 MANNS HARBOR DR, D, APOLLO BEACH, FL 33572-3340

### Meter Read

**Meter Location:** # D

**Service Period:** 12/23/2025 - 01/23/2026

**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000780654	01/23/2026	85,043		59,516		25,527 kWh	1	32 Days
1000780654	01/23/2026	33.5 (Estimated)		0		33.5 kW	1	32 Days

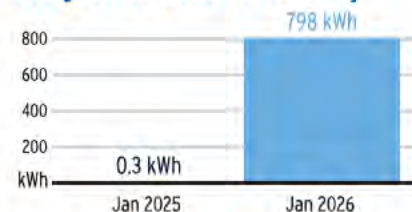
### Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$1.12000	\$35.84
Billing Demand Charge	34 kW @ \$19.06000/kW	\$648.04
Energy Charge	25,527 kWh @ \$0.00815/kWh	\$208.05
Fuel Charge	25,527 kWh @ \$0.03516/kWh	\$897.53
Capacity Charge	34 kW @ \$0.72000/kW	\$24.48
Storm Protection Charge	34 kW @ \$2.02000/kW	\$68.68
Energy Conservation Charge	34 kW @ \$0.79000/kW	\$26.86
Environmental Cost Recovery	25,527 kWh @ \$0.00072/kWh	\$18.38
Clean Energy Transition Mechanism	34 kW @ \$1.15000/kW	\$39.10
Storm Surcharge	25,527 kWh @ \$0.01035/kWh	\$264.20
Florida Gross Receipt Tax		\$57.21
<b>Electric Service Cost</b>		<b>\$2,288.37</b>
State Tax		\$193.37
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$2,481.74</b>

**Current Month's Electric Charges \$2,481.74**

**Total Current Month's Charges \$16,227.03**

### Avg kWh Used Per Day



### Billing Demand (kW)



### Load Factor



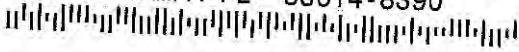
Decreasing the proportion of your electricity utilized at peak will improve your load factor.



7534 0100 NO RP 01 03012026 YNNNNNN 0008242 S1 T45

11995 1 AB 0.636

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



MAR - 6 2026

# ACCOUNT INVOICE

**My Customer Number:** 1744290

**Please Pay By:** 03/15/2026

**Total Due:** \$781.49

**PAY ONLINE**  
TerminixCommercial.com

**PAY BY PHONE**  
1.855.456.3631

**QUESTIONS**  
• 1.800.TERMINIX  
• TerminixCommercial.com

## EASY WAYS TO PAY YOUR TERMINIX® INVOICE

Paying your bill is easy, especially online. Just visit the "Manage My Account" portal at TerminixCommercial.com and sign up with your **Customer Number: 1744290** and phone number to start paying bills online.



SERVICE DATE	DESCRIPTION OF SERVICES & SERVICE ADDRESS	INVOICE NUMBER	CHARGES	PAYMENTS / CREDITS	NET AMOUNT
02/13/2026	Pest Control Work Order 21524849466 Environmental and Safety Surcharge  Location: 107 MANNS HARBOUR DR, APOLLO BEACH FL 33572	469439358	\$92.00 \$5.00		\$97.00
02/13/2026	Pest Control Work Order 21523825847 Environmental and Safety Surcharge  Location: 107 MANNS HARBOUR DR, APOLLO BEACH FL 33572		\$80.56 \$5.00		\$85.56
02/13/2026	Pest Control Work Order 21526417115		\$211.46		
<b>DUE DATE: 03/15/2026</b>			<b>TOTAL DUE: \$781.49</b>		

This invoice reflects payments received by 03/01/2026. If you have not paid your previous balance, please make your payment today. The environmental and safety surcharge covers ongoing costs required for maintaining environmental and safety initiatives for our employees and customers. This includes but is not limited to transportation improvements, safety training and service safety protocols as they may pertain to each industry we service. Limitations apply.

Please tear along line to remit.

### \$ Payment Options:

- EasyPay automated payments (sign up at TerminixCommercial.com)
- Pay online at My Account at TerminixCommercial.com
- Pay by phone at 1.855.456.3631
- Pay by enclosed check
- Credit card payment. Please fill out the following:

Circle One: DISCOVER VISA MasterCard American Express

( ) Exp date: \_\_\_\_ / \_\_\_\_

Name (as it appears on credit card): \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

Amount Due: **\$781.49**

Amount Paid: \_\_\_\_\_

**Invoice Number:** 469439358

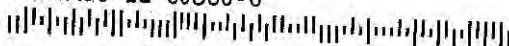
**Customer Number:** 1744290

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

Sign up for EasyPay  
automated payments at  
**TerminixCommercial.com**

### REMIT TO:

TERMINIX PROCESSING CENTER  
PO BOX 802155  
CHICAGO IL 60680-0



3 00000000 10 000017442901 00000000004694393582 0007814900078149 4

**ACCOUNT INVOICE**

**My Customer Number:** 1744290  
**Please Pay By:** 03/15/2026  
**Total Due:** \$781.49

SERVICE DATE	DESCRIPTION OF SERVICES & SERVICE ADDRESS	INVOICE NUMBER	CHARGES	PAYMENTS / CREDITS	NET AMOUNT
	Environmental and Safety Surcharge		\$7.00		
	Location: 107 MANN'S HARBOUR DR, APOLLO BEACH FL 33572				\$218.46
02/13/2026	Pest Control Work Order 21525999824 Environmental and Safety Surcharge		\$71.45 \$5.00		
	Location: 107 MANN'S HARBOUR DR, APOLLO BEACH FL 33572				\$76.45
02/13/2026	Pest Control Work Order 21524819531 Environmental and Safety Surcharge		\$80.56 \$5.00		
	Location: 5248 ADMIRAL POINTE DR, APOLLO BEACH FL 33572				\$85.56
02/24/2026	Pest Control Work Order 21526417116 Environmental and Safety Surcharge		\$211.46 \$7.00		
	Location: 107 MANN'S HARBOUR DR, APOLLO BEACH FL 33572				\$218.46



**DUE DATE: 03/15/2026**

**TOTAL DUE: \$781.49**

This invoice reflects payments received by 03/01/2026. If you have not paid your previous balance, please make your payment today. The environmental and safety surcharge covers ongoing costs required for maintaining environmental and safety initiatives for our employees and customers. This includes but is not limited to transportation improvements, safety training and service safety protocols as they may pertain to each industry we service. Limitations apply.

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 26-00792H

Date 03/13/2026

**Attn:**  
Harbor Bay CDD - Rizzetta  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 26-00792H

\$59.06

### Notice of Public Board Workshop

RE: Harbor Bay CDD Budget Workshop on 4/2/26 at 6:00 PM

Published: 3/13/2026

### Important Message

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

Paid

()

**Total**

**\$59.06**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

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

## INVOICE

### Legal Advertising

#### Notice of Public Board Workshop Harbor Bay Community Development District

The Harbor Bay Community Development District will hold a Budget Workshop on April 2, 2026 at 6:00 p.m. at the Mirabay Clubhouse Lagoon Room located at 107 Manns Harbor Drive, Apollo Beach, FL 33572.

A copy of the agenda may be obtained by contacting the District Manager's office via phone at (813) 994-1001. The workshop is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This workshop may be continued to a date, time, and place to be specified on the record at the workshop. There may be occasions when one or more Supervisors or staff will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 994-1001, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the workshop is advised that this same 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 such appeal is to be based.

Lynn Hayes, District Manager  
March 13, 2026

26-00792H

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

#### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



Date- 03-06-26

GL Code- 572004833

Approved by- JM

# 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: **223467**  
Status: **Open**  
Invoice Date: **3/06/2026**  
Due Date: **4/05/2026**  
Total: **\$539.40**

Service Date	Product/Service	Quantity	Unit Price	Total
3/04/2026	<b>6800</b> 6800 GALLONS LIQUID CHLORINE	163.00	\$2.55	\$415.65
	<b>15 GAL DRUM - SULFURIC ACID</b> 15 GAL DRUM - SULFURIC ACID	1.00	\$123.75	\$123.75

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:** \$539.40  
**Tax:** \$0.00  
**Invoice Amount:** \$539.40  
**Previous Payment(s):** \$0.00  
**Amount Due (USD):** **\$539.40**

Thank you for doing business with us!



Date- 03-06-26

GL Code- 573004833

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: **223468**  
Status: **Open**  
Invoice Date: **3/06/2026**  
Due Date: **4/05/2026**  
Total: **\$335.40**

Service Date	Product/Service	Quantity	Unit Price	Total
	ADMIRAL POINT			
	<b>6800</b>			
	6800 GALLONS LIQUID CHLORINE	83.00	\$2.55	\$211.65
	<b>15 GAL DRUM - SULFURIC ACID</b>			
	15 GAL DRUM - SULFURIC ACID	1.00	\$123.75	\$123.75

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.

<b>Subtotal:</b>	\$335.40
<b>Tax:</b>	\$0.00
<b>Invoice Amount:</b>	\$335.40
<b>Previous Payment(s):</b>	\$0.00
<b>Amount Due (USD)</b>	<b>\$335.40</b>

Thank you for doing business with us!



Date- 03-13-26

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: **2235828**  
Status: **Open**  
Invoice Date: **3/13/2026**  
Due Date: **4/12/2026**  
Total: **\$614.55**

Service Date	Product/Service	Quantity	Unit Price	Total
3/11/2026	<b>6800</b> 6800 GALLONS LIQUID CHLORINE	241.00	\$2.55	\$614.55

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.

<b>Subtotal:</b>	\$614.55
<b>Tax:</b>	\$0.00
<b>Invoice Amount:</b>	\$614.55
<b>Previous Payment(s):</b>	\$0.00
<b>Amount Due (USD)</b>	<b>\$614.55</b>

Thank you for doing business with us!



Date- 02-27-26

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: **925170**  
Status: **Open**  
Invoice Date: **2/27/2026**  
Due Date: **3/29/2026**  
Total: **\$536.85**

Service Date	Product/Service	Quantity	Unit Price	Total
2/26/2026	<b>6800</b> 6800 GALLONS LIQUID CHLORINE	162.00	\$2.55	\$413.10
	<b>15 GAL DRUM - SULFURIC ACID</b> 15 GAL DRUM - SULFURIC ACID	1.00	\$123.75	\$123.75

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.

<b>Subtotal:</b>	\$536.85
<b>Tax:</b>	\$0.00
<b>Invoice Amount:</b>	\$536.85
<b>Previous Payment(s):</b>	\$0.00
<b>Amount Due (USD)</b>	<b>\$536.85</b>

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:** 2/23/2026  
**SALES ORDER #:** SO3348  
**INVOICE #:** FL12284696  
**TERMS:** NET 30  
**DUE DATE:** 3/25/2026  
**CUSTOMER PO:**  
**SERVICE PERIOD:** FEB 2026  
**MEMO:** MIRA BAY

ITEM	DESCRIPTION	SERVICE DATE	QTY	RATE	AMOUNT
HARBOR BAY CDD	Broom Sweeping: Mira Bay CY = 4	2/16/2026	1	\$900.00000	\$900.00
FS: VEC Charges	VEC Charges		1	\$0.00	\$132.21
FS: EHSC Charges	EHSC Charges		1	\$0.00	\$46.45

We are delighted to have you as a customer and appreciate your business!  
 For Invoice questions, please email [billing@sweepingcorp.com](mailto: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](mailto:remits@sweepingcorp.com)  
 For ease of payment, use the "Click Here to Pay Now" link below to pay by Credit Card or ACH

<b>SUBTOTAL</b>	\$1,078.66
<b>TAX TOTAL</b>	\$0.00
<b>TOTAL</b>	\$1,078.66
<b>AMOUNT PAID</b>	\$0.00
<b>AMOUNT DUE</b>	\$1,078.66

[Click Here to Pay Now](#)

**Please remit electronic bank payments to:**  
 USA Services of Florida, LLC  
 ABA/Routing #: 041001039  
 Account #: 359681555850

Date- 02-27-26

GL Code- 541005155

Approved by- [Signature]

**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 #:	FL12284696
Amount Due:	\$1,078.66
Amount Paid:	

[Click Here to Pay Now](#)




Date- 03-13-26

GL Code- 541005155

# INVOICE

USA Services of Florida, LLC  
4141 Rockside Road, Suite 100  
Seven Hills OH 44131  
United States

Approved by- 

INVOICE DATE: 3/12/2026  
SALES ORDER #: SO3348  
INVOICE #: FL12285133  
TERMS: NET 30  
DUE DATE: 4/11/2026  
CUSTOMER PO:  
SERVICE PERIOD: MAR 2026  
MEMO: MIRA BAY

**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

ITEM	DESCRIPTION	SERVICE DATE	QTY	RATE	AMOUNT
HARBOR BAY CDD	Broom Sweeping: Mira Bay CY = 16	3/2/2026	1	\$900.00000	\$900.00
FS: VEC Charges	VEC Charges		1	\$0.00	\$123.30
FS: EHSC Charges	EHSC Charges		1	\$0.00	\$46.05

**SUBTOTAL** \$1,069.35  
**TAX TOTAL** \$0.00  
**TOTAL** \$1,069.35  
**AMOUNT PAID** \$0.00  
**AMOUNT DUE** \$1,069.35

We are delighted to have you as a customer and appreciate your business!  
 For Invoice questions, please email [billing@sweepingcorp.com](mailto: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](mailto: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](#)

**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 #:	FL12285133
Amount Due:	\$1,069.35
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:**  
3434 Colwell Avenue, Suite 200 Tampa  
FL 33614 United States

**INVOICE DATE:** 3/25/2026  
**SALES ORDER #:** 00217800  
**INVOICE #:** FL12285440  
**TERMS:** NET 30  
**DUE DATE:** 4/24/2026  
**CUSTOMER PO:**  
**SERVICE PERIOD:** MAR 2026  
**MEMO:**

ITEM	DESCRIPTION	SERVICE DATE	QTY	RATE	AMOUNT
SS B: Street Sweeping	Harbor Bay CDD - Mira Bay CY=4	3/24/2026	1	\$900.00000	\$900.00

We are delighted to have you as a customer and appreciate your business!  
For Invoice questions, please email [billing@sweepingcorp.com](mailto: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](mailto:remits@sweepingcorp.com)  
For ease of payment, use the "Click Here to Pay Now" link below to pay by Credit Card or ACH

<b>SUBTOTAL</b>	\$900.00
<b>TAX TOTAL</b>	\$0.00
<b>TOTAL</b>	\$900.00
<b>AMOUNT PAID</b>	\$0.00
<b>AMOUNT DUE</b>	\$900.00

[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 #:	FL12285440
Amount Due:	\$900.00
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](mailto: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** 5037869508  
**Due Date** 03/27/2026  
**Invoice Date** 02/26/2026  
**Total Due** \$53.92

Last Payment \$53.92  
posted on 02/10/2026

Harbor Bay Community  
Development District  
C/O Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

**Important Messages**

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 RC42320107	107 Manns Harbor Dr. Apollo Beach, FL 33572
<b>Coverage Period</b> 02/27/2026-03/26/2026			

Item Description	Original Invoice	Amount	Tax	Item Total	Due Date	Subtotal
Payment Amount		53.92		53.92	03/27/2026	\$53.92
Total CurrentCharges:						\$53.92
Previously Billed Charges:						\$0.00
450-0078530-000 Total Charges:						\$53.92
Invoice Total:						\$53.92

03-06-26

Date- \_\_\_\_\_

GL Code- 57200 5101

Approved by- [Signature]

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 03/27/2026  
Invoice Number 5037869508 Invoice Date 02/26/2026  
Current Due \$53.92  
Total Due \$53.92

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

00000050378695084500000000005392202603270000000053920

**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  
March 2026  
For Board Approval**

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

The total items being presented:      **\$36,451.56**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Mira Bay Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AlSCO, Inc.	200139	LTAM1117627	Supplies 02/26	\$ 108.00
AlSCO, Inc.	200144	LTAM1118542	Supplies 03/26	\$ 108.00
AlSCO, Inc.	200145	LTAM1119468	Supplies 03/26	\$ 108.00
AlSCO, Inc.	200149	LTAM1120370	Supplies 03/26	\$ 161.54
AlSCO, Inc.	200153	LTAM1121292	supplies 03/26	\$ 108.00
Aroma Coffee Service Inc.	200143	223196040	Supplies 03/26	\$ 948.27
Aroma Coffee Service Inc.	200146	223197250	Supplies 03/26	\$ 861.84
Aroma Coffee Service Inc.	200154	223198250	Coffee 03/26	\$ 967.25
Barksdale Enterprises, LLC	200152	1210	Special Event 04/26	\$ 4,927.50
Cheney Brothers, Inc.	20260306-1	06-910146289	Food 02/26	\$ 19.73
Cheney Brothers, Inc.	20260306-1	06-910146339	Food 02/26	\$ 77.40
Cheney Brothers, Inc.	06-929554796 CM	06-910146851	Food & Supplies 02/26	\$ 842.63
Cheney Brothers, Inc.	20260313-1	06-910193843	Food 03/26	\$ 1,327.86

# Mira Bay Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 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.	20260320-1	06-910220901	Food 03/26	\$ 14.87
Cheney Brothers, Inc.	20260320-1	06-910221326	Food & Supplies 03/26	\$ 1,467.82
Cheney Brothers, Inc.	20260320-1	06-910221339	Supplies 03/26	\$ 105.39
Cheney Brothers, Inc.	20260327-1	06-910257903	Food & Supplies 03/26	\$ 1,568.92
Cheney Brothers, Inc.	20260327-1	06-910282107	Food 03/26	\$ 109.67
Cheney Brothers, Inc.	20260327-1	06-910282299	Food 03/26	\$ 1,277.68
Cheney Brothers, Inc.	20260313-1	06-932186542	Food 03/26	\$ 58.19
Cheney Brothers, Inc.	20260313-1	06-932186544	Food 03/26	\$ 191.37
Cintas Corporation	200142	1906146993	Supplies 02/26	\$ 320.00
Cintas Corporation	200142	1906158695	Supplies 02/26	\$ 640.00
Cintas Corporation	200142	4260241912	Supplies 02/26	\$ 1,258.09
Cintas Corporation	200142	4261019854	Supplies 02/26	\$ 1,233.49
Cintas Corporation	20260305-1	4261721737	Supplies 03/26	\$ 1,233.49

# Mira Bay Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cintas Corporation	20260318-1	4262474243	Supplies 03/26	\$ 853.03
Cintas Corporation	20260326-1	4264019957	Supplies 03/26	\$ 853.03
Coca-Cola Beverages	200140	51174874010	Beverage 02/26	\$ 284.17
Coca-Cola Beverages	200150	51478290012	Beverages 03/26	\$ 389.40
DeConna Ice Cream Company	200147	INV00428818	Ice Cream 03/26	\$ 681.60
DeConna Ice Cream Company	200155	INV00429849	Food 03/26	\$ 669.60
Facilities Management Express	200156	40086	Monthly Subscription 03/26	\$ 465.76
Florida Department of Revenue	20260320-2	39-8012897341-5 02/26	Sales Tax 02/26	\$ 1,329.75
Host Merchant Services	20260302-1	3480	Point of Sale System 03/26	\$ 5,931.00
JJ Taylor Distributing Co	20260312-1	5525168	Beer 03/26	\$ 133.22
JJ Taylor Distributing Co	20260312-1	5559974	Beer 03/26	\$ 259.34
Pepin	200141	4277034	Beer 02/26	\$ 415.72
Pepin	200148	4285564	Beer 03/26	\$ 386.98

