



Rizzetta & Company

Harbourage at Braden River Community Development District

Board of Supervisors' Meeting May 8, 2024

District Office:
2700 S. Falkenburg Road Suite 2745
Riverview, Florida 33578
813.533.2950

www.harbouragecdd.org

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT AGENDA

Harbourage Recreation Center located at 5705 Key West Place Bradenton, FL 34203

District Board of Supervisors

Mike Malik	Chairman
Michael Monti	Vice Chairman
James Burke	Assistant Secretary
Brenda Landers	Assistant Secretary
Denice Rogers	Assistant Secretary

District Manager

Matthew Huber Rizzetta & Company, Inc.

District Counsel

John Vericker Straley & Robin

District Engineer

Rick Schappacher Schappacher Engineering

All Cellular phones and pagers must be turned off while in the meeting room.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Riverview, FL – 813-533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.harbouragecdd.org

Board of Supervisors
Harbourage at Braden River
Community Development District

May 1, 2024

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harbourage at Braden River Community Development District will be held on **Wednesday, May 8, 2024, at 1:00 p.m.** at the Harbourage Recreation Center located at 5705 Key West Place Bradenton, FL. The following is the final agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A.** District Counsel
 - B.** District Engineer
 - C.** Review of Landscape Report
 - D.** Aquatic Maintenance
 1. Presentation of Waterway Inspection Report Tab 1
 - E.** Clubhouse Manager
 1. Presentation of Operations and Maintenance Report..... Tab 2
 - F.** District Manager
- 4. BUSINESS ITEMS**
 - A.** Presentation of Fiscal Year 2024-2025 Proposed Budget.....USC
 1. Consideration of Resolution 2024-01, Approving Fiscal Year 2024-2025 Proposed Budget and Setting a Public Hearing on the Final Budget..... Tab 3
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of the Minutes of the Board of Supervisors Regular Meeting held on April 10, 2023 Tab 4
 - B.** Consideration of Operation and Maintenance Expenditures for March 2024..... Tab 5
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,
Matthew Huber
Matthew Huber
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



Harborage at Braden River CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2024-04-26

Prepared for:

Ms. Christina Newsome, District Manager
Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578

Prepared by:

Alex Johnson, Service Manager

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SITE ASSESSMENTS	
PONDS 1, 2, 3 _____	3
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Site: 1

Comments:

Normal growth observed
Alligatorweed and torpedograss were observed growing within beneficial plants along the perimeter

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



April 2024



May 2024

Site: 2

Comments:

Normal growth observed
Slender spikerush was observed growing within pond 2

Action Required:

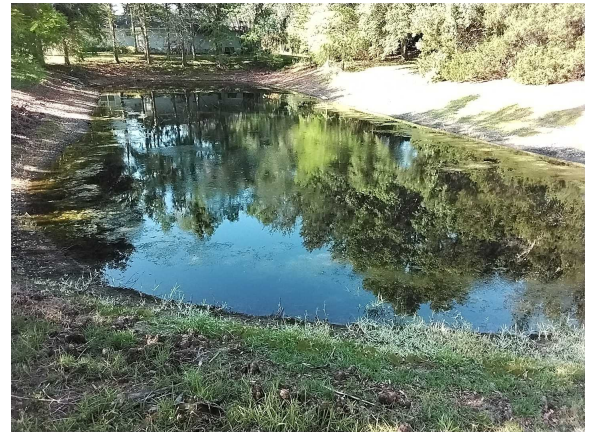
Routine maintenance next visit

Target:

Submersed vegetation



April 2024



May 2024

Site: 3

Comments:

Normal growth observed
Torpedograss and slender spikerush were observed growing on the exposed banks. No water observed in pond 3

Action Required:

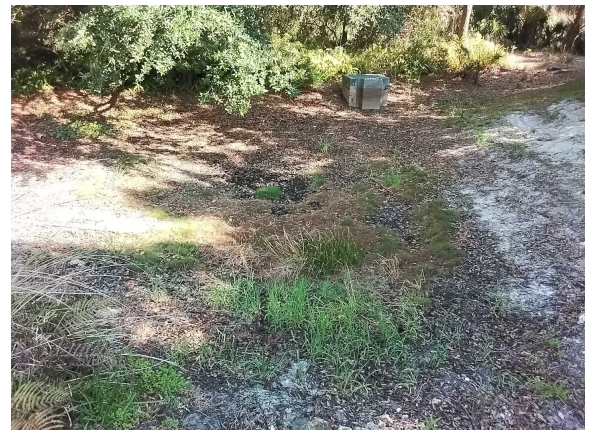
Routine maintenance next visit

Target:

Torpedograss



April 2024



May 2024

Site: 4

Comments:

Normal growth observed
Algae was observed growing within pond 4. The water level is very low.



Action Required:

Routine maintenance next visit

Target:

Surface algae

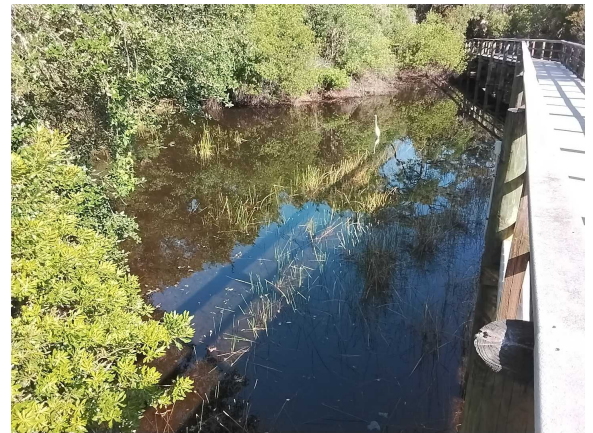
April 2024

May 2024

Site: 5

Comments:

Site looks good
Minimal amount of chara observed growing within pond 5



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

April 2024

May 2024

Management Summary

Pond #1: Alligatorweed and torpedograss were observed growing within beneficial plants along the perimeter

Pond #2: Slender spikerush was observed growing within pond 2

Pond #3: Torpedograss and slender spikerush were observed growing on the exposed banks. No water observed in pond 3

Pond #4: Algae was observed growing within pond 4. The water level is very low.

Pond #5: Minimal amount of chara observed growing within pond 5

Site	Comments	Target	Action Required
1	Normal growth observed	Alligatorweed	Routine maintenance next visit
2	Normal growth observed	Submersed vegetation	Routine maintenance next visit
3	Normal growth observed	Torpedograss	Routine maintenance next visit
4	Normal growth observed	Surface algae	Routine maintenance next visit
5	Site looks good	Submersed vegetation	Routine maintenance next visit

Harborage/Braden CDD
Bradenton, Fl.

SOLITUDE
Rev. 6/ LAKE MANAGEMENT



Tab 2

Monthly Manager's Report



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

Operations/Maintenance Updates: April 2024

- Cooper Pools began work on pool renovation. Tile work in progress
- Repaired entry barrier arm struck by Manatee County bus. Spoke to driver on the issue and got contact information.
- Notified and worked with marina lessees on high water levels projected for high winds and storm. Shut electric power off to ensure minimal damage. Restored power as needed after threat of high water had passed (two higher than normal tides).
- Resident volunteer installed arms on new benches at Mallory Square Park.
- Worked on several out of order lights on marina docks and trails.
- Replaced pennant on roof of gazebo.
- Replaced bulb on light on roof of gazebo.
- Reviewed 2024/25 budget and attended budget workshop.
- Contacted power washing vendor for updates on possible increases to power washing quote for 2025 for budget. Investigating other vendors for prices.
- Touched up paint on clubhouse exterior from new entry gates, electrical conduit, etc.
- Installed new plants in planters by grill porch.
- Sprayed various landscape areas for weed control and brick pavers at entrance.
- Researched several areas with irrigation problems. Spoke to Bloomings on issues and monitoring areas for improvement. Met with several residents on irrigation timer and coverage issues to help on water conservation measures.
- Main gates repaired emergency gate due to "phantom" opening and closing. No reason found but tech adjusted the "stall" setting and we will monitor it.
- Engineering performed inspection of condominium drainage grates for any asphalt cracking or issues per COA request. Not reported. Engineer will also inspect any sidewalk repairs needed for 2024/25 budget.

Visitors through Gates: 2,744 Public Road Entries: 404 (14.7%)

Irrigation Water Pumped: 2,300,057 gallons pumped Recorded Rainfall: .58 inches (.66 in 2023)

Marina Waitlist Residents: 1



Rizzetta & Company

Oldest Waitlist: 1 March 2024

Marina Leases – New: 0 Pending: 4 **Renewals:** 2 **Amendments:** 0 **Vacant Lifts:**0

Bank Deposits/Amount: \$ 2,026.00 **Credit Cards:** \$ 200.00

New Resident MyEnvera Accounts Set up: 2

Community Events: **Private Events:** **Association Meetings:**

Pending Private Events (Parties) –

Intruder Alarms at Clubhouse/Pool: 0

Trespass Letters/Notices Issued: 0

Pending Items:

Paint bike racks and park benches

Spot power wash sidewalks

New dog waste station on Duval/Move park dog station/move clubhouse dog station

Gazebo wood repairs, looking for new vendor

Install water shut off valves at each boat slip (5 to complete)

Remove old fire hose box at marina, no longer required per MCFD

New sidewalk landscape

New trees in Mallory Square Park

Power wash pool furniture

Remove dead/fallen tree behind clubhouse



Rizzetta & Company

Tab 3

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Harbourage at Braden River Community Development District (“**District**”) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, 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.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: _____, 2024

HOUR: 1:00 p.m.

LOCATION: The Harbourage Recreation Center
5705 Key West Place
Bradenton, FL 34203

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 Manatee 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 Proposed Budget on the District’s website at least 2 days before the budget hearing date and 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 by Florida law.