# Mira Bay Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pepin	200151	4289877	Beer 03/26	\$ 417.09
Pepin	200157	4294223	Beer 03/26	\$ 868.17
Southern Glazer's Wine & Spirits	20260316-1	1017126	Wine & Liquor 03/26	\$ 460.35
Southern Glazer's Wine & Spirits	20260323-1	1041558	Liquor 03/26	\$ 496.92
Southern Glazer's Wine & Spirits	20260330-1	1066052	Wine & Liquor 03/26	\$ 779.92
Southern Glazer's Wine & Spirits	20260309-1	4992850	Wine 02/26	<u>\$ 731.51</u>
<b>Report Total</b>				<b><u>\$ 36,451.56</u></b>



**INVOICE**

**LTAM1117627**

Alsco  
507 North Willow Avenue  
Tampa, FL 33606

Phone : (813) 253-0431  
Fax : (813) 251-2650

Invoice Date: Feb 25 2026  
Customer No: 369181  
Location No: 369181  
Route: 24 Stop: 170  
Terms: Net 10 EOM  
Purchase Order:

**Invoice For**

**Harbor Bay Mirabay Club**  
Care Rozzietta Co Arbor Bay CDD  
3434 Colwell Ave Ste 200  
Tampa, FL 33614-8390

**Delivery To**

**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: \$345.78; Last Month: \$0.00; Total Balance: \$345.78

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

**LTAM1118542**

Invoice Date: Mar 04 2026  
Customer No: 369181  
Location No: 369181  
Route: 24 Stop: 170  
Terms: Net 10 EOM  
Purchase Order:


**Invoice For**

**Harbor Bay Mirabay Club**  
Care Rozzietta Co Arbor Bay CDD  
3434 Colwell Ave Ste 200  
Tampa, FL 33614-8390

**Delivery To**

**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><a href="https://atrack.alsco.com/Account/Login">https://atrack.alsco.com/Account/Login</a></p>						
						 CHRISTY C Mar 04 2026, 8:20 AM 27.7485,-82.4176

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
	<b>Invoice Total</b>	<b>\$108.00</b>



AlSCO  
507 North Willow Avenue  
Tampa, FL 33606

Phone : (813) 253-0431  
Fax : (813) 251-2650

# INVOICE

**LTAM1119468**

Invoice Date: Mar 11 2026  
Customer No: 369181  
Location No: 369181  
Route: 24 Stop: 170  
Terms: Net 10 EOM  
Purchase Order:

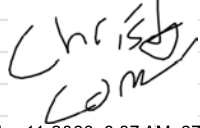
**Invoice For**

**Harbor Bay Mirabay Club**  
Care Rozzietta Co Arbor Bay CDD  
3434 Colwell Ave Ste 200  
Tampa, FL 33614-8390

**Delivery To**

**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><a href="https://atrack.alsco.com/Account/Login">https://atrack.alsco.com/Account/Login</a></p>						
						 CHRISTY C Mar 11 2026, 8:37 AM 27.7486, -82.4176

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
	<b>Invoice Total</b>	<b>\$108.00</b>



AlSCO  
507 North Willow Avenue  
Tampa, FL 33606

Phone : (813) 253-0431  
Fax : (813) 251-2650

# INVOICE

**LTAM1120370**

Invoice Date: Mar 18 2026  
Customer No: 369181  
Location No: 369181  
Route: 24 Stop: 005  
Terms: Net 10 EOM  
Purchase Order:

**Invoice For**

**Harbor Bay Mirabay Club**  
Care Rozzietta Co Arbor Bay CDD  
3434 Colwell Ave Ste 200  
Tampa, FL 33614-8390

**Delivery To**

**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
20	60118-WH	85X85 Tablecloth, White				40.60
10	60055-WH	72X72 Tablecloth, White				9.20
2	9650	Laundry Bag Stand			2	0.00
5	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				30.74

**\*\*\*\*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>

*Christy C*

CHRISTY C Mar 18 2026, 8:48 AM 27.7486, -82.4176

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	\$161.54
Tax EXEMPT	\$0.00
<b>Invoice Total</b>	<b>\$161.54</b>



AlSCO  
507 North Willow Avenue  
Tampa, FL 33606

Phone : (813) 253-0431  
Fax : (813) 251-2650

# INVOICE

**LTAM1121292**

Invoice Date: Mar 25 2026  
Customer No: 369181  
Location No: 369181  
Route: 24 Stop: 005  
Terms: Net 10 EOM  
Purchase Order:


**Invoice For**

**Harbor Bay Mirabay Club**  
Care Rozzietta Co Arbor Bay CDD  
3434 Colwell Ave Ste 200  
Tampa, FL 33614-8390

**Delivery To**

**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><a href="https://atrack.alsco.com/Account/Login">https://atrack.alsco.com/Account/Login</a></p>						
						 CHRISTY C Mar 25 2026, 8:15 AM 27.7486,-82.4176

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
	<b>Invoice Total</b>	<b>\$108.00</b>

**Aroma Coffee Service, Inc.**  
 2168 Andrea Lane, Fort Myers, Florida 33912  
 1-800-448-9139 - cs@aromacoffee.net

**Invoice # 0223196040**

**Customer # 8153**  
 MIRABAY CLUB (VISA+)  
 107 MANNS HARBOR DRIVE  
 APOLLO BEACH, FL 33572

03/02/26 12:29 - Driver: JACOB KNUTSON  
 PO #:  
 Blanket PO#:

**Taxable Items**

434	Aroma Hot Cups	1	CAS	82.95	82.95	T
1586	Aroma Hot Cup Lids	1	EA	79.95	79.95	T
					162.90	

**Non-Taxable Items**

549	Italian Sweet Creme	1	EA	39.95	39.95	
526	Hazelnut Liquid Creamer Lg	1	CS	39.95	39.95	
425	Vanilla Liquid Creamer Lg	2	EA	39.95	79.90	
421	Lg Liq Non Dairy Cream	1	CAS	26.20	26.20	
346	Cappuccino Topping	24	EA	9.00	216.00	
251	Katie's Decafe Whole Bean	1	CAS	79.95	79.95	
2004	Java Nicks Latin Espresso Bean	5	EA	36.46	182.30	
196	Twinnings Lemon Ginger Tea	1	EA	8.70	8.70	
098	Vending Cocoa	8	EA	9.00	72.00	
067	Half n Half	1	CAS	27.42	27.42	
000	Fuel / Equipment Charge	1	EA	13.00	13.00	


Number of Items: 13  
 Total Quantity: 48

**Taxable**                    **\$162.90**  
**Non-Taxable**            **\$785.37**

Our records show that you have the following equipment on loan from Aroma Coffee Service at your location:

**Subtotal:**                **\$ 948.27**  
**Tax:**                        **\$ .00**  
 Cash:                         \$ .00  
 Check:                        \$ .00

Description	Qty
Everpure Scale Filter	2
VITRO X5 TOUCH	1

**DUE:**                        **\$ 948.27**  
 Customer Signature:    
 Printed Name:  
 Date: **03/02/26**

**Aroma Coffee Service, Inc.**  
 2168 Andrea Lane, Fort Myers, Florida 33912  
 1-800-448-9139 - cs@aromacoffee.net

**Invoice # 0223197250**

**Customer # 8153**  
 MIRABAY CLUB (VISA+)  
 107 MANNS HARBOR DRIVE  
 APOLLO BEACH, FL 33572

03/12/26 16:06 - Driver: JACOB KNUTSON  
 PO #:  
 Blanket PO#:

**Taxable Items**

434	Aroma Hot Cups	1	CAS	82.95	82.95	T
					82.95	

**Non-Taxable Items**

526	Hazelnut Liquid Creamer Lg	1	CS	39.95	39.95	
346	Cappuccino Topping	24	EA	9.00	216.00	
2004	Java Nicks Latin Espresso Bean	12	EA	36.46	437.52	
098	Vending Cocoa	5	EA	9.00	45.00	
067	Half n Half	1	CAS	27.42	27.42	
000	Fuel / Equipment Charge	1	EA	13.00	13.00	

Number of Items: 7  
 Total Quantity: 45

**Taxable \$82.95**  
**Non-Taxable \$778.89**

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: \$ 861.84**  
**Tax: \$ .00**  
 Cash: \$ .00  
 Check: \$ .00  
**DUE: \$ 861.84**

Customer Signature: 

Printed Name:

Date: 03/12/26

**Aroma Coffee Service, Inc.**

2168 Andrea Lane, Fort Myers, Florida 33912  
 1-800-448-9139 - cs@aromacoffee.net

**Invoice # 0223198250**

**Customer # 8153**

MIRABAY CLUB (VISA+)  
 107 MANNS HARBOR DRIVE  
 APOLLO BEACH, FL 33572

03/23/26 13:52 - Driver: JACOB KNUTSON

PO #:

Blanket PO#:

**Taxable Items**

1427	Cup Sleeves	1	CAS	79.95	79.95	T
					79.95	

**Non-Taxable Items**

576	Twinnings Chai Tea	1	EA	8.70	8.70	
549	Italian Sweet Creme	1	EA	39.95	39.95	
546	Twinnings Green Tea	3	EA	8.70	26.10	
526	Hazelnut Liquid Creamer Lg	1	CS	39.95	39.95	
346	Cappuccino Topping	30	EA	9.00	270.00	
251	Katie's Decafe Whole Bean	2	EA	40.70	81.40	
2004	Java Nicks Latin Espresso Bean	8	EA	36.46	291.68	
196	Twinnings Lemon Ginger Tea	3	EA	8.70	26.10	
098	Vending Cocoa	7	EA	9.00	63.00	
067	Half n Half	1	CAS	27.42	27.42	
000	Fuel / Equipment Charge	1	EA	13.00	13.00	

Number of Items: 12

Total Quantity: 59

**Taxable \$79.95**

**Non-Taxable \$887.30**

**Subtotal: \$ 967.25**

**Tax: \$ .00**

Cash: \$ .00

Check: \$ .00

**DUE: \$ 967.25**

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	1

Customer Signature: 

Printed Name:

Date: 03/23/26

# INVOICE

**Barksdale Enterprises LLC**  
4114 W Gray St  
Tampa, FL 33609-2211

barksdalecaters@gmail.com  
+1 (813) 389-1647  
Business: 813-500-7244

**Bill to**  
Mirabay Club

**Ship to**  
Mirabay Club

## Shipping info

Ship date: 04/04/2026

## Invoice details

Invoice no.: 1210  
Terms: Due on receipt  
Invoice date: 03/21/2026  
Due date: 03/21/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Catering Services</b>	Breakfast Frittata French Toast Casserole Bacon Sausage Baked Ham Roasted Baby Potatoes Charcuterie Board Fruit Salad	150	\$18.95	\$2,842.50
2.	<b>Catering Services</b>	Breakfast Frittata French Toast Casserole Bacon Sausage Baked Ham Roasted Baby Potatoes Charcuterie Board Fruit Salad	75	\$13.95	\$1,046.25
3.	<b>Catering Services</b>	Beverage Service - Coffee, Juice, Milk	225	\$1.95	\$438.75
4.	<b>Services</b>	Service Staff - Set up, Service, Clean up (9-2)	4	\$150.00	\$600.00

**Total** **\$4,927.50**

## Ways to pay



Invoices are due on receipt, bookings are confirmed when paid in full.

Note to customer


# Cheney C-B-I Brothers

One Cheney Way , Punta Gorda, FL 33982, Phone: (561) 845-4700

Customer # 60432201  
MIRA BAY CLUB  
107 MANN'S HARBOR DR  
APOLLO BEACH, FL 33572  
8136491500

Invoice # 06-910146289  
Route # 4006  
Stop # 11  
Delivery Date: 02/26/2026  
Delivery Time: 09:44 AM  
Driver: 19413  
Date Due: 03/05/2026  
Page Count: 1 of 2

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204C8	012391 JILL COX	1

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount	
10	1	462010	CBI	001/10	TOMATOES 3X4 XL VI	19.73	19.73	
**	1	SUB TOTAL FOR: 01-DRY GOODS						19.73
		01-DRY GOODS					19.73	
<b>Total</b>		<b>Received By:</b>				<b>Tax Rt</b>	<b>N/A</b>	
1	0					<b>Tax</b>		
		<b>Printed Name:</b>				<b>Total</b>	19.73	
		1k				<b>Due</b>	19.73	
						<b>OnAcct</b>	19.73	

52000-3122


# Cheney **C-B-I** Brothers

One Cheney Way, Punta Gorda, FL 33982, Phone: (561) 845-4700

Customer # 60432201  
MIRA BAY CLUB  
107 MANNS HARBOR DR  
APOLLO BEACH, FL 33572  
8136491500

Invoice # 06-910146339  
Route # 4006  
Stop # 11  
Delivery Date: 02/26/2026  
Delivery Time: 09:44 AM  
Driver: 19413  
Date Due: 03/05/2026  
Page Count: 1 of 2

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204C8	012391 JILL COX	1

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount	
10	1	10133809	CHENEYRN	004/5	CHIX BREAST BL/SL TOT WT: 20.00	3.87	77.40	
**	1	SUB TOTAL FOR: 02-COOLER						77.40
		02-COOLER						77.40
<b>Total</b>		<b>Received By:</b>				<b>Tax Rt</b>	<b>N/A</b>	
1	0					<b>Tax</b>		
		<b>Printed Name:</b>				<b>Total</b>	<b>77.40</b>	
		1k				<b>Due</b>	<b>77.40</b>	
						<b>OnAcct</b>	<b>77.40</b>	

52000-3122

# Cheney C-B-I Brothers

One Cheney Way , Punta Gorda, FL 33982, Phone: (561) 845-4700

Customer # 60432201  
MIRA BAY CLUB  
107 MANNS HARBOR DR  
APOLLO BEACH, FL 33572  
8136491500

Invoice # 06-910146339  
Route # 4006  
Stop # 11  
Delivery Date: 02/26/2026  
Delivery Time: 09:44 AM  
Driver: 19413  
Date Due: 03/05/2026  
Page Count: 2 of 2

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204C8	012391 JILL COX	1

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount
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\*\*\*\*\* THANK YOU FOR YOUR BUSINESS! \*\*\*\*\*

BY SIGNING THIS INVOICE BUYER ACKNOWLEDGES THAT THE ABOVE MERCHANDISE HAS BEEN RECEIVED, IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE "DELIVERY COPY".

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

Buyer agrees to pay all of seller's costs of collection of amounts due hereunder and enforcement of seller's PACA trust rights, including reasonable attorneys' fees in all such proceedings. Interest will accrue on any past-due balance at the rate of 1 1/2% per month (18% per year) or the maximum rate of interest allowable by law. Seller reserves the right to retake possession of products until amounts due are paid in full. Prices reflected on this invoice may be subject to promotional allowances, volume discounts, corporate rebates or other programs.

Please contact your Salesperson, 012391 JILL COX, if you have any questions.

# Cheney C-B-I Brothers

One Cheney Way • Punta Gorda, FL 33982, Phone: (561) 845-4700

Customer # 60432201  
MIRA BAY CLUB  
107 MANNS HARBOR DR  
APOLLO BEACH, FL 33572  
8136491500

Invoice # 06-910146851  
Route # 4006  
Stop # 11  
Delivery Date: 02/26/2026  
Delivery Time: 09:44 AM  
Driver: 19413  
Date Due: 03/05/2026  
Page Count: 1 of 2

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204C8	012391 JILL COX	0

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount	
80	2	10012144	NUFLEX	010/100	GLOVES NITRILE BLA	57.06	114.12	
100	2	10099576	FINELINE	001/100	CUTLERY KIT BANDED	55.99	111.98	
130	1	10122215	INTEPLAS	001/250	BAG ZIP LOCK GALLO	31.95	31.95	
**	5	SUB TOTAL FOR: 01-DRY GOODS						258.05
40	1	272555	SIMPLY P	002/10	POTATO HASH BROWNS	29.05	29.05	
70	1	436400	CBI	004/6	LETTUCE ROMAINE LI	50.65	50.65	
110	1	10101817	DEB	001/20	EGGS LIQUID FRESH	33.85	33.85	
**	3	SUB TOTAL FOR: 02-COOLER						113.55
10	1	206110	ADVANCE	032/6	BEEF STK PHILLY PU TOT WT: 12.00	9.46	113.52	
20	2	220025	SMITHFIE	001/15	BACON APPLEWOOD SM 15.00 15.00 TOT WT: 30.00	4.51	135.30	
30	1	*- 226035	AGRO	004/10	CHIX BREAST FILET		*-OUT-*	
50	1	290030	KRUSTEAZ	072/2.5	FRENCH TOAST CINNA	66.23	66.23	
60	1	302050	OTTENBER	006/28	BREAD SOURDOUGH IT	46.59	46.59	
90	1	10017710	LAMB	006/5	FRY SEA SHORE SKIN	67.48	67.48	
120	1	10110960	TYSON	002/5	CHIX TENDER FRITTE	36.91	36.91	
**	7	SUB TOTAL FOR: 03-FREEZER						466.03
		990008			FUEL SURCHARGE		5.00	
				01-DRY GOODS		258.05	03-FREEZER	466.03
				02-COOLER		113.55		

# Cheney C-B-1 Brothers

One Cheney Way , Punta Gorda, FL 33982, Phone: (561) 845-4700

Customer # 60432201  
MIRA BAY CLUB  
107 MANNS HARBOR DR  
APOLLO BEACH, FL 33572  
8136491500

Invoice # 06-910146851  
Route # 4006  
Stop # 11  
Delivery Date: 02/26/2026  
Delivery Time: 09:44 AM  
Driver: 19413  
Date Due: 03/05/2026  
Page Count: 2 of 2

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204C8	012391 JILL COX	0

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount	
		Total Received By:					Tax Rt	N/A
							Tax	
		Printed Name:					Total	842.63
		lk					Due	842.63
							OnAcct	842.63

\*\*\*\*\* THANK YOU FOR YOUR BUSINESS! \*\*\*\*\*

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Please contact your Salesperson, 012391 JILL COX, if you have any questions.