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

PASSED AND ADOPTED ON MAY 8, 2024.

Attest:

**Harbourage at Braden River Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2024/2025

Tab 4

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harbourage at Braden River Community Development District was held on **Wednesday, April 10, 2024, at 1:00 p.m.** at the Harbourage Recreation Center, located at 5705 Key West Place, Bradenton, FL 34203.

Present and constituting a quorum were:

Michael Malik	Chairman
Michael Monti	Vice Chairman
James Burke	Assistant Secretary
Denice Rogers	Assistant Secretary
Brenda Landers	Assistant Secretary

Also present were:

Christina Newsome	District Manager, Rizzetta & Co., Inc.
Matthew Huber	RDM, Rizzetta & Co., Inc. (Via Conference Call)
Tony Gipe	Clubhouse Manager, Rizzetta & Co., Inc.
John Vericker	District Counsel, Straley, and Robin (Via Conference Call)
Wendy Wilson	Representative, Envera
Ashley Culler	Representative, Envera

Audience

Present

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Newsome led the Board of Supervisors and all present in the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker was present; he answered any questions that the Board had regarding the Ethics Training and courses. He also informed the Board of emergency plans for any potential hurricanes.

B. District Engineer

54 Mr. Schappacher was not present; no report was given. The Board was informed
55 of the Key Largo drains sinking and it was suggested that repairs are needed.

56
57 **C. Review of Landscape Report**

58
59 During the meeting, Mr. Gipe informed the Board that the trees at the park are in
60 need of replacement. Steve presented two options for the new trees: Black Olive
61 and Crepe Myrtles. After some discussion, the Board decided that they would
62 like to see a rendering of the Black Olive tree before making a final decision on
63 which type of tree to choose.

64
65 **D. Aquatic Maintenance**

66 **1. Presentation of Waterway Inspection Report**

67
68 Not present, no report given. The Board reviewed the Waterway Inspection
69 Report. The Board was informed that the ponds are in good condition and just
70 need rain.

71
72 **E. Clubhouse Manager Report**

73 **1. Presentation of Operations and Maintenance Report**

74
75 Mr. Gipe presented the Operations and Maintenance Report to the Board and
76 informed the Board that the pool project is currently on schedule.

77
78 The Board discussed Envera services and Ms. Wilson addressed the Board
79 and informed them of internal changes that have been made. She advised the
80 Board that she will be present at the May 8, 2024, meeting.

81
82 **F. District Manager**

83 **1. Presentation of District Manager's Report**

84
85 The next regularly scheduled meeting will be Wednesday, May 8,
86 2024, at 1:00 p.m.

87
88 A budget workshop meeting will take place on **Wednesday, April 17, 2024, at**
89 **1:00 p.m.**, at the Harbourage Recreation Center, located at 5705 Key West
90 Place, Bradenton, FL

91
92 Ms. Newsome presented the District Manager report to the Board.

93
94 **2. Acceptance of Fiscal Year 2022-2023 Audit**

95
96 Ms. Newsome presented the Fiscal Year 2022-2023 Audit to the Board.

97
98
99

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously accepted the Fiscal Year 2022-2023 Financial Audit, for the Harbourage at Braden River CDD.

103 Ms. Newsome presented the minutes from the March 13, 2024, meeting. Revisions are needed
104 to line 77: April, and line 74: May 8, 2024.
105

On a motion from Ms. Landers, seconded by Mr. Monti, the Board unanimously approved the minutes of the Board Supervisors' Regular Meeting held on March 13, 2024, as amended, for the Harbourage at Braden River CDD.

106
107 **FIFTH ORDER OF BUSINESS** **Consideration of Operation and**
108 **Maintenance Expenditures for**
109 **February 2024**
110

111 Ms. Newsome presented the Operation and Maintenance Expenditures for February 2024.
112

On a motion from Ms. Rogers, seconded by Mr. Malik, the Board unanimously ratified the Operation & Maintenance for February 2024, in the amount of \$41,359.96, for the Harbourage at Braden River CDD.

113
114 **SIXTH ORDER OF BUSINESS** **Consideration of Maintenance**
115 **Renewal Contract for Hoover Pump**
116 **Station**
117

On a motion from Mr. Monti, seconded by Mr. Malik, with all in favor, the Board accepted the Maintenance Renewal Contract for Hoover Pump Station, for the Harbourage at Braden River CDD.

118
119 **SEVENTH ORDER OF BUSINESS** **Review of Capital Outlay**
120

121 Ms. Newsome presented the capital outlay to the Board.
122

123 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**
124

125 At the meeting, the Board received updates on certain matters. It was informed that a new flag
126 had been installed at the fishing pier and the gazebo. Additionally, a new vendor, "Window
127 Hero", is exploring sidewalks that need to be pressure-washed.
128

129 Ms. Landers requested that the Staff obtain proposals for the replacement of sidewalk slabs
130 and the painting of mailboxes.
131

132 **NINTH ORDER OF BUSINESS** **Adjournment**
133

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously adjourned the CDD Board meeting at 2:12 p.m., for the Harbourage at Braden River CDD.

Tab 5

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · TAMPA, FLORIDA · (813) 533-2950

MAILING ADDRESS - 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614

www.harbouragecdd.org

Operation and Maintenance Expenditures March 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2024 through March 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$27,936.50**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2024 Through March 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bloomings Landscape & Turf Management, Inc.	100564	2024-00927	Monthly Grounds Maintenance 03/24	\$ 5,710.00
Brenda Landers	100551	BL031324	Board of Supervisors Meeting 03/13/24	\$ 200.00
COMCAST	20240312-1	8535100450011288 03/24	Rec Center Cable/Internet 03/24	\$ 121.46
COMCAST	20240325-1	8535100450006759 03/24	Rec Center Cable/Internet 03/24	\$ 408.91
Commercial Fitness Products, Inc.	100552	CC03027	Fitness Equipment Service 03/24	\$ 165.00
Denise L Rogers	100553	DR031324	Board of Supervisors Meeting 03/13/24	\$ 200.00
Florida Department of Revenue	100547	51-8016045527-4 02/24	Sales Tax 02/24	\$ 45.27
Florida Power & Light Company	100554	Electric Summary 02/24	Electric Summary 02/24	\$ 2,209.71
Hawkins Service Company	100555	249199	HVAC Repair 02/24	\$ 2,280.00
Hidden Eyes, LLC	100544	737076	Gate Access Monitoring 03/24	\$ 3,908.96
James M. Burke	100556	JB031324	Board of Supervisors Meeting 03/13/24	\$ 200.00
Main Gate Enterprises, Inc.	100557	34806	Emergency Gate Service Call 03/24	\$ 2,272.81
Michael J Monti	100558	MMN031324	Board of Supervisors Meeting 03/13/24	\$ 200.00

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2024 Through March 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Michael V. Malik	100559	MML031324	Board of Supervisors Meeting 03/13/24	\$ 200.00
Pools by Lowell, Inc.	100560	77776490	Service & Repair 03/24	\$ 74.90
Pools by Lowell, Inc.	100565	77566260	Monthly Pool Service 03/24	\$ 560.00
Rizzetta & Company, Inc.	100542	INV0000087889	District Management Fees 03/24	\$ 3,570.59
Rizzetta & Company, Inc.	100543	INV0000087987	Amenity Management & Personnel Reimbursement 03/24	\$ 1,990.22
Rizzetta & Company, Inc.	100546	INV0000088010	Cell Phone 02/24	\$ 50.00
Rizzetta & Company, Inc.	100550	INV0000088302	Personnel Reimbursement 03/24	\$ 1,157.98
Schappacher Engineering, LLC	100561	2623	Engineering Services 02/24	\$ 360.00
Solitude Lake Management, LLC	100566	PSI054229	Lake & Pond Management Services 03/24	\$ 488.80
Straley Robin Vericker	100562	24206	Legal Services 02/24	\$ 610.00
Suburban Propane, L.P.	100563	1564-439549	Acct 1564-093972 Propane Delivery 03/24	\$ 725.85
Trutech LLC	100548	3868166	Monthly Service 03/24	\$ 129.00

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2024 Through March 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Water Boy Inc.	100545	00436170	Quarterly Water Delivery Jan - March 2024	\$ 9.00
Water Boy Inc.	100545	00443567	Water Delivery - Finance Charge 01/24	\$ 0.14
Water Boy Inc.	100545	24153277	Water Delivery 01/24	\$ 33.50
Water Boy Inc.	100545	24155250	Water Delivery 02/24	\$ 27.20
Water Boy Inc.	100549	24157391	Water Delivery 03/24	<u>\$ 27.20</u>
Report Total				<u>\$ 27,936.50</u>



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date **Invoice #**
 3/1/2024 2024-00927

Bill To:

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

Terms
Net 30

Due Date
3/31/2024

Description	Qty	Amount
Month of March Monthly Grounds Maintenance Fee		5,710.00

RECEIVED
 03.04.24

PAYMENT ACCEPTED: BANK TRANSFER (ACH) & CHECK
 Make check payable to:
Bloomings Landscape & Turf Management, Inc.
 Please include invoice number on your check.
 Thank You For Your Business

Total	\$5,710.00
Payments/Credits	\$0.00
Balance Due	\$5,710.00

Phone #	Fax #	E-mail	Web Site
(941) 927-9765	(941) 929-9356	carla@bloomingslandscape.com	www.bloomingslandscape.com

Harbourage at Braden River CDD

Meeting Date: March 13, 2024

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid	
James Burke	✓	JB031324
Denice Rogers	✓	DR031324
Brenda Landers	✓	BL031324
Mike Malik	✓	MML031324
Michael Monti	✓	MMN031324