52000-4415 - 258.48  
52000-4842 - 196.78  
52000-3122 - 387.17

# Cheney Brothers

One Cheney Way - Punta Gorda, FL 33982, Phone: (561) 845-4700

Customer # 60432201  
 MIRA BAY CLUB  
 107 MANNS HARBOR DR  
 APOLLO BEACH, FL 33572  
 8136491500

Invoice # 06-910193843  
 Route # 4022  
 Stop # 11  
 Delivery Date: 03/05/2026  
 Delivery Time: 01:01 PM  
 Driver: 11246  
 Date Due: 03/12/2026  
 Page Count: 1 of 3

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204C8	012391 JILL COX	0

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount	
10	1	052060	ROSARITA	006/#	BEANS REFRIED	14.34	14.34	
20	1	054039	HEINZ	006/14	KETCHUP ORGANIC	24.44	24.44	
40	1	078007	KENS	060/1.5	DRESSING HONEY MUS	27.10	27.10	
50	1	078081	KENS	060/1.5	DRESSING RANCH	24.37	24.37	
120	1	10016568	CHEFMATE	006/106	SAUCE CHEESE QUESO	28.94	28.94	
140	1	10026720	SWT B RA	004/1	SAUCE WING BUFFALO	23.95	23.95	
150	1	10050149	HELLMANS	012/11.5	MAYONNAISE SQUEEZE	72.32	72.32	
210	1	10128969	U BENS	006/25.9	RICE MEXICAN FIEST	46.48	46.48	
**	5	3	SUB TOTAL FOR: 01-DRY GOODS					261.94
30	1	076110	KENS	004/1	DRESSING HONEY MUS	26.60	26.60	
60	2	168020	SCHREIBE	004/5	CHEESE CHeddar JAC			
					5.00 5.00			
					TOT WT: 10.00	3.39	33.90	
70	1	174039	GRANDE	010/3	CHEESE PARMESAN SH			
					TOT WT: 3.00	8.00	24.00	
80	2	204615	GW ESTAT	032/8	BEEF GROUND PATTY			
					16.00 16.00			
					TOT WT: 32.00	5.93	189.76	
100	2	446035	CBI	001/5	ONIONS YELLOW JUMB	7.63	15.26	
110	1	468248	CBI	001/1	HERB CILANTRO CALI	9.13	9.13	
160	1	10072261	HOOD	100/1	CREAM SOUR CUP	17.05	17.05	
170	2	10093001	CBI	064/2	GUACAMOLE CUPS 2	43.12	86.24	
220	2	10173023	CBI	008/2	MEXICAN STREET COR	77.08	154.16	
230	1	10120922	CBI	003/3	ROMAINE HEARTS 3 B	19.35	19.35	
**	11	4	SUB TOTAL FOR: 02-COOLER					575.45
90	1	302008	RICHS	050/5.30	FLATBREAD 12 X 12	63.20	63.20	
130	2	10017710	LAMB	006/5	FRY SEA SHORE SKIN	67.48	134.96	
180	1	10097479	BRAKEBUS	002/5	CHIX BREAST FLAME	75.33	75.33	
190	3	10110960	TYSON	002/5	CHIX TENDER FRITTE	36.91	110.73	
200	1	10125576	TWORIVER	005/5	BEEF TACO MEAT DOS			
					TOT WT: 25.00	4.05	101.25	
**	8		SUB TOTAL FOR: 03-FREEZER					485.47
		990008			FUEL SURCHARGE		5.00	


# Cheney C-B-I Brothers

One Cheney Way , Punta Gorda, FL 33982, Phone: (561) 845-4700

Customer # 60432201  
MIRA BAY CLUB  
107 MANNS HARBOR DR  
APOLLO BEACH, FL 33572  
8136491500

Invoice # 06-910193843  
Route # 4022  
Stop # 11  
Delivery Date: 03/05/2026  
Delivery Time: 01:01 PM  
Driver: 11246  
Date Due: 03/12/2026  
Page Count: 2 of 3

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204CB	012391 JILL COX	0

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount
		01-DRY GOODS		261.94	03-FREEZER	485.47	
		02-COOLER		575.45			
<b>Total</b>		<b>Received By:</b>				<b>Tax Rt</b>	<b>N/A</b>
24	7					<b>Tax</b>	
<b>Printed Name:</b>						<b>Total</b>	<b>1327.86</b>
Gabriel						<b>Due</b>	<b>1327.86</b>
						<b>OnAcct</b>	<b>1327.86</b>

52000-3122

# Cheney C-B-I Brothers

One Cheney Way , Punta Gorda, FL 33982, Phone: (561) 845-4700

Customer # 60432201  
MIRA BAY CLUB  
107 MANNS HARBOR DR  
APOLLO BEACH, FL 33572  
8136491500

Invoice # 06-910193843  
Route # 4022  
Stop # 11  
Delivery Date: 03/05/2026  
Delivery Time: 01:01 PM  
Driver: 11246  
Date Due: 03/12/2026  
Page Count: 3 of 3

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204C8	012391 JILL COX	0

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount
----	-------	------	-------	---------	-------------	-------	--------

\*\*\*\*\* THANK YOU FOR YOUR BUSINESS! \*\*\*\*\*

BY SIGNING THIS INVOICE BUYER ACKNOWLEDGES THAT THE ABOVE MERCHANDISE HAS BEEN RECEIVED, IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE "DELIVERY COPY".

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Please contact your Salesperson, 012391 JILL COX, if you have any questions.


# Cheney Brothers

One Cheney Way , Punta Gorda, FL 33982, Phone: (561) 845-4700

Customer # 60432201  
MIRA BAY CLUB  
107 MANNS HARBOR DR  
APOLLO BEACH, FL 33572  
8136491500

Invoice # 06-910220901  
Route # 2003  
Stop # 11  
Delivery Date: 03/10/2026  
Delivery Time: 09:23 AM  
Driver: 19605  
Date Due: 03/19/2026  
Page Count: 1 of 2

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204C8	012391 JILL COX	1

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount	
10	1	468370	CBI	001/4	HERB MINT 1/4 LBS	9.87	9.87	
**	1	SUB TOTAL FOR: 02-COOLER						9.87
		990008			FUEL SURCHARGE		5.00	
		02-COOLER					9.87	
<b>Total</b>		<b>Received By:</b>				<b>Tax Rt</b>	<b>N/A</b>	
1	0					<b>Tax</b>		
		<b>Printed Name:</b>				<b>Total</b>	<b>14.87</b>	
		sabrina				<b>Due</b>	<b>14.87</b>	
						<b>OnAcct</b>	<b>14.87</b>	



One Cheney Way, Punta Gorda, FL 33982, Phone: (861) 845-4700

Customer # 60432201  
 MIRA BAY CLUB  
 107 MANNS HARBOR DR  
 APOLLO BEACH, FL 33572  
 8136491500

Invoice # 06-910220901  
 Route # 2003  
 Stop # 11  
 Delivery Date: 03/10/2026  
 Delivery Time: 09:23 AM  
 Driver: 19605  
 Date Due: 03/19/2026  
 Page Count: 2 of 2

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204C8	012391 JILL COX	1

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount
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\*\*\*\*\* THANK YOU FOR YOUR BUSINESS! \*\*\*\*\*

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Please contact your Salesperson, 012391 JILL COX, if you have any questions.

# Cheney C-B-I Brothers

One Cheney Way - Punta Gorda, FL 33982, Phone: (561) 845-4700

Customer # 60432201  
MIRA BAY CLUB  
107 MANNS HARBOR DR  
APOLLO BEACH, FL 33572  
8136491500

Invoice # 06-910221326  
Route # 2003  
Stop # 11  
Delivery Date: 03/10/2026  
Delivery Time: 09:23 AM  
Driver: 19605  
Date Due: 03/19/2026  
Page Count: 1 of 2

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204C8	012391 JILL COX	0

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount	
170	1	10091370	SWISHER	004/1	DEGREASER & FLOOR	63.56	63.56	
**	1	SUB TOTAL FOR: 00-CHEMICALS						63.56
10	1	096371	DOLE	048/6	JUICE PINEAPPLE	39.70	39.70	
20	1	102390	SCHWEPPS	024/10	SODA TONIC WATER G	29.63	29.63	
30	2	118033	CBI	001/35	SHORTENING CLEAR L	36.91	73.82	
70	3	292148	HERMANOS	008/12	TORTILLA FLOUR 12"	28.81	86.43	
100	1	466115	CBI	001/5	TOMATOES 5X6 5 LB	15.32	15.32	
110	1	*-825522	FABRIKAL	020/50	CUP PLAS CLEAR 16/		*-OUT-*	
190	1	10099576	FINELINE	001/100	CUTLERY KIT BANDED	55.99	55.99	
**	9	SUB TOTAL FOR: 01-DRY GOODS						300.89
40	2	204615	GW ESTAT	032/8	BEEF GROUND PATTY 16.00 16.00 TOT WT: 32.00	5.93	189.76	
80	1	415550	CBI	001/5	ORANGES CHOICE 5 L	19.85	19.85	
90	1	425050	CBI	048/1	AVOCADO HALVES 48	39.32	39.32	
140	1	10052547	CBI	001/10	LEMONS FANCY 10 LB	24.99	24.99	
210	2	10120922	CBI	003/3	ROMAINE HEARTS 3 B	19.35	38.70	
**	7	SUB TOTAL FOR: 02-COOLER						312.62
50	1	214069	DUCKDELI	002/5	FRANK BEEF 5/1 7" TOT WT: 10.00	5.52	55.20	
60	1	220025	SMITHFIE	001/15	BACON APPLEWOOD SM TOT WT: 15.00	4.68	70.20	
130	2	10017710	LAMB	006/5	FRY SEA SHORE SKIN	67.48	134.96	
150	1	10058923	TURANO	012/8	ROLL HOT DOG GOURM	52.97	52.97	
160	2	10066772	PIANTEDO	096/3.25	BUN HAMBURGER POTA	70.35	140.70	
180	3	10097479	BRAKEBUS	002/5	CHIX BREAST FLAME	75.33	225.99	
200	3	10110960	TYSON	002/5	CHIX TENDER FRITTE	36.91	110.73	
**	13	SUB TOTAL FOR: 03-FREEZER						790.75
		00-CHEMICALS		63.56	02-COOLER		312.62	
		01-DRY GOODS		300.89	03-FREEZER		790.75	

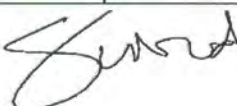


One Cheney Way, Punta Gorda, FL 33982, Phone: (861) 845-4700

Customer # 60432201  
 MIRA BAY CLUB  
 107 MANNS HARBOR DR  
 APOLLO BEACH, FL 33572  
 8136491500

Invoice # 06-910221326  
 Route # 2003  
 Stop # 11  
 Delivery Date: 03/10/2026  
 Delivery Time: 09:23 AM  
 Driver: 19605  
 Date Due: 03/19/2026  
 Page Count: 2 of 2

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204C8	012391 JILL COX	0

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount
		Total Received By: 				Tax Rt	N/A
	30 0					Tax	
		Printed Name:				Total	1467.82
		sabrina				Due	1467.82
						OnAcct	1467.82

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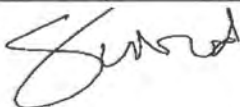
# Cheney C-B-I Brothers

One Cheney Way , Punta Gorda, FL 33982, Phone: (561) 845-4700

Customer # 60432201  
MIRA BAY CLUB  
107 MANNS HARBOR DR  
APOLLO BEACH, FL 33572  
8136491500

Invoice # 06-910221339  
Route # 2003  
Stop # 11  
Delivery Date: 03/10/2026  
Delivery Time: 09:23 AM  
Driver: 19605  
Date Due: 03/19/2026  
Page Count: 1 of 2

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204CB	012391 JILL COX	1

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount	
10	1	10165899	NUCHEF	020/50	CUP PLAS CLEAR 16	65.61	65.61	
20	1	10121592	NUCHEF	010/100	LID PLAS CLEAR STR	39.78	39.78	
**	2	SUB TOTAL FOR: 01-DRY GOODS						105.39
				01-DRY GOODS		105.39		
Total		Received By: 				Tax Rt	N/A	
2 0						Tax		
						Total	105.39	
						Due	105.39	
		Printed Name:				OnAcct	105.39	
		sabrina						

# Cheney C-B-I Brothers

One Cheney Way , Punta Gorda, FL 33982, Phone: (561) 845-4700

Customer # 60432201  
MIRA BAY CLUB  
107 MANNS HARBOR DR  
APOLLO BEACH, FL 33572  
8136491500

Invoice # 06-910221339  
Route # 2003  
Stop # 11  
Delivery Date: 03/10/2026  
Delivery Time: 09:23 AM  
Driver: 19605  
Date Due: 03/19/2026  
Page Count: 2 of 2

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204C8	012391 JILL COX	1

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount
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# Cheney Brothers

One Cheney Way , Punta Gorda, FL 33982, Phone: (561) 845-4700

Customer # 60432201  
 MIRA BAY CLUB  
 107 MANNS HARBOR DR  
 APOLLO BEACH, FL 33572  
 8136491500

Invoice # 06-910257903  
 Route # 1003  
 Stop # 11  
 Delivery Date: 03/16/2026  
 Delivery Time: 10:09 AM  
 Driver: 19413  
 Date Due: 03/26/2026  
 Page Count: 1 of 3

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204C8	012391 JILL COX	0

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount	
10	1	054068	HEINZ	006/114	KETCHUP JUG PUMP	86.54	86.54	
20	1	064064	FRENCHS	004/105	MUSTARD YELLOW SAL	31.48	31.48	
40	1	094013	LAYS	002/30	CHIPS VARIETY PACK	48.51	48.51	
50	1	096272	NEL JOE	012/16	JUICE LIME KEY WES	28.42	28.42	
60	1	118033	CBI	001/35	SHORTENING CLEAR L	37.22	37.22	
170	1	466115	CBI	001/5	TOMATOES 5X6 5 LB	17.84	17.84	
190	1	10012144	NUFLEX	010/100	GLOVES NITRILE BLA	57.06	57.06	
230	1	10087891	TORK	012/250	NAPKIN DINNER WHIT	49.52	49.52	
250	1	10097741	M VICKIE	002/30	CHIPS VARIETY MISS	49.64	49.64	
260	1	10099576	FINELINE	001/100	CUTLERY KIT BANDED	55.99	55.99	
290	1	10126031	TELLUS	004/50	CONT H/L BAGASSE 1	52.25	52.25	
300	1	10158576	TORK	012/250	TOWEL MULTFOLD COM	35.20	35.20	
310	1	10167735	SABERT	004/75	BOWL PULP NATURAL	38.43	38.43	
**	13	SUB TOTAL FOR: 01-DRY GOODS						588.10
30	1	076110	KENS	004/1	DRESSING HONEY MUS	81.85	81.85	
70	1	178300	FRONTE	004/5	CHEESE MOZZARELLA			
					TOT WT: 20.00	3.40	68.00	
120	1	414500	CBI	001/2	LIMES 2 LBS BAG	8.78	8.78	
130	1	415550	CBI	001/5	ORANGES CHOICE 5 L	19.85	19.85	
140	1	436400	CBI	004/6	LETTUCE ROMAINE LI	50.66	50.66	
150	1	446015	CBI	001/5	ONIONS SWEET 5 LBS	10.02	10.02	
160	1	448016	CBI	006/1	PEPPERS GREEN LAR	11.48	11.48	
180	1	468370	CBI	001/4	HERB MINT 1/4 LBS	9.87	9.87	
220	1	10052547	CBI	001/10	LEMONS FANCY 10 LB	30.84	30.84	
280	1	10120875	CBI	001/3	STRAWBERRIES 3 COU	12.20	12.20	
**	10	SUB TOTAL FOR: 02-COOLER						303.55
80	1	206110	ADVANCE	032/6	BEEF STK PHILLY PU			
					TOT WT: 12.00	9.46	113.52	
90	1	302071	PIANTEDO	010/24	BREAD WHITE PULLMA	54.26	54.26	
100	1	310049	BONICI	030/16	PIZZA CRUST 16" TH	72.42	72.42	
110	1	312784	AMOROSO	060/3.1	ROLL HOAGIE PHILLY	40.18	40.18	
200	2	10017710	LAMB	006/5	FRY SEA SHORE SKIN	67.48	134.96	
210	1	10026930	LAKE ERI	006/2	MOZZARELLA STICKS	47.48	47.48	
240	1	10097479	BRAKEBUS	002/5	CHIX BREAST FLAME	75.33	75.33	
270	2	10110960	TYSON	002/5	CHIX TENDER FRITTE	36.91	73.82	
320	1	10168915	HOLTEN	040/4	BEEF GROUND PATTY			
					TOT WT: 10.00	6.03	60.30	
**	11	SUB TOTAL FOR: 03-FREEZER						672.27


# Cheney C-B-I Brothers

One Cheney Way, Punta Gorda, FL 33982, Phone: (561) 845-4700

Customer # 60432201  
MIRA BAY CLUB  
107 MANNS HARBOR DR  
APOLLO BEACH, FL 33572  
8136491500

Invoice # 06-910257903  
Route # 1003  
Stop # 11  
Delivery Date: 03/16/2026  
Delivery Time: 10:09 AM  
Driver: 17413  
Date Due: 03/26/2026  
Page Count: 2 of 3

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204C8	012391 JILL COX	0

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount
		990008			FUEL SURCHARGE		5.00
		01-DRY GOODS		588.10	03-FREEZER	672.27	
		02-COOLER		303.55			
<b>Total</b>		<b>Received By:</b>				<b>Tax Rt</b>	N/A
34 0						<b>Tax</b>	
		<b>Printed Name:</b>				<b>Total</b>	1,568.92
		lj				<b>Due</b>	1,568.92
						<b>OnAcct</b>	1,568.92

52000-3122 = 1,280.47  
52000-4415 = 288.45 → 1,568.92

# Cheney Brothers

One Cheney Way , Punta Gorda, FL 33982, Phone: (561) 845-4700

Customer # 60432201  
MIRA BAY CLUB  
107 MANNS HARBOR DR  
APOLLO BEACH, FL 33572  
8136491500

Invoice # 06-910257903  
Route # 1003  
Stop # 11  
Delivery Date: 03/16/2026  
Delivery Time: 10:09 AM  
Driver: 19413  
Date Due: 03/26/2026  
Page Count: 3 of 3

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204C8	012391 JILL COX	0

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount
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One Cheney Way , Punta Gorda, FL 33982, Phone: (561) 845-4700

Customer # 60432201  
 MIRA BAY CLUB  
 107 MANNS HARBOR DR  
 APOLLO BEACH, FL 33572  
 8136491500

Invoice # 06-910282107  
 Route # 4006  
 Stop # 15  
 Delivery Date: 03/19/2026  
 Delivery Time: 11:40 AM  
 Driver: 19413  
 Date Due: 03/26/2026  
 Page Count: 1 of 2

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204C8	012391 JILL COX	1

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount	
10	1	425050	CBI	048/1	AVOCADO HALVES 48	39.32	39.32	
**	1	SUB TOTAL FOR: 02-COOLER						39.32
20	1	10066772	PIANTEDO	096/3-25	BUN HAMBURGER POTA	70.35	70.35	
**	1	SUB TOTAL FOR: 03-FREEZER						70.35
		02-COOLER		39.32	03-FREEZER	70.35		
<b>Total</b>		<b>Received By:</b>				<b>Tax Rt</b>	<b>N/A</b>	
2 0		 Printed Name:				<b>Tax</b>		
						<b>Total</b>	109.67	
			<b>Due</b>	109.67				
			<b>OnAcct</b>	109.67				
		Ij						