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
03/19/24

EXTENDED MEETING TIMECARD

Meeting Start Time:	1:00P
Meeting End Time:	
Total Meeting Time:	

Time Over _____ (?) Hours:	
----------------------------	--

Total at \$ _____ per Hour:	
-----------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: _____

E. Newsome

Hello Harborag Guard House,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$121.46
EFT Payment - thank you	Feb 10	-\$121.46
Balance forward		\$0.00
Regular monthly charges	Page 3	\$119.85
Taxes, fees and other charges	Page 3	\$1.61
New charges		\$121.46

Amount due \$121.46

! Thanks for paying by Automatic Payment

Your automatic payment on Mar 09, 2024, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

RECEIVED
02.20.24

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

HARBORAGE GUARD HOUSE
JAMIE CASTRO
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614

Account number **8535 10 045 0011288**

Automatic payment **Mar 09, 2024**

Please pay \$121.46

Electronic payment will be applied Mar 09, 2024

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510045001128800121467

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Open 24 hours, 7 days a week for billing and technical support

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Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at support.xfinity.com/accessibility, email accessibility@comcast.com, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.

Ways to pay



No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit business.comcast.com/myaccount



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit business.comcast.com/myaccount to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

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

Regular monthly charges **\$119.85**

Comcast Business services **\$96.90**

Starter Business Internet.	\$71.95
Static IP - 1	\$24.95

Equipment & services **\$22.95**

Equipment Fee Internet.	\$22.95
-------------------------	---------

Taxes, fees and other charges **\$1.61**

Taxes & government fees **\$1.61**

Sales Tax	\$1.61
-----------	--------

What's included?



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

Visit business.comcast.com/myaccount for more details

When was the last time you reviewed your account?



Thank you for choosing us as your connectivity provider. We appreciate your business and would like to offer you a **personalized one-on-one account review** to make sure of two things – that you've got the right service package for your business, and that you're getting the best value for you.

With Comcast Business, you get:

- Fast internet from the company with **99.9% network reliability**
- **Advanced security** to help protect your business from cyberthreats
- **4G LTE wireless backup** that helps keep you going, even during a power outage
- **WiFi coverage** for your employees and guests that you can control
- Savings of up to **75% a year on your wireless bill** with mobile on the most reliable 5G network nationwide

Savings compared to weighted average of top 3 carriers based on optimized pricing. Comcast Business Internet required. Reduced speeds after use of monthly data included with your data option. Data thresholds and savings vary.

Don't wait! Give us a call at 877-298-1895 to chat with our business services team. We have plans available for you to choose from so you can continue to receive the best service at the best value.



Call 877-298-1895 today to review your account.

**COMCAST
BUSINESS**

Restrictions apply. Not available in all areas. Services and features vary depending on level of service. Comcast Business SecurityEdge™, Connection Pro, WiFi Pro, and Comcast Business Mobile each requires Comcast Business Internet (and leased router for Connection Pro, WiFi Pro and SecurityEdge) for additional monthly charge. **Internet:** Actual speeds vary and are not guaranteed. **SecurityEdge:** Will not work if connected via public WiFi, and may not work if connected via Connection Pro, virtual private network technology or non-Comcast DNS servers. **Connection Pro:** Backup time up to 8 hours, varies depending on the number of devices and is not guaranteed. **Comcast Business Mobile:** Up to 20 lines. Equip., intl. and roaming charges, taxes, and fees, including regulatory recovery fees, and other charges extra, and subject to change. For Comcast Business Mobile Disclosures visit: <http://www.xfinity.com/mobile/policies/broadband-disclosures>. Comcast Business Mobile utilizes the network with the highest RootMetrics® 5G reliability rankings in 1H '23. WiFi not tested. Results may vary. Not an endorsement. Call for restrictions and complete details. © 2024 Comcast. All rights reserved. B6500A-ADP-FAR-1895 PA0242


Hello Cdd Harborage,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 5705 KEY WEST PL RM REC, BRADENTON, FL, 34203-8095		
Previous balance		\$408.91
EFT Payment - thank you	Feb 23	-\$408.91
Balance forward		\$0.00
Regular monthly charges	Page 3	\$389.40
Taxes, fees and other charges	Page 3	\$19.51
New charges		\$408.91
Amount due		\$408.91

← Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.



! Thanks for paying by Automatic Payment
 Your automatic payment on Mar 22, 2024, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?
 Visit business.comcast.com/help or see page 2 for other ways to contact us.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

**COMCAST
BUSINESS**
 1100 NORTHPOINT PKWY W PALM
 BCH FL 33407-1937

HARBORAGE CDD
 3434 COLWELL AVE #200
 TAMPA, FL 33614

Account number **8535 10 045 0006759**
 Automatic payment **Mar 22, 2024**
Please pay \$408.91

Electronic payment will be applied Mar 22, 2024

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510045000675900408914

Download the Comcast Business App

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

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

Scan the QR Code with your phone or mobile device to get started.



Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a FREE account review at 877-564-0318.

Need help? We're here for you



Visit us online

Get help and support at business.comcast.com/help



Call us anytime

800-391-3000
Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition. Visit business.comcast.com/learn/moving to learn more.

Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at support.xfinity.com/accessibility, email accessibility@comcast.com, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838
Attn: M. Gifford.

Ways to pay



No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit business.comcast.com/myaccount



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit business.comcast.com/myaccount to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

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

Regular monthly charges \$389.40

Comcast Business	\$282.85
TV Standard Business Video.	\$99.95
Business Internet 75	\$157.95
Static IP - 1	\$24.95

Equipment & services \$52.80

TV Box + Remote	\$9.95
Service To Additional TV With TV Box and Remote.	\$9.95
Service To Additional TV With TV Adapter.	\$9.95
Equipment Fee Internet.	\$22.95

Service fees \$53.75

Broadcast TV Fee	\$38.45
Regional Sports Fee	\$15.30

Taxes, fees and other charges \$19.51

Other charges \$0.14

Regulatory Cost Recovery	\$0.14
--------------------------	--------

Taxes & government fees \$19.37

Sales Tax	\$2.54
State Communications Services Tax	\$12.67
Local Communications Services Tax	\$4.16

What's included?



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



TV: Keep your employees informed and customers entertained

Visit business.comcast.com/myaccount for more details

Additional information

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

TV Update: Effective February 7, 2024, Showtime was renamed Paramount + with SHOWTIME. This service does not include access to the Paramount + app.

TV Update: On February 28, 2024, Hallmark Drama was renamed Hallmark Family.

Recent and Upcoming Programming Changes: Information on recent and upcoming programming changes can be found at xfinity.com/programmingchanges/ or by calling 866-216-8634.

Get wireless that works for you with Comcast Business Mobile.



When you get Unlimited data from Comcast Business Mobile, the more lines you add, the more you save. Plus, you can mix & match Unlimited and shared data options on up to 20 lines.

However you structure your plan, you'll find that Comcast Business Mobile is built for how you do business, giving even more value to Comcast Business Internet customers like you.

- Save up to 75% a year on your wireless bill
- Bring your own device
- No line activation fees or annual contract
- The most reliable 5G network nationwide

Call us today at 877-453-1676 or visit comcastbusiness.com/mobile to see if you can **save up to 75% a year on your wireless bill versus the Big Three carriers** with Comcast Business Mobile. Wireless that works for you. It's not just possible, It's happening.

Savings compared to weighted average of top 3 carriers based on optimized pricing. Comcast Business Internet required. Reduced speeds after use of monthly data included with your data option. Data thresholds and savings vary.



Call 877-453-1676
Click comcastbusiness.com/mobile
or visit your local Xfinity store today!

COMCAST
BUSINESS
Mobile

Restrictions apply. Not available in all areas. Comcast Business Internet required. Up to 20 lines. Equip., intl. and roaming charges, taxes, and fees, including regulatory recovery fees, and other charges extra, and subject to change. \$25/line/mo. charge applies if one of the following post-pay services is not maintained: Comcast Business TV, Internet, or Voice. Pricing subject to change. In times of congestion, your data may be temporarily slower than other traffic. After monthly data threshold included with your data option, speeds reduced to a maximum of 1.5 Mbps download/750 Kbps upload. For Comcast Business Mobile Disclosures visit: <http://www.xfinity.com/mobile/policies/broadband-disclosures>. Bring Your Own Phone: Limited to select eligible phones. Requires activation of new Comcast Business Mobile line. Comcast Business Mobile utilizes the network with the highest RootMetrics® 5G reliability rankings in 1H '23. WiFi not tested. Results may vary. Not an endorsement. Call for restrictions and complete details. © 2024 Comcast. All rights reserved. B6554A-ADP-CBM-BAU-1676 PA0243

CommercialFitnessProducts

Invoice

5034 N Hiatus Road 954-747-5128 Phone
 Sunrise, FL 33351 954-747-5131 Fax

Date	Invoice #
3/5/2024	CC03027

Sold To	Ship To
---------	---------

Harbourage on Braden River CDD
 c/o Rizzetta Attn: A/P
 9428 Camden Field Parkway
 Riverview, FL 33578

Harborage on Braden River
 5705 Key West Place
 Sarasota, FL 34203

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
BD	HAR011	PM Plan	3/5/2024	PM Plan	Net 30	4/4/2024
Qty	Item Code	Description		Price Each	Amount	
1	Preventative Maintenance	Preventative Maintenance Visit- March Inspect for safety, thoroughly clean on interior as well as exterior, lubricate and adjust in accordance to manufacturers' specifications.		165.00	165.00	

Any questions or concerns please contact Christina@commfitnessproducts.com	Total	\$165.00
	Payments/Credits	\$0.00
	Balance Due	\$165.00
www.commfitnessproducts.com		

RECEIVED
03/11/24



Sales and Use Tax Return

DR-15
R. 01/15

TC
Rule 12A-1.097
Florida Administrative Code
Effective 01/15

You may file and pay tax online or you may complete this return and pay tax by check or money order and mail to:

Florida Department of Revenue
5050 W Tennessee Street
Tallahassee, FL 32399-0120

Please read the *Instructions for DR-15 Sales and Use Tax Returns (Form DR-15N)* before you complete this return. Instructions are posted on our website at www.myflorida.com/dor.