# Cheney Brothers

One Cheney Way , Punta Gorda, FL 33982, Phone: (561) 845-4700

Customer # 60432201  
MIRA BAY CLUB  
107 MANNS HARBOR DR  
APOLLO BEACH, FL 33572  
8136491500

Invoice # 06-910262107  
Route # 4006  
Stop # 15  
Delivery Date: 03/19/2026  
Delivery Time: 11:40 AM  
Driver: 19413  
Date Due: 03/26/2026  
Page Count: 2 of 2

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204CB	012391 JILL COX	1

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount
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One Cheney Way , Punta Gorda, FL 33982, Phone: (561) 845-4700

Customer # 60432201  
 MIRA BAY CLUB  
 107 MANN'S HARBOR DR  
 APOLLO BEACH, FL 33572  
 8136491500

Invoice # 06-910282299  
 Route # 4006  
 Stop # 15  
 Delivery Date: 03/19/2026  
 Delivery Time: 11:40 AM  
 Driver: 19413  
 Date Due: 03/26/2026  
 Page Count: 1 of 2

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204C8	012391 JILL COX	0

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount	
10	1	040042	FR GOURM	004/2.5	CROUTONS CHEESE GA	34.39	34.39	
20	1	084026	CBI	006/66.5	TUNA CHUNK LIGHT Y	93.34	93.34	
30	2	096371	DOLE	048/6	JUICE PINEAPPLE	39.70	79.40	
120	2	825030	WNA	020/25	CUP PLAS CLEAR 9 0	39.21	78.42	
160	1	10099576	FINELINE	001/100	CUTLERY KIT BANDED	55.99	55.99	
170	1	10100513	TELLUS	004/125	PLATE BAGASSE NATU	59.06	59.06	
190	2	10172528	OC SPRAY	024/7-2	JUICE CRANBERRY CO	23.60	47.20	
**	10	SUB TOTAL FOR: 01-DRY GOODS						447.80
40	1	168020	SCHREIBE	004/5	CHEESE CHeddar JAC TOT WT: 20.00	2.63	52.60	
50	1	174001	FRONTE	002/5	CHEESE SHAVED CAES TOT WT: 10.00	6.15	61.50	
60	1	198018	RESERS	003/8	SALAD MACARONI ELB	57.40	57.40	
70	1	198047	RESERS	002/5	SALAD POTATO HOMES	28.60	28.60	
80	2	204615	GW ESTAT	032/8	BEEF GROUND PATTY 16.00 16.00 TOT WT: 32.00	5.93	189.76	
100	1	414500	CBI	001/2	LIMES 2 LBS BAG	8.78	8.78	
110	1	446015	CBI	001/5	ONIONS SWEET 5 LBS	10.02	10.02	
140	1	10024349	DUCKDELI	008/1.5	CHEESE CHeddar SLI TOT WT: 12.00	4.58	54.96	
150	1	10072261	HOOD	100/1	CREAM SOUR CUP	18.48	18.48	
**	10	SUB TOTAL FOR: 02-COOLER						482.10
90	1	226035	AGRO	004/10	CHIX BREAST FILET TOT WT: 40.00	3.35	134.00	
130	2	10017710	LAMB	006/5	FRY SEA SHORE SKIN	67.48	134.96	
180	2	10110960	TYSON	002/5	CHIX TENDER FRITTE	36.91	73.82	
**	5	SUB TOTAL FOR: 03-FREEZER						342.78
		990008			FUEL SURCHARGE		5.00	
				01-DRY GOODS	447.80	03-FREEZER	342.78	
				02-COOLER	482.10			




One Cheney Way , Punta Gorda, FL 33982, Phone: (561) 845-4700

Customer # 60432201  
 MIRA BAY CLUB  
 107 MANNS HARBOR DR  
 APOLLO BEACH, FL 33572  
 8136491500

Invoice # 06-910282299  
 Route # 4006  
 Stop # 15  
 Delivery Date: 03/19/2026  
 Delivery Time: 11:40 AM  
 Driver: 19413  
 Date Due: 03/26/2026  
 Page Count: 2 of 2

Terms	Tax ID	Sales Representative	P.O. #
1 WK DUE T	858012574204C8	012391 JILL COX	0

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount
Total Received By:						Tax Rt	N/A
25	0	 Printed Name: lj				Tax	
						Total	1277.68
						Due	1277.68
						OnAcct	1277.68

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BY SIGNING THIS INVOICE BUYER ACKNOWLEDGES THAT THE ABOVE MERCHANDISE HAS BEEN RECEIVED, IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE "DELIVERY COPY".

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Buyer agrees to pay all of seller's costs of collection of amounts due hereunder and enforcement of seller's PACA trust rights, including reasonable attorneys' fees in all such proceedings. Interest will accrue on any past-due balance at the rate of 1 1/2 % per month (18% per year) or the maximum rate of interest allowable by law. Seller reserves the right to retake possession of products until amounts due are paid in full. Prices reflected on this invoice may be subject to promotional allowances, volume discounts, corporate rebates or other programs.

Please contact your Salesperson, 012391 JILL COX, if you have any questions.



#60432201

ONE CHENEY WAY • PUNTA GORDA, FL 33982-4401  
 FOOD SERVICE DISTRIBUTORS

Southern Hospitality  
 SINCE 1988

www.cheneybrothers.com

BILL TO:  
 MIRA BAY CLUB  
 HARBOR BAY CDD  
 107 MANN'S HARBOR DR  
 APOLLO BEACH FL 33572 US

SHIP TO:  
 MIRA BAY CLUB  
 HARBOR BAY CDD  
 107 MANN'S HARBOR DR  
 APOLLO BEACH FL 33572 US

DD RF  
 DW 06:30-10:30  
 (813) 649-1500

INVOICE NO.	PAGE	CLK	CH'D BY
06-932186542	1	C4S	
CUSTOMER NO.	TIME	MO.	DAY
60432201	08:08	03	06 26

TAX ID: 858012574204C8

SPECIAL INSTRUCTIONS	TERMS	SALESPERSON	PUN	941.505.5885	P.D. NUMBER	ROUTE	STOP
	1 WK DUE	DUE: 03/12/2026	WATS	844.234.1341	1	7777	
	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-514-1	1		292350	BUTCHE	072/4 OZ	BURRITO BEAN & BEEF	18.00	58.19	CS 58.19
		C.O.								
							ck'd by			
							***** 03-FREEZER *****			58.19
							03-FREEZER		58.19	

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	1	TERMS BALANCE DUE UPON RECEIPT OF STATEMENT PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1.5% PER MONTH UNLESS PAYMENT MADE TO DUE ACCOUNTS AND ALL COSTS OF COLLECTION INCLUDING ATTORNEY FEES REGARDLESS WHETHER SUIT IS INSTITUTED PALM BEACH COUNTY FL ENCL 1516 VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNTS AND THE PRICE OF THE ABOVE GOODS	RECEIVED BY	18.00	Estimated Total
TOTAL QTY THIS INVOICE	1				\$ 58.19

All values in US Dollars



#60432201

ONE CHENEY WAY • PUNTA GORDA, FL 33982-4401  
FOOD SERVICE DISTRIBUTORS

Southern Hospitality

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
06-932186544	1	C4S	
CUSTOMER NO.	TIME	MO	DAY
60432201	08:08	03	06 26

TAX ID: 858012574204C8

SPECIAL INSTRUCTIONS				TERMS	SALESPERSON	PUN	941.505.5885	P.O. NUMBER	ROUTE	STOP
				1 WK DUE	DUE: 03/12/2026	WATS	844.234.1341	1	7777	
				TR (WKY)	JILL COX 12391	FAX	941.505.5886			
LINE	LOCATION	CASES	PKGS.	ITEM NO.	BRAND	PACK/SIZE	DESCRIPTION	WEIGHT	UNIT PRICE	AMOUNT
10	EW-554-1	2		52043	PACKER	006/2 #	CHIPS TORTILLA WHITE TRIANGLE 4 CUT	24.00	43.96	CS 87.92
		C.O.					_____cs _____pk r m s d ck'd by _____			87.92
							***** 01-DRY GOODS *****			
20	CD-651-2A	5		10021043	LILAS	012/4 OZ	FLAN CARAMEL INDIVIDUAL	15.00	20.69	CS 103.45
		C.O.					_____cs _____pk r m s d ck'd by _____			103.45
							***** 02-COOLER *****			
01-DRY GOODS			87.92	02-COOLER			103.45			

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



932186544

TOTAL QTY. THIS PAGE	7
TOTAL QTY. THIS INVOICE	7

TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PUR CHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1.5% PER MONTH ON OVER 15 DAY PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION INCLUDING ATTORNEY FEES REGARDLESS WHETHER S.D. IS INSTITUTED. PALM BEACH COUNTY IS PAULTY BUYER FOR VENTS REGARDING COLLECTION OF DELINQUENT ACCOUNTS AND THE SALE OF THE ABOVE GOODS.

RECEIVED BY

39.00

Estimated Total

\$ 191.37

All values in US Dollars



REMIT PAYMENT TO:  
 CINTAS CORP  
 P.O. BOX 630910  
 CINCINNATI, OH 45263-0910

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 MANAGE | SHOP | PAY

CUSTOMER SVC/BILLING 833-290-0514  
 CINTAS FAX # 813-626-8852  
 PAYMENT INQUIRY 813-644-8357

# INVOICE

**SHIP TO:** HARBOR BAY CDD  
 107 MANNS HARBOR DR  
 APOLLO BEACH, FL 33572-3340

**INVOICE #** 1906146993  
**INVOICE DATE** 02/13/2026  
**SERVICE TICKET #** 9359476413  
**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 006

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	452030000	SANIT HAND WIPE/23X10X4/50CT-		D	2	160.000	320.00	N
							SUBTOTAL	320.00
		<b>SUBTOTAL</b>						320.00
		<b>TAX</b>						0.00
		<b>TOTAL USD</b>						320.00



REMIT PAYMENT TO:  
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 P.O. BOX 630910  
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CUSTOMER SVC/BILLING 833-290-0514  
 CINTAS FAX # 813-626-8852  
 PAYMENT INQUIRY 813-644-8357

INVOICE

IP TO: HARBOR BAY CDD  
 107 MANNS HARBOR DR  
 APOLLO BEACH, FL 33572-3340

INVOICE # 1906158695  
 INVOICE DATE 02/20/2026  
 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  
 SORT # 00740015438  
 CINTAS ROUTE 76 / DAY 4 / STOP 001

LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	452030000	SANIT HAND WIPE/23X10X4/50CT-	D		4	160.000	640.00	W
		SUBTOTAL					640.00	
		SUBTOTAL					640.00	
		TAX					(0.00)	
		TOTAL USD					640.00	

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 #** 4260241912  
**INVOICE DATE** 02/19/2026  
**SERVICE TICKET #** 4260241912  
**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 006

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10189	3X5 XTRAC MAT ONYX	01	F	3	13.297	39.89	N
	X10202	3X10 XTRAC MAT ONYX	01	F	4	12.047	48.19	N
SUBTOTAL							88.08	



REMIT PAYMENT TO:  
CINTAS CORP  
P.O. BOX 630910  
CINCINNATI, OH 45263-0910

INVOICE # 4260241912  
INVOICE DATE 02/19/2026  
SERVICE TICKET # 4260241912

# INVOICE

DEPT: DEPT 1

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10186	4X6 ACTIVE SCRAPER	01	F	2	12.466	24.93	N
	X27000	SIG ZFOLD DSP ALU-	01	F	10	0.000	0.00	N
	X27006	SIG ZFOLD CVR BLUE-	01	F	10	0.000	0.00	N
	X27012	SIG ZFOLD RFL PAPER/CS-	01	F	4	60.280	241.12	N
	X27071	SIG DUALTP DSP ALU-	01	F	30	0.000	0.00	N
	X27077	SIG DUALTP CVR BLUE-	01	F	30	0.000	0.00	N
	X27083	SIG DUALTP RFL PAPER/CS-	01	F	2	33.761	67.52	N
	X7190	DISP RESTROOM MAT SVC	01	F	5	3.800	19.00	N
	X7515	SANIS COMMODE MAT-	01	F	12	5.346	64.15	N
		DEPT 1 SUBTOTAL					416.72	



REMIT PAYMENT TO:  
 CINTAS CORP  
 P.O. BOX 630910  
 CINCINNATI, OH 45263-0910

INVOICE # 4260241912  
 INVOICE DATE 02/19/2026  
 SERVICE TICKET # 4260241912

# 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
	X2276	RR1 DISNFCT/ RR CLNR-	04	F	2	9.709	19.42	N
	X2278	SIGNET SK1 DETERGENT-	01	F	7	3.004	21.03	N
	X2279	SK2 SINK SANITIZER-	01	F	7	3.108	21.76	N
	X2280	Z1 HARD SURF SANITZR-	01	F	25	10.386	259.65	N
	X2281	DG1 HD FOAM DEGRSR-	04	F	1	5.178	5.18	N
	X27014	SIG AIR DSP DRK-	01	F	10	0.000	0.00	N
	X27058	SIG SOAP DSP ALU-	01	F	14	0.000	0.00	N
	X27064	SIG SOAP CVR BLUE-	01	F	14	0.000	0.00	N
	X27069	SIG SOAP SVC	01	F	14	7.848	109.87	N
	X27070	SIG SOAP RFL FOAM-	04	F	14	0.000	0.00	N
	X45690	B&V AIR CARE COUNTER DISP WHT-	01	F	12	8.844	106.13	N
	X7000	20"MICROFIBER MOP BL-	01	F	10	2.679	26.79	N
	X7500	CLEANING CHEM DISP-	01	F	2	4.103	8.21	N
	X8020	MICRFBR TUBE MOP-	01	F	2	3.023	6.05	N
	X9312	1000 MOISTURE SP SVC	01	F	4	10.495	41.98	N
	X9313	1000 MOISTURE SOAP REFILL-	04	F	4	0.000	0.00	N
	X9322	INST HAND SANT SVC	01	F	6	8.470	50.82	N
	X9323	INST HAND SANT GEL RFL-	04	F	6	0.000	0.00	N
	X9980	SANIS SOAP DISPENSER WHITE-	01	F	6	0.000	0.00	N
	X9980	SANIS SOAP DISPENSER WHITE-	04	F	4	0.000	0.00	N
		DEPT 2 SUBTOTAL					736.37	
		SERVICE CHARGE					16.92	N
		<b>SUBTOTAL</b>					1258.09	
		<b>TAX</b>					0.00	
		<b>TOTAL USD</b>					1258.09	



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 #** 4261019854  
**INVOICE DATE** 02/26/2026  
**SERVICE TICKET #** 4261019854  
**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 006

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10189	3X5 XTRAC MAT ONYX	01	F	3	13.297	39.89	N
	X10202	3X10 XTRAC MAT ONYX	01	F	4	12.047	48.19	N
SUBTOTAL							88.08	



REMIT PAYMENT TO:  
CINTAS CORP  
P.O. BOX 630910  
CINCINNATI, OH 45263-0910

INVOICE # 4261019854  
INVOICE DATE 02/26/2026  
SERVICE TICKET # 4261019854

# INVOICE

DEPT: DEPT 1

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10186	4X6 ACTIVE SCRAPER	01	F	2	12.466	24.93	N
	X27000	SIG ZFOLD DSP ALU-	01	F	10	0.000	0.00	N
	X27006	SIG ZFOLD CVR BLUE-	01	F	10	0.000	0.00	N
	X27012	SIG ZFOLD RFL PAPER/CS-	01	F	4	60.280	241.12	N
	X27071	SIG DUALTP DSP ALU-	01	F	30	0.000	0.00	N
	X27077	SIG DUALTP CVR BLUE-	01	F	30	0.000	0.00	N
	X27083	SIG DUALTP RFL PAPER/CS-	01	F	2	33.761	67.52	N
	X7190	DISP RESTROOM MAT SVC	01	F	5	3.800	19.00	N
	X7515	SANIS COMMODE MAT-	01	F	12	5.346	64.15	N
		DEPT 1 SUBTOTAL					416.72	



REMIT PAYMENT TO:  
 CINTAS CORP  
 P.O. BOX 630910  
 CINCINNATI, OH 45263-0910

INVOICE # 4261019854  
 INVOICE DATE 02/26/2026  
 SERVICE TICKET # 4261019854

# 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
		<b>SUBTOTAL</b>					1233.49	
		<b>TAX</b>					0.00	
		<b>TOTAL USD</b>					1233.49	

Signature :

Cust. Name: HARBOR BAY CDD  
 HOLLY FALDETTA 10:46 AM 02/26/26  
 SoldTo# 0013475047 SO# 4261019854  
 Invoice Total Payment on Account  
 \$1,233.49 \$0.00





**REMIT PAYMENT TO:**  
 CINTAS CORP  
 P.O. BOX 630910  
 CINCINNATI, OH 45263-0910

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**MANAGE | SHOP | PAY**

**CUSTOMER SVC/BILLING** 833-290-0514  
**CINTAS FAX #** 813-626-8852  
**PAYMENT INQUIRY** 813-644-8357

# INVOICE

**SHIP TO:** HARBOR BAY CDD  
 107 MANNS HARBOR DR  
 APOLLO BEACH, FL 33572-3340

**INVOICE #** 4261721737  
**INVOICE DATE** 03/05/2026  
**SERVICE TICKET #** 4261721737  
**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 006

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10189	3X5 XTRAC MAT ONYX	01	F	3	13.297	39.89	N
	X10202	3X10 XTRAC MAT ONYX	01	F	4	12.047	48.19	N
SUBTOTAL							88.08	



REMIT PAYMENT TO:  
 CINTAS CORP  
 P.O. BOX 630910  
 CINCINNATI, OH 45263-0910

INVOICE # 4261721737  
 INVOICE DATE 03/05/2026  
 SERVICE TICKET # 4261721737

# INVOICE

DEPT: DEPT 1

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10186	4X6 ACTIVE SCRAPER	01	F	2	12.466	24.93	N
	X27000	SIG ZFOLD DSP ALU-	01	F	10	0.000	0.00	N
	X27006	SIG ZFOLD CVR BLUE-	01	F	10	0.000	0.00	N
	X27012	SIG ZFOLD RFL PAPER/CS-	01	F	4	60.280	241.12	N
	X27071	SIG DUALTP DSP ALU-	01	F	30	0.000	0.00	N
	X27077	SIG DUALTP CVR BLUE-	01	F	30	0.000	0.00	N
	X27083	SIG DUALTP RFL PAPER/CS-	01	F	2	33.761	67.52	N
	X7190	DISP RESTROOM MAT SVC	01	F	5	3.800	19.00	N
	X7515	SANIS COMMODE MAT-	01	F	12	5.346	64.15	N
DEPT 1 SUBTOTAL							416.72	



REMIT PAYMENT TO:  
 CINTAS CORP  
 P.O. BOX 630910  
 CINCINNATI, OH 45263-0910

INVOICE # 4261721737  
 INVOICE DATE 03/05/2026  
 SERVICE TICKET # 4261721737

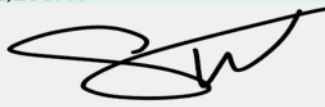
# INVOICE

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
<b>SUBTOTAL</b>								1233.49
<b>TAX</b>								0.00
<b>TOTAL USD</b>								1233.49

Signature :

**Cust. Name: HARBOR BAY CDD**  
 sabrina wood 11:45 AM 03/05/26  
**SoldTo# 0013475047 SO# 4261721737**  
 Invoice Total Payment on Account  
**\$1,233.49 \$0.00**





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 # 4262474243  
 INVOICE DATE 03/12/2024  
 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 # 00740015438  
 CINTAS ROUTE 76 / DAY 4 / STOP 006

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10189	3X5 XTRAC MAT DRYX	01	F	3	9.297	27.89	N
	X10202	3X10 XTRAC MAT DRYX	01	F	4	12.047	48.19	N
SUBTOTAL							76.08	

52800-4519



REMIT PAYMENT TO:  
 CINTAS CORP  
 P.O. BOX 630910  
 CINCINNATI, OH 45263-0910

INVOICE # 4262474243  
 INVOICE DATE 03/12/2026

INVOICE

DEPT: DEPT 1

ENP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10186	4X6 ACTIVE SCRAPER	01	F	2	8.466	16.93	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	3	45.000	135.00	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	3	30.761	92.28	N
	X6680	DISP URINAL MAT SVC	01	F	8	4.995	39.96	N
	X7191	DISP RESTROOM MAT RFL-	04	F	8	0.000	0.00	N
	X7463	DISP COMMDE MAT RFL-	04	F	12	0.000	0.00	N
	X7535	SANIS COMMDE MAT-	01	F	12	4.346	52.15	N
DEPT 1 SUBTOTAL							336.32	

52800-4519



**REMIT PAYMENT TO:**  
 CINTAS CORP  
 P.O. BOX 630910  
 CINCINNATI, OH 45263-0910

**INVOICE #**  
**INVOICE DATE**

4262474243  
 03/12/2026

**INVOICE**

DEPT: DEPT 2

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X2272	FC4 NEUTRAL FLR CLNR-	01	F	10	2.504	25.04	N
	X2274	FC2 BID BASE FL CLNR-	01	F	5	3.813	19.07	N
	X2276	RR1 DISINFCT/ RR CLNR-	01	F	2	9.123	18.25	N
	X2278	SIGNET SK1 DETERGENT-	01	F	7	2.504	17.53	N
	X2279	SK2 SINK SANITIZER-	01	F	7	2.504	17.53	N
	X2280	Z1 HARD SURF SANITZR-	01	F	25	3.500	87.50	N
	X2281	D61 HD FOAM DEGRSR-	01	F	1	4.866	4.87	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	4.848	67.87	N
	X45690	B&V AIR CARE COUNTER DISP MHT-	01	F	12	6.850	82.20	N
	X7000	20"MICROFIBER WOP BL-	01	F	10	2.679	26.79	N
	X7500	CLEANING CHEM DISP-	01	F	2	3.103	6.21	N
	X8020	MICRFBR TUBE WOP-	01	F	2	3.023	6.05	N
	X9312	1000 MOISTURE SP SVC	01	F	4	4.495	17.98	N
	X9322	INST HAND SANT SVC	01	F	6	4.470	26.82	N
	X9980	SANIS SOAP DISPENSER WHITE-	01	F	6	0.000	0.00	N
		DEPT 2 SUBTOTAL					423.71	
		SERVICE CHARGE					16.92	N
		<b>SUBTOTAL</b>					853.03	
		<b>TAX</b>					(0.00)	
		<b>TOTAL USD</b>					<b>853.03</b>	

52800-4519

TOTAL ADJUST. \_\_\_\_\_  
 TAX ADJUST. \_\_\_\_\_  
 NET TOTAL \_\_\_\_\_



**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 MANN'S HARBOR DR  
 APOLLO BEACH, FL 33572-3340

**INVOICE #** 4264019957  
**INVOICE DATE** 03/26/2026  
**SERVICE TICKET #** 4264019957  
**CUSTOMER REF #** HARBOR BAY  
 COMMUNITY  
 DEVELOPMENT

**BILL TO:** HARBOR BAY CDD  
 107 MANN'S 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 006

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10189	3X5 XTRAC MAT ONYX	01	F	3	9.297	27.89	N
	X10202	3X10 XTRAC MAT ONYX	01	F	4	12.047	48.19	N
SUBTOTAL							76.08	



REMIT PAYMENT TO:  
CINTAS CORP  
P.O. BOX 630910  
CINCINNATI, OH 45263-0910

INVOICE # 4264019957  
INVOICE DATE 03/26/2026  
SERVICE TICKET # 4264019957

# INVOICE

DEPT: DEPT 1

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10186	4X6 ACTIVE SCRAPER	01	F	2	8.466	16.93	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	3	45.000	135.00	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	3	30.761	92.28	N
	X6680	DISP URINAL MAT SVC	01	F	8	4.995	39.96	N
	X7515	SANIS COMMODE MAT-	01	F	12	4.346	52.15	N
		DEPT 1 SUBTOTAL					336.32	



REMIT PAYMENT TO:  
 CINTAS CORP  
 P.O. BOX 630910  
 CINCINNATI, OH 45263-0910

INVOICE # 4264019957  
 INVOICE DATE 03/26/2026  
 SERVICE TICKET # 4264019957

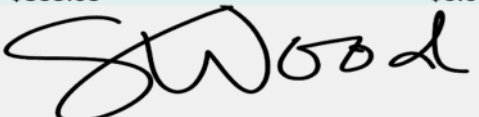
# INVOICE

DEPT: DEPT 2

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X2272	FC4 NEUTRAL FLR CLNR-	01	F	10	2.504	25.04	N
	X2274	FC2 BIO BASE FL CLNR-	01	F	5	3.813	19.07	N
	X2276	RR1 DISINFCT/ RR CLNR-	01	F	2	9.123	18.25	N
	X2278	SIGNET SK1 DETERGENT-	01	F	7	2.504	17.53	N
	X2279	SK2 SINK SANITIZER-	01	F	7	2.504	17.53	N
	X2280	Z1 HARD SURF SANITZR-	01	F	25	3.500	87.50	N
	X2281	DG1 HD FOAM DEGRSR-	01	F	1	4.866	4.87	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	4.848	67.87	N
	X45690	B&V AIR CARE COUNTER DISP WHT-	01	F	12	6.850	82.20	N
	X7000	20"MICROFIBER MOP BL-	01	F	10	2.679	26.79	N
	X7500	CLEANING CHEM DISP-	01	F	2	3.103	6.21	N
	X8020	MICRFBR TUBE MOP-	01	F	2	3.023	6.05	N
	X9312	1000 MOISTURE SP SVC	01	F	4	4.495	17.98	N
	X9322	INST HAND SANT SVC	01	F	6	4.470	26.82	N
	X9980	SANIS SOAP DISPENSER WHITE-	01	F	6	0.000	0.00	N
DEPT 2 SUBTOTAL							423.71	
SERVICE CHARGE								16.92 N
<b>SUBTOTAL</b>								853.03
<b>TAX</b>								0.00
<b>TOTAL USD</b>								853.03

Signature :

**Cust. Name: HARBOR BAY CDD**  
 sabrina wood 12:46 PM 03/26/26  
 SoldTo# 0013475047 SO# 4264019957  
 Invoice Total Payment on Account  
 \$853.03 \$0.00



CUSTOMER SERVICE 1-844-863-2653



51174874010  
INVOICE

PAYER: CAFE AT MIRA BAY  
SHIP TO:  
CAFE AT MIRA BAY  
MIRABAY HOA INC  
107 MANNS HARBOR DR  
APOLLO BEACH, FL 33572-3340

REMIT TO:  
Coca-Cola Beverages Florida LLC  
PO Box: 740909  
Atlanta, GA 30374-0909

OUTLET STORE# 500130057 INV# 51174874010  
VENDOR#  
PO# DSD#  
SHP# 51174874 DRV# 899061134 Edwin Melendez  
RTE# 1032RD1 PLTW 1032  
VHL# 200406506 TRL# 200406563  
DEL/ASN# 3284492286 DEL DATE: 02/24/2026 9:40:50 AM

SALES

DESCRIPTION	MAT#	QTY	PRICE	CON#	RATE	NET	EXTENDED
JUICE DR 2.5GA 1-Ls							
	1/1						72.62
2.5GBIB HI C PNK LMND	103895	1	72.62		0.00	72.62	72.62
049000983005	1						
SPARKLIN 5GA 1-Ls							
	1/1						139.24
5GBIB DT COKE	103938	1	139.24		0.00	139.24	139.24
049000980912	1						
TEA 2.5GA 1-Ls							
	1/1						72.31
2.5GBIB GP STHN STL T	132838	1	72.31		0.00	72.31	72.31
083900900670	1						

DELIVERY RECAP

JUICE DR 2.5GA 1-Ls	1/1
SPARKLIN 5GA 1-Ls	1/1
TEA 2.5GA 1-Ls	1/1
NET PRODUCT QTY	3
NET SINGLES QTY	0
NET CONSUMER QTY	3

TOTAL PRODUCTS 284.17

AMOUNT DUE 284.17  
AMOUNT PAID 0.00

TERMS Net 15

52000-3137



51478290012  
INVOICE

PAYER: CAFE AT MIRA BAY  
SHIP TO:  
CAFE AT MIRA BAY  
MIRABAY HOA INC  
107 MANNS HARBOR DR  
APOLLO BEACH, FL 33572-3340

REMIT TO:  
Coca-Cola Beverages Florida LLC  
PO Box: 740909  
Atlanta, GA 30374-0909

OUTLET STORE# 500130057 INV# 51478290012  
VENDOR#

PO# DSD#  
SHP# 51478290 DRV# 899116158 James Reele  
RTE# I032RD1 PLTW I032  
VHL# 200406586 TRL# 200406563  
DEL/ASN# 3286410305 DEL DATE: 03/17/2026 11:20:40 AM

SALES

DESCRIPTION	MATH	QTY	PRICE	CONV	RATE	NET	EXTENDED
JUICE DR 2.5GA 1-Ls	1/1						72.62
2.5GBIB HI C FRPN	104148	1	72.62		0.00	72.62	72.62
049000983142	1						
SPARKLIN 12OZ 24-Pk 24	1/1						19.29
12ZCAN24P DT COKE	100724	1	19.29		0.00	19.29	19.29
049000010633	1						
SPARKLIN 12OZ 6-Pk 24	1/4						19.01
12ZCAN6P DT COKE	100201	1	19.01		0.00	19.01	19.01
04900006582	4						
SPARKLIN 5GA 1-Ls	2/2						278.48
5GBIB COKE	103936	1	139.24		0.00	139.24	139.24
049000981025	1						
5GBIB SPRITE	103944	1	139.24		0.00	139.24	139.24
049000980776	1						

DELIVERY RECAP

JUICE DR 2.5GA 1-Ls 1/1  
SPARKLIN 12OZ 24-Pk 24 1/1  
SPARKLIN 12OZ 6-Pk 24 1/4  
SPARKLIN 5GA 1-Ls 2/2

52000-3137

NET PRODUCT QTY 5  
NET SINGLES QTY 0  
NET CONSUMER QTY 6

TOTAL PRODUCTS 389.40

AMOUNT DUE 389.40  
AMOUNT PAID 0.00



REMIT TO:  
 DECONNA ICE CREAM  
 6300 W Hwy 318  
 Reddick, FL 32686  
 (352) 591-1530

Invoice	
NUMBER	DEL DATE
INV00428818	3/12/2026
ORDER NUMBER	ORD DATE
	1/1/1900
INVOICE DUE: 3/12/2026	
TERMS:	Check

Ship To:

The Mirabay Club  
 107 Manns Harbor Drive  
 Apollo Beach, FL 33572  
 (813)649-1500-Extn.0000

CORRESPONDENCE TO:

Tampa  
 4605 N. Clark Avenue  
 Tampa, FL 33614

Bill To:

The Mirabay Club  
 Harbor Bay CDD  
 107 Manns Harbor Drive  
 Apollo Beach, FL 33572  
 Hillsborough

1 of 1

CUSTOMER NUMBER	PO ORDER NUMBER	SALESPERSON ID	SHIPPING METHOD	DELIVERY DATE	ROUTE
THEMIRABAYCLUB		Mark Bishop	LOCAL DELIVERY	3/12/2026	TP-F-7A
CUSTOMER CLASS ID			DRIVER	REFERENCE NUMBER	
FRZR-TAMPA	TAMPA		Reggie Hearn	0	

ITEM NUMBER	UPC	DESCRIPTION	U OF M	ORDERED	SHIPPED	UNIT PRICE	EXT PRICE
DOV002	467737690	1-12 Dove Bar Almond		Box	1 1	29.40	29.40
DOV001	4767737681	1-12 Dove Bar Milk Chocolate		Box	1 1	29.40	29.40
DOV015	4767737688	1-12 Dove Bar Original - Vanilla/Dark Chocolate		Box	1 1	29.40	29.40
DEC117	1848924203	1-12 Sundae Classic Chocolate 6oz Cup		Box	1 1	29.40	29.40
DEC025	1848924222	1-24 Chip Around 5oz		Box	2 2	58.80	117.60
DEC027	1848924227	1-24 Eclair Chocolate (6/case)		Box	2 2	38.40	76.80
DEC029	1848924242	1-24 Everyday Sundae Cone 4.5oz		Box	1 1	48.00	48.00
DEC087	1848924283	1-24 Jolly Roger Cone Cup - Cotton Candy 3.75 oz		Box	1 1	38.40	38.40
DEC086	1848924284	1-24 Jolly Roger Cone Cup-Watermelon Sour Apple 3.75 oz		Box	1 1	38.40	38.40
DEC048	1848924289	1-24 Mega Ice Cream Sandwich 6oz		Box	2 2	36.00	72.00
DOV007	4767748248	1-24 Snickers - Peanut Big One (2/case)		Box	2 2	48.00	96.00
DOV036	4767747420	1-24 Twix Bar King Size (2/case)		Box	1 1	48.00	48.00
DEC110	1848924294	1-24 Watermelon Bar 2.5oz		Box	1 1	28.80	28.80

Past Due Balances Subject to 1.5% Monthly Late Fee

0.00

Invoice Summary	QUANTITY ORDERED	QUANTITY SHIPPED	GROSS AMOUNT	SALES TAX		TOTAL AMOUNT
	17.00	17.00	681.60	0.00	0.00	681.60

52000-3122



REMIT TO:  
 DECONNA ICE CREAM  
 6300 W Hwy 318  
 Reddick, FL 32686  
 (352) 591-1530

Invoice	
NUMBER	DEL DATE
INV00429849	3/18/2026
ORDER NUMBER	ORD DATE
TP2496213	3/17/2026
INVOICE DUE: 3/18/2026	
TERMS: Check	

Ship To:

The Mirabay Club  
 107 Manns Harbor Drive  
 Apollo Beach, FL 33572  
 (813)649-1500-Extn.0000

CORRESPONDENCE TO:

Tampa  
 4605 N. Clark Avenue  
 Tampa, FL 33614

Date: 3/24/26  
 GL Code: 52000-3122  
 Amount: 669.60  
 Approved:

Bill To:

The Mirabay Club  
 Harbor Bay CDD  
 107 Manns Harbor Drive  
 Apollo Beach, FL 33572

CUSTOMER NUMBER	PO ORDER NUMBER	SALESPERSON ID	SHIPPING METHOD	DELIVERY DATE	ROUTE
THEMIRABAYCLUB		Mark Bishop	LOCAL DELIVERY	3/18/2026	TP-F-7A
CUSTOMER CLASS ID				DRIVER	REFERENCE NUMBER
FRZR-TAMPA	TAMPA			Reggie Hearn	0

ITEM NUMBER	UPC	DESCRIPTION	U OF M	ORDERED	SHIPPED	UNIT PRICE	EXT PRICE
DEC053	1848924274	1-12 Fruit Bar Coconut - DeConna (6/case)	Box	1	1	24.00	24.00
DEC057	1848924259	1-12 Fruit Bar Mango - DeConna (6/case)	Box	1	1	24.00	24.00
DEC050	1848924272	1-12 Fruit Bar Strawberry - DeConna (6/case)	Box	1	1	24.00	24.00
LAB304	1211300901	1-12 Mangonada Cup 9oz Labrisa	Box	0	0	33.60	0.00
DOV016	4767748255	1-12 Starburst Strawberry Sorbet Bar 2.6oz	Box	1	1	19.20	19.20
DEC117	1848924203	1-12 Sundae Classic Chocolate 6oz Cup	Box	2	2	29.40	58.80
DEC115	1848924202	1-12 Sundae Classic Cotton Candy 6oz Cup	Box	3	3	29.40	88.20
DEC116	1848924207	1-12 Sundae Classic Strawberry 6oz Cup	Box	3	3	29.40	88.20
DEC101	1848924291	1-12 Typhoon Blue Razberry Cone Cup 5oz	Box	1	1	19.20	19.20
LAB303	1211300051	1-18 Super Pop Banana Fudge 4.5oz	Box	1	1	28.80	28.80
DEC109	1848924298	1-24 Bubble Gum Bar 2.5oz	Box	1	1	28.80	28.80
DEC043	1848924223	1-24 Cookies & Cream Overload 6oz	Box	0	0	36.00	0.00
WON033	2391100004	1-24 Dino Sour Orange Sherb Push Up 2.75oz	Box	0	0	38.40	0.00
DEC107	1848924296	1-24 Double Dare Sour Cherry 2.5oz	Box	1	1	28.80	28.80
DEC027	1848924227	1-24 Eclair Chocolate (6/case)	Box	1	1	38.40	38.40
DEC029	1848924242	1-24 Everyday Sundae Cone 4.5oz	Box	2	2	48.00	96.00
DEC122	1848924328	1-24 Mega Cone 4.6oz	Box	0	0	48.00	0.00
DEC048	1848924289	1-24 Mega Ice Cream Sandwich 6oz	Box	1	1	36.00	36.00
DEC092	1848924280	1-24 Screwball - Cherry - 3.75 oz	Box	1	1	38.40	38.40
DEC105	1848924300	1-24 Typhoon Bar Cotton Candy 2.5oz - DeConna	Box	1	1	28.80	28.80

0.00

Past Due Balances Subject to 1.5% Monthly Late Fee

0.00

Invoice Summary	QUANTITY ORDERED	QUANTITY SHIPPED	GROSS AMOUNT	SALES TAX	TOTAL AMOUNT
	22.00	22.00	669.60	0.00	



# Invoice #40086

**From**

FMX  
 Facilities Management Express, LLC  
 800 Yard Street, Suite 115  
 Columbus, OH 43212  
 (844) 664-4400  
 billing@gofmx.com