Certificate Number: 51-8016045527-4 **SALES AND USE TAX RETURN** HD/PM Date: / / **DR-15 R. 01/15**

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services
B. Taxable Purchases	Include use tax on Internet / out-of-state untaxed purchases →			.
C. Commercial Rentals
D. Transient Rentals
E. Food & Beverage Vending
Transient Rental Rate: _____ Surtax Rate: 1% Reporting Period: _____				5. Total Amount of Tax Due
				6. Less Lawful Deductions
				7. Net Tax Due
				8. Less Est Tax Pd / DOR Cr Memo
				9. Plus Est Tax Due Current Month
				10. Amount Due
				11. Less Collection Allowance
				12. Plus Penalty
				13. Plus Interest
				14. Amount Due with Return

Name: Harbourage at Braden River Community Development District
Address: 12750 Citrus Park Lane, Suite 115
City/St: Tampa, FL 33625
ZIP:

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Due: _____ **Late After:** _____

Check here if payment was made electronically.

9100 0 20169999 0001003031 3 4999999999 0000 5

Certificate Number: 51-8016045527-4 **SALES AND USE TAX RETURN** HD/PM Date: / / **DR-15 R. 01/15**

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services	46.73	.	46.73	2.27
B. Taxable Purchases	Include use tax on Internet / out-of-state untaxed purchases →			.
C. Commercial Rentals
D. Transient Rentals	600.00	.	600.00	42.00
E. Food & Beverage Vending
Transient Rental Rate: _____ Surtax Rate: 1% Reporting Period: Feb 24				5. Total Amount of Tax Due
				6. Less Lawful Deductions
				7. Net Tax Due
				8. Less Est Tax Pd / DOR Cr Memo
				9. Plus Est Tax Due Current Month
				10. Amount Due
				11. Less Collection Allowance
				12. Plus Penalty
				13. Plus Interest
				14. Amount Due with Return

Name: Harbourage at Braden River Community Development District
Address: 3434 Colwell Ave, Suite 200
City/St: Tampa, FL 33614
ZIP:

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Due: Mar 124 **Late After:** Mar 20 24

Check here if payment was made electronically.

9100 0 20169999 0001003031 3 4999999999 0000 5

Proper Collection of Tax: Florida's state sales tax rate is 6%; however, there is an established "bracket system" for collecting sales tax on any part of each total taxable sale that is less than a whole dollar amount. Sales and use tax brackets for the state tax rate and for the combined state rate and various discretionary sales surtax rates are available on our website at www.myflorida.com/dor.

Discretionary Sales Surtax: Most counties impose a local option discretionary sales surtax that must be collected on taxable transactions. You must collect discretionary sales surtax along with the 6% state sales tax on taxable sales when delivery or use occurs in a county that imposes a surtax. Current discretionary sales surtax rates for all counties are listed on Form DR-15DSS, *Discretionary Sales Surtax Information*, posted on our website.

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer _____ Date _____ Signature of Preparer _____ Date _____
(_____) Telephone Number _____ (_____) Telephone Number _____

T

Discretionary Sales Surtax (Lines 15(a) through 15(d))

- 15(a). Exempt Amount of Items Over \$5,000 (included in Column 3) 15(a) _____
- 15(b). Other Taxable Amounts **NOT** Subject to Surtax (included in Column 3) 15(b) _____
- 15(c). Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3) 15(c) _____
- 15(d). **Total Amount of Discretionary Sales Surtax Due** (included in Column 4) 15(d) _____
- 16. Total **Enterprise Zone Jobs Credits** (included in Line 6) 16. _____
- 17. Taxable Sales/Untaxed Purchases or Uses of **Electricity** (included in Line A) 17. _____
- 18. Taxable Sales/Untaxed Purchases of **Dyed Diesel Fuel** (included in Line A) 18. _____
- 19. Taxable Sales from **Amusement Machines** (included in Line A) 19. _____
- 20. Rural and/or Urban High Crime Area Job Tax Credits 20. _____
- 21. Other Authorized Credits 21. _____

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Ben Lilly Signature of Taxpayer 3/18/24 Date Ben Lilly Signature of Preparer 3/18/24 Date
(810) Telephone Number (813) Telephone Number

T

Discretionary Sales Surtax (Lines 15(a) through 15(d))