**Invoice Summary**

**Invoice Number** 40086  
**Date** 03/16/2026  
**Terms** Net 30  
**Due Date** 04/15/2026  
**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
<b>FMX Annual Subscription Fee</b>	423.42
FMX Software Sales Annual Software License (03/16/2026 to 04/15/2026)	
<b>FMX Admin Fee</b>	42.34
FMX Admin Fee (03/16/2026 to 04/15/2026)	
<b>Amount Due (USD)</b>	<b>\$ 465.76</b>

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: 3/20/26  
 GL Code: 52000 - 4837  
 Amount: 465.76  
 Approved: *Cherry*

**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>	
<b>Name</b>	THE MIRABAY CLUB	<b>Form Type</b>	DR-15 - ORIGINAL RETURN
<b>Account Type</b>	Sales And Use Tax	<b>Filing Period</b>	02/01/2026 - 02/28/2026
<b>Account ID</b>	Certificate Number: 3980128973415	<b>Postmark Date</b>	03/18/2026
<b>Address</b>	107 MANNS HARBOR DR APOLLO BEACH FL 33572-3340	<b>Submitted Date</b>	Wednesday, 03/18/2026
		<b>Confirmation Number</b>	920001558515
<u>Submitter Info</u>			
<b>User Name</b>	Venessa Smith	<b>User ID</b>	UnAuthorized
<b>Email</b>	vsmith@rizzetta.com	<b>Primary Phone</b>	+1 813-533-2950

DR-15 Sales Details:

	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	\$18,130.13	\$0.00	\$18,130.13	\$1,359.75
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	\$1,359.75
6	Lawful Deductions	\$0.00
7	Net Tax Due	\$1,359.75
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	\$1,359.75
11	Collection Allowance	\$30.00

	Donate Allowance to the Education Enhancement Trust Fund	No
12	Penalty	\$0.00
13	Interest	\$0.00
14	Amount Due with Return	\$1,329.75
-----	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



Host Merchant Services  
http://hostmerchantservices.com  
payments@hostmerchantservices.com  
18775174678

250 Corporate Blvd  
Suite L  
Newark, DE 19702  
United States

## INVOICE

Invoice Number	3480	Harbor Bay Community Development District // 496620392886 c/o Rizzetta & Company
Invoice Date	Feb 26, 2026	3434 Colwell Avenue Ste 200
Due Date	Feb 27, 2026	Tampa, Florida 33614 United States
Balance Due	\$5,931.00	sfinley@harborbaycdd.org

Item	Description	Unit Cost	Quantity	Line Total
Clover Station DUO 2 LTE	Clover Station Duo 2 LTE w/ Cash Drawer - CardConnect   Duo	\$2,199.00	1	\$2,199.00
Clover Mini (3rd Gen)	CardConnect   Mini	\$950.00	2	\$1,900.00
Clover Flex Pocket	Flex Pocket	\$799.00	1	\$799.00
Clover 24" KDS	Clover 24" KDS   No Stand	\$800.00	1	\$800.00
Shipping	Shipment Cost	\$233.00	1	\$233.00

Subtotal	\$5,931.00
Paid To Date	\$0.00
Balance Due	<b>\$5,931.00</b>

J.J. TAYLOR DIST. FL, INC  
 5102 S. 18th 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
03/11/2026	5525168	164536	30620933	1080 Wed	11384	AM_11025

DEL PRODUCT	PRICE	DISC	NET	TOTAL
CA				
2 Lite 1/24/16 B Alum	\$32.96		\$32.96	\$65.92
2 Yuengling Lager 4/6/16 C	\$33.65		\$33.65	\$67.30
2 4 BEER 12.0000 Gallons			\$0.00	

Total U without pick ups:	4			\$133.22
Total Pick up:	(0)			
		Total		\$133.22

Piece Count: 10

Received by:

\$0.00

Receipt

Check Num

52000-3138

TT

J.J. TAYLOR DIST. FL, INC  
 6102 S. 16th Ave  
 Tampa, FL 33619  
 BEV3909377  
 (813) 247-4000  
 www.jjtaylor.com

34707 THE MIRRAY 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
03/11/2026	5659974	164536	31084812	1080 Wed	11384	API_11825

DEL	PRODUCT	PRICE	DISC	NET	TOTAL
CA					
1	Blue Moon 2/12/12 C	\$39.95		\$39.95	\$39.95
1	Lite 1/24/16 B Alum	\$32.96		\$32.96	\$32.96
3	Yuengling Lager 1/24/12 C	\$24.81		\$24.81	\$74.43
KE					
(1)	1*** Keg Damage Return	\$30.00		\$30.00	(\$30.00)
1	LVN Aging Hipster Hazy IPA 1/6 K	\$102.00		\$102.00	\$142.00
6	5 BEER 17.1686 Gallons		\$0.00		

Total U without pick ups:	6		\$259.34
Total Pick up:	(1)	Total	\$259.34

Piece Count: 0  
 Received by:

\$0.00  
 Receipt      Check Num

52000-3138

T.S.



PEPIN DISTRIBUTING INC.  
 4121 N. 50th Street,  
 Tampa, Florida 33610  
 Phone: 813.626.6176

Wed Feb 25, 2026 6:50 AM  
 Load: 3055

Invoice#: 4277034

(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
00004	EMPTY AB 1/2 BBL	-1	0.00	0.00	30.00	-30.00
00006	EMPTY AB 1/6 BBL	-2	0.00	0.00	30.00	-60.00
<b>Subtotal</b>		Cases: -3	Units: -3			

PALLET 1877755

00296	KONA BIG WAVE 1/6 BBL	2	74.20	6.00	30.00	208.40
07794	ULT 1/2 BBL	1	148.55	0.00	30.00	178.55
<b>PALLET 1877755 Subtotal</b>		Cases: 3	Units: 3			

PALLET 1877756

12177	FA LUMINESCENCE 4/6/12 CAN	2	39.20	0.00	0.00	78.40
11655	STELLA 15/25 CAN	1	40.37	0.00	0.00	40.37
<b>PALLET 1877756 Subtotal</b>		Cases: 3	Units: 23			

Cases: 3	Total Selling Units: 26	Total Sales :	427.72
Bottles: 0		Total Discount:	-12.00
Kegs: 3		Total Credits :	-90.00
Misc: 0		Total Deposit :	90.00
Credits: -3		Invoice Total :	415.72
Gallons: 33.26			

A/R DETAIL

INVOICE#	DATE	BALANCE	AGE	TYPE
4277034	Feb 25 2026	\$415.72	0	BEER

PAYMENT TOTALS

PAYMENT TYPE	AMOUNT

52000-3138

Invoice Total **415.72**

Customer Signature:

Driver Signature:



PEPIN DISTRIBUTING INC.  
 4121 N. 50th Street,  
 Tampa, Florida 33610  
 Phone: 813.626.6176

Wed Mar 11, 2026 6:45 AM  
 Load: 3055

Invoice#: 4285564

(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
11123	FB FLORIDIAN 2/12/12 CAN	0	34.30	0.00	0.00	0.00
	-1 Out of Stock					
00004	EMPTY AB 1/2 BBL	-1	0.00	0.00	40.00	-40.00
00006	EMPTY AB 1/6 BBL	-1	0.00	0.00	40.00	-40.00
<b>Subtotal</b>		Cases: -2	Units: -2			

PALLET 1886246

00296	KONA BIG WAVE 1/6 BBL	1	74.20	6.00	40.00	114.20
07794	ULT 1/2 BBL	1	153.55	0.00	40.00	193.55
<b>PALLET 1886246 Subtotal</b>		Cases: 2	Units: 2			

PALLET 1886257

13692	STELLA 18/12 CAN	1	24.83	0.00	0.00	24.83
00628	MODELO ESP 18/12 CAN	3	22.40	0.00	0.00	67.20
00419	CORONA 18/12 CAN	3	22.40	0.00	0.00	67.20
<b>PALLET 1886257 Subtotal</b>		Cases: 7	Units: 7			

Cases: 7 Total Selling Units: 9  
 Bottles: 0  
 Kegs: 2  
 Misc: 0  
 Credits: -2  
 Gallons: 32.48

Total Sales : 392.98  
 Total Discount: -6.00  
 Total Credits : -80.00  
 Total Deposit : 80.00  
 Invoice Total : 386.98

A/R DETAIL

INVOICE#	DATE	BALANCE	AGE	TYPE
4285564	Mar 11 2026	\$386.98	0	BEER

PAYMENT TOTALS

PEPIN DISTRIBUTING INC.  
 4121 N. 50th Street,  
 Tampa, Florida 33610  
 Phone: 813.626.6176

Wed Mar 18, 2026 6:41 AM  
 Load: 3055

Invoice#: 4289877

(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 GREAUJ  
 Salesrep: 355 - RICK HILTON #(813) 309-0426

Special Instructions  
 Invoice Comments

ITEM#	DESCRIPTION	QTY	PRICE	DISCOUNT	DEP	TOTAL
-------	-------------	-----	-------	----------	-----	-------

00004	EMPTY AB 1/2 BBL	-1	0.00	0.00	40.00	-40.00
-------	------------------	----	------	------	-------	--------

Subtotal Cases: -1 Units: -1

PALLET 1890989

00296	KONA BIG WAVE 1/6 BBL	1	74.20	6.00	40.00	114.20
07794	ULT 1/2 BBL	1	153.55	0.00	40.00	193.55

PALLET 1890989 Subtotal Cases: 2 Units: 2

PALLET 1890993

02544	TBB REEFDONKEY 6/4/16 CAN	1	56.00	0.00	0.00	56.00
05445	BUD LIGHT CALNR 20/16	1	23.71	1.60	0.00	23.71
13692	STELLA 18/12 CAN	1	24.83	0.00	0.00	24.83
00419	CORONA 18/12 CAN	2	22.40	0.00	0.00	44.80

PALLET 1890993 Subtotal Cases: 5 Units: 10

Cases: 5	Total Selling Units: 12	Total Sales :	384.69
Bottles: 0		Total Discount:	-7.60
Kegs: 2		Total Credits :	-40.00
Misc: 0		Total Deposit :	80.00
Credits: -1		Invoice Total :	417.09
Gallons: 31.23			

A/R DETAIL

INVOICE#	DATE	BALANCE	AGE	TYPE
4289877	Mar 18 2026	\$417.09	0	BEER

PAYMENT TOTALS

PAYMENT TYPE	AMOUNT
--------------	--------

52000-3138

Invoice Total 417.09

Customer Signature:

Driver Signature:



Date: 3/25/26  
 GL Code: 52000-3138  
 Amount: 868.17  
 Approved: Chely

PEPIN DISTRIBUTING INC.  
 4121 N. 50th Street,  
 Tampa, Florida 33610  
 Phone: 813.626.6176

Wed Mar 25, 2026 6:43 AM  
 Load: 3055

Invoice#: 4294223

(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 40.00 -40.00

Subtotal Cases: -1 Units: -1

PALLET 1895371

00296 KONA BIG WAVE 1/6 BBL 1 74.20 6.00 40.00 114.20  
 07794 ULT 1/2 BBL 1 153.55 0.00 40.00 193.55

PALLET 1895371 Subtotal Cases: 2 Units: 2

PALLET 1895380

11316 FD CENTENNIAL 15/12 CAN 1 18.15 0.00 0.00 18.15  
 12177 FA LUMINESCENCE 4/6/12 CAN 2 39.20 0.00 0.00 78.40  
 11655 STELLA 15/25 CAN 2 40.37 0.00 0.00 80.74  
 05445 BUD LIGHT CALNR 20/16 3 23.71 1.60 0.00 71.13  
 00419 CORONA 18/12 CAN 4 22.40 0.00 0.00 89.60  
 11652 STELLA 2/12/12 CAN 4 33.60 0.00 0.00 134.40  
 00644 MODELO ESP 2/12/12 CAN 4 32.00 0.00 0.00 128.00

PALLET 1895380 Subtotal Cases: 20 Units: 62

-----  
 Cases: 20 Total Selling Units: 64  
 Bottles: 0  
 Kegs: 2  
 Misc: 0  
 Credits: -1  
 Gallons: 64.68

Total Sales : 838.97  
 Total Discount: -10.80  
 Total Credits : -40.00  
 Total Deposit : 80.00  
 Invoice Total : 868.17  
 -----

A/R DETAIL

-----  
 INVOICE# DATE BALANCE AGE TYPE  
 -----  
 1055597 Mar 25 2026 -\$39.20 0 BEER  
 4294223 Mar 25 2026 \$868.17 0 BEER  
 -----

PAYMENT TOTALS

-----  
 PAYMENT TYPE AMOUNT  
 -----

Southern Glazer's of FL  
License# 6305005 (Lakeland)

**DRAFT INVOICE**

1017126



REMIT TO:  
1-866-376-8555  
P.O. BOX 947921  
ATLANTA GA 30394-7921

Stop #:  
Route #:  
Delivered By: Alphonso Wright  
Sales Person:  
Sales Person Phone: 451

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  
813-649-1500

Customer Name: FINTECH

PD NUMBER	DEX	PERMIT	PERMIT EXP	INVOICE DATE	DELIVERY DATE/TIME
	N	39-09377	9/30/26	3/4/26	
ACCOUNT#	VENDOR#	COUNTY	REFERENCE#		
15004518					

CS/BT	ITEM	UNIT NET PRICE	UNIT DISCOUNT	UNIT AMOUNT	TAXES	TOTAL
1 / 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 5.60	0.00	66.00
2 / 0	MONDAVI PRV SEL CHARD CA(SC) ITEM#: 550559 BPC: 12 - 750ML HYBRIS - PART OF A DEAL D000312	144.00 12.00	78.00 6.50	66.00 5.60	0.00	132.00
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 5.60	0.00	66.00
2 / 0	MONDAVI PRV SEL SAUV BL CA(S) ITEM#: 416976 BPC: 12 - 750ML HYBRIS - PART OF A DEAL D000312	144.00 12.00	78.00 6.50	66.00 5.60	0.00	132.00
0 / 3	CAPT MORGAN RUM SP MV 70 ITEM#: 597191 BPC: 12 - 1L CUST-	21.45	0.00	21.45	0.00	64.35

TOTAL CS/BTLS	TOTAL BOTTLES	TOTAL GROSS AMT	TOTAL DISCOUNTS	ESTIMATED NET AMOUNT	TOTAL TAXES
63	75	929.35	468.00	460.35	0.00

PAYMENT DUE DATE  
3/16/26

**PAY THIS AMOUNT**  
460.35

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, THERE, OR STATUTORY DAMAGES OR PENALTIES. The parties agree to arbitrate any dispute 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 party in a class or collective action in any legal proceeding between them.

**TERMS**  
If not paid according to invoice terms, seller may revoke credit, cancel discounts, report buyer as delinquent to appropriate agencies, and, if seller provides, recover its costs of collection and attorney's fees. Returned checks are subject to the laws of the state of the highest rate permitted or required by law, or 1.5% per month pre- or post- judgment, 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, 3/04/2026  
DATE

52000-3139  
52000-3124

Southern Glazer's of FL  
License# 6305005 (Lakeland)

**DRAFT INVOICE**  
1041558



REMIT TO:  
1-866-876-9556  
P.O. BOX 947921  
ATLANTA GA 30394-7921

Stop #: 7  
Route #: 079  
Delivered By: Henry Johnson  
Sales Person: 451  
Sales Person Phone:

SOLD TO		SHIP TO	
THE MIRABAY CLUB/HARBOR BAY CO 107 MANN'S HARBOR DR. APOLLO BEACH FL 33572		THE MIRABAY CLUB/HARBOR BAY CO 107 MANN'S HARBOR DR. APOLLO BEACH FL 33572 813-649-1500	

Customer Notes: FINTECH

PO NUMBER	DEX	PERMIT	PERMIT EXP	INVOICE DATE	DELIVERY DATE/TIME
	N	39-09377	93026	3/11/2026	
ACCOUNT#	VENDOR#	COUNTY	REFERENCE#		
15004518					

CS/BTL	ITEM	UNIT NET PRICE	UNIT DISCOUNT	UNIT AMOUNT	TAXES	TOTAL
0 / 6	DEKUYPER BLACKBERRY BRANDY 6 ITEM#: 233547 BPC: 12 - 1L HYBRIS - PART OF A DEAL D000310	14.23	2.11	12.12	0.00	72.72
0 / 6	DEKUYPER TRIPLE SEC 30 ITEM#: 33497 BPC: 12 - 1L HYBRIS - PART OF A DEAL D000310	12.83	3.13	9.70	0.00	58.20
0 / 3	HORNITOS TEQ PLATA 80 ITEM#: 949391 BPC: 12 - 750ML HYBRIS -	27.10	0.00	27.10	0.00	81.30
0 / 1	PATRON TEQ SILVER 80 ITEM#: 328 BPC: 12 - 750ML HYBRIS -	43.85	0.00	43.85	0.00	43.85
0 / 5	TITOS HANDMADE VODKA 80 ITEM#: 46599 BPC: 12 - 1L HYBRIS -	30.83	0.00	30.83	0.00	154.15
0 / 6	TRES AGAVES AGAVE NECTAR MIX ITEM#: 550511 BPC: 12 - 1L HYBRIS -	14.45	0.00	14.45	0.00	86.70

R'CID  
3/11/26

TOTAL CS/BTL	TOTAL BOTTLES	TOTAL GROSS AMT	TOTAL DISCOUNTS	ESTIMATED NET AMOUNT	TOTAL TAXES
027	27	628.26	31.44	496.92	0.00

PAYMENT DUE DATE  
3/23/26

**PAY THIS AMOUNT**  
496.92

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 dispute 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 FAIA 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 proceeds, recover its costs of collection and attorney's fees. Returned checks are subject in the lower of \$20 or the highest fee allowed by law. Past due balance will accrue interest at the lesser of the highest rate permitted as required by law, or 1.5% per month pro-rated. Buyer hereby grants, as security for the payment of the purchase price, a lien on and security interest in all 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, 3/11/2026  
DATE

Date: 3/20/26  
GL Code: 52090-3124  
Amount: 496.92  
Approved: *Cliffy*

Southern Glazer's of FL  
License# 6305005 (Lakeland)

**DRAFT INVOICE**  
1066052



REMIT TO:  
1-866-376-9666  
P.O. BOX 947921  
ATLANTA GA 30394-7921

Stop #: 6  
Route #: 079  
Delivered By: Henry Johnson  
Sales Person: 451  
Sales Person Phone:

SOLD TO	SHIP TO
THE MIRABAY CLUB/HARBOR BAY CO 107 MANN'S HARBOR DR. APOLLO BEACH FL 33572	THE MIRABAY CLUB/HARBOR BAY CO 107 MANN'S HARBOR DR. APOLLO BEACH FL 33572 813-648-1500

Customer Name: FINTECH

PO NUMBER	DEX	PERMIT	PERMIT EXP	INVOICE DATE	DELIVERY DATE/TIME
	H	39-04877	90026	3/19/2026	

ACCOUNT#	VENDOR#	COUNTY	REFERENCE#
15004518			

CS/RT	ITEM	UNIT NET PRICE	UNIT DISCOUNT	UNIT AMOUNT	TAXES	TOTAL
1 / 0	CRUZAN RUM AGED LIGHT 80 ITEM#: 968828 BPC: 12 - 750ML HYBRIS - PART OF A DEAL D000310	132.00 11.00	6.00 0.50	126.00 10.50	0.00	126.00
1 / 0	MONDAVI PRV SEL CHARD CA(SC) ITEM#: 550559 BPC: 12 - 750ML HYBRIS - PART OF A DEAL D000300	144.00 12.00	57.00 4.75	87.00 7.25	0.00	87.00
1 / 0	MONDAVI PRV SEL PINOT GRIGIO ITEM#: 168069 BPC: 12 - 750ML HYBRIS - PART OF A DEAL D000300	144.00 12.00	57.00 4.75	87.00 7.25	0.00	87.00
1 / 0	TITOS HANDMADE VODKA 80 ITEM#: 46599 BPC: 12 - 1L HYBRIS - PART OF A DEAL D000310	340.56 28.38	34.56 2.88	306.00 25.50	0.00	306.00
0 / 2	CAPT MORGAN RUM SP MV 70 ITEM#: 597191 BPC: 12 - 1L HYBRIS -	21.46	0.00	21.46	0.00	42.90
0 / 3	DAILY'S GRENADINE SYRUP ITEM#: 91282 BPC: 6 - 1L HYBRIS -	7.54	0.00	7.54	0.00	22.62
0 / 4	HORNITOS TEQ PLATA 80 ITEM#: 949391 BPC: 12 - 750ML HYBRIS -	27.10	0.00	27.10	0.00	108.40
0 / 0	PAPAS PILAR RUM BLONDE 100ML ITEM#: 543783 BPC: 24 - 100ML 2 BOTTLE(S) BACKORDERED, REORDER HYBRIS -	0.00	0.00	0.00	0.00	0.00

52000-3124 = 605.92  
52000-3139 = 174.00

TOTAL CS/BTL'S	TOTAL BOTTLES	TOTAL GROSS AMT	TOTAL DISCOUNTS	ESTIMATED NET AMOUNT	TOTAL TAXES
4/9	57	834.48	154.56	779.92	0.00

**PAYMENT DUE DATE**  
3/30/26

**PAY THIS AMOUNT**  
779.92

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 or an individual level 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 PAGA 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, suspend discounts, report buyer as delinquent to appropriate agencies, and, if seller prevails, recover its costs of collection and attorney's fees. Retard checks are subject to the limit of \$30 or the highest fee allowed by law. Past due balance will accrue interest at the lesser of the highest rate permitted or required by law, or 1.5% per month pre-rated. 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

Southern Glazer's of FL  
License# 6305005 (Lakeland)

DRAFT INVOICE  
4992850



REMIT TO:  
1-866-376-9555  
P.O. BOX 947921  
ATLANTA GA 30384-7921

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 813-649-1500

Customer Notes: FINTECH

PO NUMBER	DEX	PERMIT	PERMIT EXP	INVOICE DATE	DELIVERY DATE/TIME
	N	39-09377	93026	2/25/2026	

ACCOUNT#	VENDOR#	COUNTY	REFERENCE#
15004518			

CS/BT	ITEM	UNIT NET PRICE	UNIT DISCOUNT	UNIT AMOUNT	TAXES	TOTAL
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 6.50	0.00	132.00
1 / 0	MONDAVI PRV SEL CHARD CA(SC) ITEM#: 550559 BPC: 12 - 750ML HYBRIS - PART OF A DEAL D000312	144.00 12.00	78.00 6.50	66.00 6.50	0.00	66.00
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 6.50	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 6.50	0.00	66.00
0 / 3	CAPT MORGAN RUM SP MV 70 PET ITEM#: 597189 BPC: 6 - 1.76L HYBRIS -	27.50	0.00	27.50	0.00	82.50
0 / 3	DEKUYPER TRIPLE SEC 30 ITEM#: 33497 BPC: 12 - 1L HYBRIS -	12.83	0.00	12.83	0.00	38.49
0 / 3	HORNITOS TEQ PLATA 80 ITEM#: 949391 BPC: 12 - 750ML HYBRIS -	27.10	0.00	27.10	0.00	81.30
0 / 2	JAMESON IRISH WHISKEY 80 ITEM#: 24601 BPC: 12 - 1L HYBRIS -	46.11	0.00	46.11	0.00	92.22
0 / 4	TRES AGAVES AGAVE NECTAR MIX ITEM#: 550511 BPC: 12 - 1L HYBRIS -	14.45	0.00	14.45	0.00	57.80
0 / 6	ZING ZANG BLOODY MARY MIX PE ITEM#: 972007 BPC: 12 - 32Z HYBRIS -	8.20	0.00	8.20	0.00	49.20

TOTAL CS/BTLs	TOTAL BOTTLES	TOTAL GROSS AMT	TOTAL DISCOUNTS	ESTIMATED NET AMOUNT	TOTAL TAXES
5/21	81	1,121.51	390.00	731.51	0.00

PAYMENT DUE DATE  
3/9/26

PAY THIS AMOUNT  
731.51

52000-3139

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 dispute 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 FAIR 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 attorney's fees. Returned checks are subject to the lesser 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-rated. 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 U.C.C. 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

# EVERGREEN COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA (239) 936-0913  
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

## Operation and Maintenance Expenditures March 2026 For Board Approval

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

The total items being presented:      **\$927.45**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Evergreen Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 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	100025	INV321877	Off Duty 03/26	\$ 618.30
Off Duty Management, Inc	100026	INV327662	Off Duty - Kevin Withey 03/26	<u>\$ 309.15</u>
<b>Report Total</b>				<b><u>\$ 927.45</u></b>



# Invoice

## INV321877

Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

3/12/2026  
Terms: Net 30  
Due Date: 4/11/2026

**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			<b>\$618.30</b>

Agency	Time IN - Time OUT	Officer	Type	Hours/ Qty	Rate	Amount
Hillsborough County-SO-FL	3/2/2026 6:00:00 AM - 3/2/2026 11:00:00 AM	Kevin Withey	Regular	5	\$61.83	\$309.15
Hillsborough County-SO-FL	3/6/2026 6:00:00 AM - 3/6/2026 11:00:00 AM	Scott Jones-03	Regular	5	\$61.83	\$309.15
<b>Regular Total</b>						<b>\$618.30</b>

**Invoice Comments:**

**Request Id: ODM-20251120-0051**

<b>Invoice Subtotal</b>	\$618.30
<b>Tax Total</b>	\$0.00
<b>Invoice Total</b>	\$618.30
<b>Total Paid</b>	\$0.00
<b>Amount Due</b>	<b>\$618.30</b>



INV321877



# Invoice

INV327662

Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

3/26/2026  
Terms: Net 30  
Due Date: 4/25/2026

**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			<b>\$309.15</b>

Agency	Time IN - Time OUT	Officer	Type	Hours/ Qty	Rate	Amount
Hillsborough County-SO-FL	3/17/2026 6:00:00 AM - 3/17/2026 11:00:00 AM	Kevin Withey	Regular	5	\$61.83	\$309.15
<b>Regular Total</b>						<b>\$309.15</b>

**Invoice Comments:**

**Request Id: ODM-20251120-0051**

<b>Invoice Subtotal</b>	\$309.15
<b>Tax Total</b>	\$0.00
<b>Invoice Total</b>	\$309.15
<b>Total Paid</b>	\$0.00
<b>Amount Due</b>	\$309.15



**TAB 24**



Rizzetta & Company

# Harbor Bay Community Development District

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**Financial Statements  
(Unaudited)**

**March 31, 2026**

Prepared by: Rizzetta & Company, Inc.

[harborbaycdd.org](http://harborbaycdd.org)  
[rizzetta.com](http://rizzetta.com)

**Harbor Bay Community Development District**  
**Balance Sheet**  
**As of 03/31/2026**  
**(In Whole Numbers)**

	General Fund	Reserve Fund	Debt Service Fund	Mira Bay Fund	Evergreen Fund	Total Gvmnt Fund	Long-Term Debt
<b>Assets</b>							
Cash In Bank	136,832	0	0	100,435	8,771	246,038	0
Investments	2,586,070	2,896,827	2,815,772	0	210,575	8,509,245	0
Accounts Receivable							
Accounts Receivable - Other	31,560	0	0	7,568	0	39,127	0
Assessments Receivable-Tax Roll	326,044	0	129,106	0	0	455,149	0
Allowance for Uncollectible Accounts	(28,796)	0	0	(7,568)	0	(36,363)	0
Prepaid Expenses	66,770	0	0	1,669	0	68,439	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	18,652	0	0	540	0	19,191	0
Amount Available in Debt Service	0	0	0	0	0	0	2,944,878
Amount To Be Provided Debt Service	0	0	0	0	0	0	18,550,122
<b>Total Assets</b>	<b>3,140,088</b>	<b>2,896,827</b>	<b>2,944,878</b>	<b>130,220</b>	<b>219,346</b>	<b>9,331,358</b>	<b>21,495,000</b>
<b>Liabilities</b>							
Accounts Payable	251,921	35,500	0	5,687	14,092	307,200	0
Accrued Expenses	49,167	0	0	0	0	49,167	0
Other Current Liabilities	0	0	0	12,505	0	12,505	0
Due To Other	8,437	0	0	12,099	1,581	22,117	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	21,495,000
Deposits Payable	0	0	0	100	0	100	0
<b>Total Liabilities</b>	<b>309,525</b>	<b>35,500</b>	<b>0</b>	<b>30,391</b>	<b>15,673</b>	<b>391,089</b>	<b>21,495,000</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	691,453	2,285,495	1,442,986	64,075	214,649	4,698,658	0
Net Change in Fund Balance	2,139,110	575,832	1,501,892	35,754	(10,976)	4,241,611	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>2,830,563</b>	<b>2,861,327</b>	<b>2,944,878</b>	<b>99,829</b>	<b>203,673</b>	<b>8,940,269</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>3,140,088</b>	<b>2,896,827</b>	<b>2,944,878</b>	<b>130,220</b>	<b>219,346</b>	<b>9,331,358</b>	<b>21,495,000</b>

See Notes to Unaudited Financial Statements

## Harbor Bay Community Development District

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 03/31/2026	Year To Date 03/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	82,000	41,000	32,183	(8,817)
Special Assessments				
Tax Roll	4,116,557	4,116,557	4,150,631	34,074
Other Misc. Revenues				
HOA Rental Revenue	600	300	0	(300)
Insurance Proceeds	0	0	186,582	186,582
Miscellaneous Revenue	15,000	7,500	0	(7,500)
<b>Total Revenues</b>	<b>4,214,157</b>	<b>4,165,357</b>	<b>4,369,396</b>	<b>204,039</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	6,000	5,800	200
<b>Total Legislative</b>	<b>12,000</b>	<b>6,000</b>	<b>5,800</b>	<b>200</b>
Financial & Administrative				
Accounting Services	58,146	29,073	25,900	3,173
Arbitrage Rebate Calculation	650	650	500	150
Auditing Services	5,200	0	0	0
Disclosure Report	5,600	2,800	2,500	300
District Engineer	55,000	27,500	32,760	(5,260)
District Engineer - Special	66,583	33,291	10,388	22,904
District Management	129,214	64,607	62,825	1,782
Dues, Licenses & Fees	4,500	2,125	895	1,230
Financial & Revenue Collections	9,692	4,846	2,500	2,346
Legal Advertising	1,800	900	374	526
Miscellaneous Expense	0	0	158	(158)
Miscellaneous Mailings	1,500	750	0	750
Property Taxes	4,500	4,500	3,966	533
Public Officials Liability Insurance	20,261	20,261	4,800	15,461
Trustees Fees	7,100	5,837	6,420	(584)
Website Hosting, Maintenance, Backup & E	10,752	3,813	1,407	2,407
<b>Total Financial &amp; Administrative</b>	<b>380,498</b>	<b>200,953</b>	<b>155,393</b>	<b>45,560</b>
Legal Counsel				
District Counsel	130,000	65,000	150,511	(85,511)
District Counsel - Special Counsel	25,000	12,500	4,883	7,617
<b>Total Legal Counsel</b>	<b>155,000</b>	<b>77,500</b>	<b>155,394</b>	<b>(77,894)</b>
Security Operations				
Gate Maintenance & Repair	0	0	2,805	(2,806)
Security Monitoring Services	222,000	111,000	132,261	(21,260)
<b>Total Security Operations</b>	<b>222,000</b>	<b>111,000</b>	<b>135,066</b>	<b>(24,066)</b>
Electric Utility Services				
Utility - Irrigation	26,000	13,000	13,644	(645)
Utility - Recreation Facilities	100,000	50,000	62,978	(12,977)
Utility - Street Lights	200,000	100,000	75,209	24,790

See Notes to Unaudited Financial Statements

## Harbor Bay Community Development District

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 03/31/2026 YTD Budget	Year To Date 03/31/2026 YTD Actual	YTD Variance
Utility Services -Guard House	6,500	3,250	1,905	1,346
Total Electric Utility Services	332,500	166,250	153,736	12,514
Gas Utility Service				
Utility Services	6,500	3,250	3,200	50
Total Gas Utility Service	6,500	3,250	3,200	50
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	17,400	8,700	11,179	(2,479)
Total Garbage/Solid Waste Control Services	17,400	8,700	11,179	(2,479)
Water-Sewer Combination Services				
Utilities - Amenities	45,000	22,500	23,180	(680)
Utility - Irrigation	35,000	17,500	6,379	11,121
Total Water-Sewer Combination Services	80,000	40,000	29,559	10,441
Stormwater Control				
Aquatic Maintenance	70,460	35,230	23,933	11,297
Fountain Service Repair & Maintenance	25,000	12,500	12,348	151
Total Stormwater Control	95,460	47,730	36,281	11,448
Other Physical Environment				
Flood Insurance	8,315	8,315	2,432	5,883
General Liability & Property Insurance	199,948	199,948	157,762	42,186
Hog Trapping	0	0	18,000	(18,000)
Landscape - Annuals/Flowers	24,000	12,000	0	12,000
Landscape - Mulch	141,000	70,500	104,250	(33,750)
Landscape Irrigation	60,000	30,000	64,701	(34,700)
Landscape Maintenance	469,000	234,500	265,931	(31,432)
Landscape Maintenance - Contingency	100,000	50,000	60,850	(10,850)
Landscape Maintenance - Park Square	200,000	99,999	90,000	10,000
Landscape Maintenance - Turf Grass	283,220	141,610	141,610	0
Landscape Plant Installation	100,000	50,000	0	50,000
Water Management Monitoring & Reporting	6,000	3,000	3,000	0
Total Other Physical Environment	1,591,483	899,872	908,536	(8,663)
Road & Street Facilities				
Asphalt Repair & Maintenance	19,500	9,750	179	9,571
Street/Parking Lot Sweeping	15,000	7,500	8,498	(997)
Total Road & Street Facilities	34,500	17,250	8,677	8,574
Parks & Recreation				
Basketball Court Maintenance & Supplies	6,000	3,000	0	3,000
Boat Lift Sling Repairs & Maintenance	20,000	10,000	133	9,867
Dog Waste Station Supplies & Maintenance	0	0	1,927	(1,928)
Elevator Maintenance & Permit	3,616	1,808	1,435	373
Employee - Payroll Processing Fees	0	0	8,869	(8,869)
Employee - Payroll Taxes	0	0	54,151	(54,151)
Employee - Workers Comp	0	0	9,388	(9,387)

See Notes to Unaudited Financial Statements

## Harbor Bay Community Development District

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 03/31/2026	Year To Date 03/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Facility A/C & Heating Maintenance & Rep	5,000	2,500	2,921	(421)
Fitness Equipment Maintenance & Repair	7,500	3,750	3,671	78
Holiday Decorations	12,000	12,000	14,932	(2,932)
Janitorial Service	89,627	44,814	25,410	19,404
Maintenance & Repairs	40,000	20,000	43,279	(23,279)
Onsite Staffing/Employment	417,035	208,517	152,675	55,842
Pest Control	5,210	2,605	653	1,952
Playground Repairs	10,000	5,000	295	4,706
Pool Operations & Maintenance	42,087	21,044	35,901	(14,858)
Printing Supplies	1,500	750	874	(125)
Street Sign Repair & Replacement	7,500	3,750	5,921	(2,171)
Telephone, Internet, Cable	40,000	20,000	20,165	(164)
Tennis Court Maintenance & Supplies	9,734	4,867	3,995	872
Tennis Court Maintenance Personnel	33,996	16,998	8,312	8,685
Vehicle Maintenance	3,500	1,750	1,388	363
<b>Total Parks &amp; Recreation</b>	<b>754,305</b>	<b>383,153</b>	<b>396,295</b>	<b>(13,143)</b>
Admiral Point Operations				
Utility - Electricity	21,600	10,800	4,832	5,967
Utility - Water & Sewer	5,500	2,750	1,879	872
<b>Total Admiral Point Operations</b>	<b>27,100</b>	<b>13,550</b>	<b>6,711</b>	<b>6,839</b>
Contingency				
CDD Annual Contribution	455,411	227,705	232,720	(5,015)
Emergency Relief	50,000	25,000	0	25,000
Reserve Study	0	0	2,350	(2,350)
Seawall Maintenance & Repair	0	0	2,100	(2,100)
<b>Total Contingency</b>	<b>505,411</b>	<b>252,705</b>	<b>237,170</b>	<b>15,535</b>
<b>Total Expenditures</b>	<b>4,214,157</b>	<b>2,227,913</b>	<b>2,242,997</b>	<b>(15,084)</b>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<b>0</b>	<b>1,937,444</b>	<b>2,126,399</b>	<b>188,955</b>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	19,235	19,235
Prior Year AP Credit	0	0	(6,524)	(6,524)
Prior Year A/P Credits	0	0		
<b>Total Other Financing Sources(Uses)</b>	<b>0</b>	<b>0</b>	<b>12,711</b>	<b>12,711</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>0</b>	<b>691,453</b>	<b>691,453</b>
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>1,937,444</b>	<b>2,830,563</b>	<b>893,119</b>

**Harbor Bay Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	75,000	37,500	54,552	17,052
Special Assessments				
Tax Roll	593,000	593,000	593,680	680
<b>Total Revenues</b>	<u>668,000</u>	<u>630,500</u>	<u>648,232</u>	<u>17,732</u>
<b>Expenditures</b>				
Contingency				
Asphalt Repair & Maintenance	288,822	144,411	0	144,411
Capital Reserve	0	0	35,500	(35,500)
Facility A/C & Heating Maintenance & Rep	60,000	30,000	0	30,000
Fountain Repairs	55,435	27,717	0	27,717
Landscape Enhancements	352,018	176,009	0	176,009
Paint Finish Applications, Exterior	72,067	36,034	0	36,034
Tennis Courts Resurfacing	39,393	19,696	36,900	(17,204)
<b>Total Contingency</b>	<u>867,735</u>	<u>433,867</u>	<u>72,400</u>	<u>361,467</u>
<b>Total Expenditures</b>	<u>867,735</u>	<u>433,867</u>	<u>72,400</u>	<u>361,467</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>(199,735)</u>	<u>196,633</u>	<u>575,832</u>	<u>379,199</u>
<b>Total Other Financing Sources(Uses)</b>				
Carry Forward Fund Balance				
Carry Forward Fund Balance	199,735	199,735	0	(199,735)
<b>Total Other Financing Sources(Uses)</b>	<u>199,735</u>	<u>199,735</u>	<u>0</u>	<u>(199,735)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>2,285,495</u>	<u>2,285,495</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>396,368</u>	<u>2,861,327</u>	<u>2,464,959</u>

**Harbor Bay Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	33,113	33,113
Special Assessments				
Tax Roll	1,865,136	1,865,136	1,878,628	13,492
<b>Total Revenues</b>	<u>1,865,136</u>	<u>1,865,136</u>	<u>1,911,741</u>	<u>46,605</u>
<b>Expenditures</b>				
Debt Service				
Interest	805,136	805,136	409,850	395,286
Principal	1,060,000	1,060,000	0	1,060,000
<b>Total Debt Service</b>	<u>1,865,136</u>	<u>1,865,136</u>	<u>409,850</u>	<u>1,455,286</u>
<b>Total Expenditures</b>	<u>1,865,136</u>	<u>1,865,136</u>	<u>409,850</u>	<u>1,455,286</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>1,501,891</u>	<u>1,501,891</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>1,442,987</u>	<u>1,442,987</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>2,944,878</u>	<u>2,944,878</u>

## Harbor Bay Community Development District

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 03/31/2026	Year To Date 03/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	45	45
<b>Amenity Center Revenue</b>				
Beer Sales	29,962	14,981	14,145	(836)
Beverages	7,734	3,867	3,859	(8)
Events & Sponsorships	15,000	7,500	8,991	1,491
Facilities Rentals	41,778	20,889	17,264	(3,625)
Facility Rental - Bar Services	17,576	8,788	8,207	(581)
Food	84,090	42,045	48,271	6,226
Gate Strike Income	1,500	750	500	(250)
Group Exercises	1,680	840	369	(471)
Liquor	48,788	24,394	20,780	(3,614)
Merchandise	12,000	6,000	1,185	(4,815)
Non-Resident Basketball	2,500	1,250	0	(1,250)
Non-Resident Pickleball	4,000	2,000	0	(1,999)
Non-Resident Tennis	4,000	2,000	0	(2,000)
Personal Training	1,920	960	0	(960)
Programs-After School Care	56,500	28,250	0	(28,250)
Programs-Camps	54,000	27,000	0	(27,000)
Programs-Youth Other	1,500	750	0	(750)
Proximity Card Replacements	10,000	5,000	5,057	56
Special Events Revenue	3,154	1,577	5,172	3,595
Tennis Lessons	540	270	0	(270)
Vendor Rebates	0	0	113	113
Wine Sales	14,240	7,120	7,604	484
<b>Other Misc. Revenues</b>				
Contribution From CDD	455,411	227,705	232,720	5,015
<b>Total Revenues</b>	<u>867,873</u>	<u>433,936</u>	<u>374,282</u>	<u>(59,654)</u>
<b>Expenditures</b>				
<b>Food &amp; Beverage</b>				
COGS - Beer	12,485	6,242	6,237	6
COGS - Beverage	3,653	1,827	3,655	(1,830)
COGS - Coffee	12,000	6,000	13,072	(7,071)
COGS - Food	72,914	36,457	34,374	2,083
COGS - Liquor	23,712	11,856	4,562	7,293
COGS - Wine	8,765	4,382	3,301	1,082
Cafe Operating	19,226	9,613	7,396	2,218
Daily Ops Software	9,000	4,500	8,725	(4,226)
Dues, Licenses & Fees	1,800	900	0	900
Food & Fun Events	5,000	2,500	4,581	(2,081)
Refrigeration Repairs	6,800	3,400	0	3,400
Training & Education	1,300	650	611	39
<b>Total Food &amp; Beverage</b>	<u>176,655</u>	<u>88,327</u>	<u>86,514</u>	<u>1,813</u>
<b>Operating Expense</b>				
Amenity Management Service Contracts	218,083	109,041	120,365	(11,323)
Bank Fees	0	0	1,503	(1,504)

See Notes to Unaudited Financial Statements

## Harbor Bay Community Development District

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 03/31/2026	Year To Date 03/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Clubhouse Improvements	15,000	7,500	0	7,500
Employee Recognition	2,500	1,250	412	839
Food & Beverage Operations	140,041	70,021	18,120	51,900
Furniture, Fixtures, & Equipment	12,000	6,000	3,195	2,804
Gate Strikes	3,840	1,920	0	1,920
Gate Strikes - Mailing	500	250	0	250
General Operating	11,500	5,750	2,647	3,104
Gym Towels	7,500	3,750	0	3,750
Housekeeping Operating	40,000	20,000	36,781	(16,781)
ID & Access Cards	16,000	8,000	2,039	5,961
Marketing & Promotions	3,012	1,506	119	1,386
Member & Guest Supplies	14,462	7,231	1,028	6,204
Merchandise Retail	6,200	3,100	0	3,100
Office Supplies	8,460	4,230	779	3,451
Postage & Delivery	300	150	75	75
Uniforms & Laundry	750	375	0	375
<b>Total Operating Expense</b>	<b>500,148</b>	<b>250,074</b>	<b>187,063</b>	<b>63,011</b>
<b>Parks &amp; Recreation</b>				
After School Program	4,100	2,050	2,482	(433)
Camps	15,000	7,500	0	7,500
Continuing Education - CPR	800	400	0	400
Employee - Lifeguards	91,030	45,515	8,972	36,544
Lifeguard Supplies	1,800	900	20	880
Marketing & Promotions	1,550	775	1,171	(396)
Youth Programs	1,000	500	0	499
<b>Total Parks &amp; Recreation</b>	<b>115,280</b>	<b>57,640</b>	<b>12,645</b>	<b>44,994</b>
<b>Special Events</b>				
Back to School	3,500	1,750	0	1,750
Bartending Events	11,290	5,644	0	5,645
Eggstravaganza	4,000	2,000	5,971	(3,970)
Harvest Fest	14,000	7,000	0	7,000
Program Operating	5,000	2,500	893	1,606
Santa Brunch	2,500	1,250	2,400	(1,150)
Special Events	20,000	10,000	22,707	(12,706)
Sunday Market	1,000	500	0	500
Winter Wonderland	14,500	7,250	1,100	6,149
<b>Total Special Events</b>	<b>75,790</b>	<b>37,894</b>	<b>33,071</b>	<b>4,824</b>
<b>Total Expenditures</b>	<b>867,873</b>	<b>433,935</b>	<b>319,293</b>	<b>114,642</b>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<b>0</b>	<b>1</b>	<b>54,989</b>	<b>54,988</b>
<b>Total Other Financing Sources(Uses)</b>				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(19,235)	(19,235)
<b>Total Other Financing Sources(Uses)</b>	<b>0</b>	<b>0</b>	<b>(19,235)</b>	<b>(19,235)</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>0</b>	<b>64,075</b>	<b>64,075</b>
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>1</b>	<b>99,829</b>	<b>99,828</b>

See Notes to Unaudited Financial Statements

**Harbor Bay Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	7,500	3,750	4,276	526
Other Misc. Revenues				
Boat Registrations	12,000	6,000	7,818	1,818
Boat Renewals	5,000	2,500	4,000	1,500
<b>Total Revenues</b>	<u>24,500</u>	<u>12,250</u>	<u>16,094</u>	<u>3,844</u>
<b>Expenditures</b>				
Stormwater Control				
Stormwater System Maintenance	0	0	11,000	(11,000)
<b>Total Stormwater Control</b>	<u>0</u>	<u>0</u>	<u>11,000</u>	<u>(11,000)</u>
Other Physical Environment				
Canal Inspections	1,200	600	0	600
Harbor Patrol	30,000	15,000	16,070	(1,070)
Navigational Post & Sign Repairs	22,000	11,000	0	11,000
Save the Manatees	50,000	25,000	0	25,000
<b>Total Other Physical Environment</b>	<u>103,200</u>	<u>51,600</u>	<u>16,070</u>	<u>35,530</u>
<b>Total Expenditures</b>	<u>103,200</u>	<u>51,600</u>	<u>27,070</u>	<u>24,530</u>
<b>Total Excess of Revenues Over(Under) Ex-</b>	<u>(78,700)</u>	<u>(39,350)</u>	<u>(10,976)</u>	<u>28,374</u>
<b>penditures</b>				
<b>Total Other Financing Sources(Uses)</b>				
Carry Forward Fund Balance				
Carry Forward Fund Balance	78,700	78,700	0	(78,700)
<b>Total Other Financing Sources(Uses)</b>	<u>78,700</u>	<u>78,700</u>	<u>0</u>	<u>(78,700)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>214,649</u>	<u>214,649</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>39,350</u>	<u>203,673</u>	<u>164,323</u>

**Harbor Bay CDD  
Investment Summary  
March 31, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of March 31, 2026</u>
Florida Fixed Income Trust	Local Government Investment	\$ 2,586,070
	<b>Total General Fund Investments</b>	<b><u>\$ 2,586,070</u></b>
Florida Fixed Income Trust	Local Government Investment	\$ 2,896,827
	<b>Total General Reserve Fund Investments</b>	<b><u>\$ 2,896,827</u></b>
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	1,883,579
US Bank Series 2019A-1 Prepayment	First American Government Obligation Fund Class Y	436
US Bank Series 2019A-2 A1 Prepayment	First American Government Obligation Fund Class Y	536
US Bank Series 2019A-2 A2 Prepayment	First American Government Obligation Fund Class Y	213
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 2,815,772</u></b>
Florida Fixed Income Trust	Local Government Investment	\$ 210,575
	<b>Total Evergreen Fund Investments</b>	<b><u>\$ 210,575</u></b>

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 03/01/2026 to 03/31/2026**

<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>	
<b>815, 192</b>	815-001	815 General Fund	Hillsborough County Tax Collec- tor	AR00003098	12110	10/01/2025	326,043.78
<b>Sum for 815, 192</b>							<b>326,043.78</b>
<b>815, 196</b>	815-200	815 Debt Service Fund S2019	Hillsborough County Tax Collec- tor	AR00003098	12110	10/01/2025	129,105.13
<b>Sum for 815, 196</b>							<b>129,105.13</b>
<b>Sum for 815</b>							<b>455,148.91</b>
<b>Sum Total</b>							<b>455,148.91</b>

See Notes to Unaudited Financial Statements

**Harbor Bay Community Development District  
Summary A/P Ledger  
From 03/01/2026 to 03/31/2026**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>815, 190</b>					
815 Mira Bay Enterprise Fund	03/01/2026	Cheney Brothers, Inc.	06-910302997	Food 03/26	2,225.11
815 Mira Bay Enterprise Fund	03/01/2026	Cheney Brothers, Inc.	06-910327603	Food 03/26	1,111.31
815 Mira Bay Enterprise Fund	03/01/2026	Cheney Brothers, Inc.	06-910302745	Food 03/26	167.91
815 Mira Bay Enterprise Fund	03/01/2026	Cheney Brothers, Inc.	06-910347489	Food 03/26	68.00
815 Mira Bay Enterprise Fund	03/01/2026	Cheney Brothers, Inc.	06-910347528	Food 03/26	1,264.50
815 Mira Bay Enterprise Fund	03/01/2026	Cintas Corporation	1906183425	Supplies 03/26	160.00
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	03/01/2026	Southern Glazers Wine and Spirits, LLC	1090209	Liquor 03/26	386.77
815 Mira Bay Enterprise Fund	03/01/2026	Southern Glazers Wine and Spirits, LLC	1090209	Liquor 03/26	264.10
815 Mira Bay Enterprise Fund	11/01/2025	Southern Glazers Wine and Spirits, LLC	1004496669	ACH wine 11/25	264.00
<b>Sum for 815, 190</b>					<b>5,686.70</b>
<b>815, 191</b>					
815 Evergreen Fund	03/01/2026	Blue Works, LLC	1736	Stormwater Maintenance - 50% Deposit 03/26	11,000.00
815 Evergreen Fund	03/01/2026	Off Duty Management, Inc	INV318888	Off Duty 03/26	618.30
815 Evergreen Fund	03/01/2026	Off Duty Management, Inc	INV333911	Off Duty 03/26	927.45
815 Evergreen Fund	03/01/2026	Off Duty Management, Inc	INV312646	Off Duty 02/26	618.30
815 Evergreen Fund	03/01/2026	Off Duty Management, Inc	INV330642	Off Duty 03/26	618.30
815 Evergreen Fund	03/01/2026	Off Duty Management, Inc	INV324823	Off Duty - Jones 03/26	309.15
<b>Sum for 815, 191</b>					<b>14,091.50</b>
<b>815, 192</b>					
815 General Fund	03/01/2026	Air Prime Solutions LLC	1732	Service Call 03/26	428.75
815 General Fund	03/01/2026	Air Prime Solutions LLC	1751	Installation 03/26	2,492.41
815 General Fund	03/01/2026	Aquacal Autopilot Inc.	INV-WO0082756	Service Charge - Travel 03/26	235.00
815 General Fund	03/01/2026	Bad Boar Trapping and Outfitters, LLC	3874	Hog Trap Usage 03/26	18,000.00
815 General Fund	03/01/2026	Blue Water Aquatics, Inc.	35176	Herbicide Application 03/26	381.55
815 General Fund	03/01/2026	Blue Water Aquatics, Inc.	35175	Fountain Repair 03/26	136.00
815 General Fund	03/01/2026	Blue Water Aquatics, Inc.	35174	Fountain Repair 03/26	1,746.00
815 General Fund	03/01/2026	Blue Water Aquatics, Inc.	35173	Aquatic Services 03/26	3,640.00
815 General Fund	03/01/2026	Culligan Water Conditioning	1230317	Ice Delivery 03/26	69.00
815 General Fund	03/01/2026	Culligan Water Conditioning	5225002	Ice Delivery 03/26	69.00
815 General Fund	03/01/2026	Daniel Leventry	DL031926	Board of Supervisor Meeting 03/19/26	200.00
815 General Fund	03/01/2026	Dean Walters	DW031926	Board of Supervisor Meeting 03/19/26	200.00
815 General Fund	03/01/2026	Gas South	150603960835	Utility Services 02/26	420.56
815 General Fund	03/01/2026	Hanley Pools, LLC	1376	Install Diffuser 03/26	5,622.63
815 General Fund	02/01/2026	Hillsborough County BOCC	7788800000-031926	736 Manns Harbor Dr 02/26	235.56
815 General Fund	03/01/2026	Hillsborough County BOCC	3432900000-012126	5332 Loon Nest Ct 12/25	21.13
815 General Fund	02/01/2026	Hillsborough County BOCC	3432900000-031926	5332 Loon Nest Ct	49.23

**Harbor Bay Community Development District  
Summary A/P Ledger  
From 03/01/2026 to 03/31/2026**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
815 General Fund	03/01/2026	BOCC Hillsborough County	3432900000-021826	02/26 5332 Loon Nest Ct	23.32
815 General Fund	02/01/2026	BOCC Hillsborough County	1779718759-031926	01/26 5248 Admiral Pointe	322.30
815 General Fund	02/01/2026	BOCC Hillsborough County	9406800000-031926	02/26 107 Manns Harbor Dr	2,818.53
815 General Fund	02/01/2026	BOCC Hillsborough County	5432900000-031926	02/26 5325 Fishersound Ln	33.41
815 General Fund	02/01/2026	BOCC Hillsborough County	6542900000-031926	02/26 5231 Point Harbor Ln	82.72
815 General Fund	02/01/2026	BOCC Hillsborough County	4432900000-031926	02/26 751 Manns Harbor Dr	64.30
815 General Fund	03/01/2026	Lee Te Kim Lawn Care & Nursery	MARCH 06876	02/26 Annuals 03/26	6,000.00
815 General Fund	03/01/2026	Lee Te Kim Lawn Care & Nursery	MARCH 06871	03/26 Water Use Permit	500.00
815 General Fund	03/01/2026	Lee Te Kim Lawn Care & Nursery	MARCH 06872	03/26 Turfgrass Maintenance	23,601.67
815 General Fund	03/01/2026	Lee Te Kim Lawn Care & Nursery	MARCH 06873	03/26 Irrigation Maintenance	5,166.67
815 General Fund	03/01/2026	Lee Te Kim Lawn Care & Nursery	MARCH 06874	03/26 Maintenance - Park Square	15,000.00
815 General Fund	03/01/2026	Lee Te Kim Lawn Care & Nursery	MARCH 06870	03/26 Landscape Enhancement	41,166.66
815 General Fund	03/01/2026	Lee Te Kim Lawn Care & Nursery	MARCH06869	03/26 Tree & Plant Removal	46,850.00
815 General Fund	03/01/2026	Lee Te Kim Lawn Care & Nursery	MARCH 06868	03/26 50% Deposit	41,250.00
815 General Fund	03/01/2026	Lee Te Kim Lawn Care & Nursery	MARCH 06867	03/26 Irrigation Repairs	2,289.16
815 General Fund	03/01/2026	Online Electric South- west, Inc	INV1359	03/26 Seawall Repair	2,100.00
815 General Fund	03/01/2026	Persson, Cohen & Mooney, P.A.	6883	03/26 Legal Services	24,702.94
815 General Fund	03/01/2026	Phenomenal Exercise Equipment Repair Ser- vices, Inc.	247142	03/26 Monthly Maintenance	145.00
815 General Fund	03/01/2026	Republic Services	0696-001339530	04/26 Pickup Services/Over- age	1,816.57
815 General Fund	03/01/2026	Steve Finley	SF031926	03/19/26 Board of Supervisor Meeting	200.00
815 General Fund	03/01/2026	Terminix	465488515-1	10/25 Pest Control	688.93
815 General Fund	03/01/2026	Terminix	470486399	03/26 Pest Control	794.37
815 General Fund	03/01/2026	Terminix	462292687-1	07/25 Pest Control	162.01
815 General Fund	03/01/2026	Terminix	463363474-1	08/25 Pest Control	162.01
815 General Fund	03/01/2026	Terminix	464428015-1	09/25 Pest Control	1,056.08
815 General Fund	03/01/2026	Timothy Nargi	TN031926	03/19/26 Board of Supervisor Meeting	200.00
815 General Fund	03/01/2026	Triangle Pool Service	87333643	03/26 Chlorine/Sulfuric Acid	777.90
<b>Sum for 815, 192 815, 193</b>					<b>251,921.37</b>
815 Reserve Fund	03/01/2026	Hecker Construction Company, Inc.	7925 031226	03/26 New Seawall - Final Payment	35,500.00
<b>Sum for 815, 193 Sum for 815 Sum Total</b>					<b>35,500.00 307,199.57 307,199.57</b>

**Harbor Bay Community Development District**  
**Notes to Unaudited Financial Statements**  
**March 31, 2026**

**Balance Sheet**

1. Trust statement activity has been recorded through 03/31/26.
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 \$224,574.29 was received in April 2026.
6. Debt Service Fund 200 – Payment for Invoice AR00003098 in the amount of \$88,925.78 was received in April 2026.