- 15(a). Exempt Amount of Items Over \$5,000 (included in Column 3) 15(a) _____
- 15(b). Other Taxable Amounts **NOT** Subject to Surtax (included in Column 3) 15(b) _____
- 15(c). Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3) 15(c) _____
- 15(d). **Total Amount of Discretionary Sales Surtax Due** (included in Column 4) 15(d) 6.47
- 16. Total **Enterprise Zone Jobs Credits** (included in Line 6) 16. _____
- 17. Taxable Sales/Untaxed Purchases or Uses of **Electricity** (included in Line A) 17. _____
- 18. Taxable Sales/Untaxed Purchases of **Dyed Diesel Fuel** (included in Line A) 18. _____
- 19. Taxable Sales from **Amusement Machines** (included in Line A) 19. _____
- 20. Rural and/or Urban High Crime Area Job Tax Credits 20. _____
- 21. Other Authorized Credits 21. _____

T

Harbourage at Braden River CDD
 Florida Power & Light Company Summary

Period Covered: 2/5-3/5/24

3/5/2024

Account	Location	Service Address	Code	Amount
14034-95383	Marina	5651 Key West Pl #Marina	53100 4644	\$ 32.74
19971-10141	Fountain	5705 Key West Pl # Fountain	53100 4674	\$ 186.87
20077-10151	Irrigation	5624 Duval St #IRR	53100 4318	\$ 25.66
26506-57121	Irrigation	5630 Whitehead St #IRR	53100 4318	\$ 25.76
29316-45333	Rec Center	5705 Key West PL # REC	53100 4304	\$ 1,161.53
43460-49218	St Lights	5412 53rd Ave E # ENT LTS	53100 4307	\$ 26.32
50311-56333	Gatehouse	5414 Harbourage Ave #Gate Hse	52900 4632	\$ 68.04
72537-70148	Irrigation	5705 Key West Pl # IRR	53100 4318	\$ 623.25
78984-82513	Irrigation	5605 Southernmost Ln #IRR	53100 4318	\$ 25.66
79846-64172	St Lights	5705 Key West PL # SL	53100 4307	\$ 33.88

Due Date: 2/26/2024

TOTAL \$2,209.71

Summary	
ELECTRICITY-ENTRANCE	52900 4632 \$ 68.04
ELECTRICITY-IRRIGATION	53100 4318 \$ 700.33
ELECTRICITY-STREET LIGHTING	53100 4307 \$ 60.20
ELECTRICITY-REC CENTER	53100 4304 \$ 1,161.53
ELECTRICITY-BOAT DOC	53100 4644 \$ 32.74
ELECTRICITY-FOUNTAINS	53100 4674 \$ 186.87
Total	\$ 2,209.71



Electric Bill Statement

For: Feb 5, 2024 to Mar 5, 2024 (29 days)

Statement Date: Mar 5, 2024

Account Number: 14034-95383

Service Address:

5651 KEY WEST PL # MARINA
BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

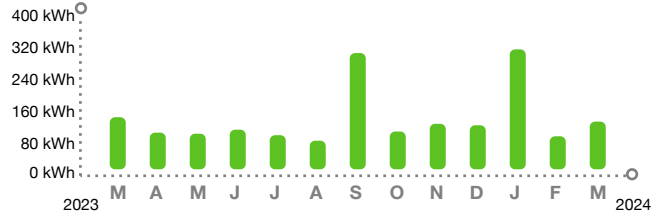
\$32.74

TOTAL AMOUNT YOU OWE

Mar 26, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	85.59
Payments received	-85.59
Balance before new charges	0.00
Total new charges	32.74
Total amount you owe	\$32.74

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 24, 2024 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

5203140349538314723000000

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

HARBORAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DIST
C/O MAIL ROOM
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

14034-95383	\$32.74	Mar 26, 2024	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name: HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST
Account Number: 14034-95383

BILL DETAILS

Amount of your last bill	85.59
Payment received - Thank you	-85.59
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Minimum base bill charge:	\$2.82
Non-fuel: (\$0.088030 per kWh)	\$11.45
Fuel: (\$0.037280 per kWh)	\$4.85
Electric service amount	31.90
Gross receipts tax (State tax)	0.82
Taxes and charges	0.82
Regulatory fee (State fee)	0.02
Total new charges	\$32.74
Total amount you owe	\$32.74

METER SUMMARY

Meter reading - Meter KLL6652. Next meter reading Apr 3, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	24533		24403		130

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 5, 2024	Feb 5, 2024	Mar 6, 2023
kWh Used	130	90	142
Service days	29	32	31
kWh/day	4	2	4
Amount	\$32.74	\$30.55	\$32.85

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Get instant, secure access to outage and billing info from your mobile device.

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Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

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For the seventh time in eight years, FPL earned top national honors for service reliability.

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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: Feb 5, 2024 to Mar 5, 2024 (29 days)

Statement Date: Mar 5, 2024

Account Number: 19971-10141

Service Address:

5705 KEY WEST PL # FOUNTAIN
BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

\$186.87

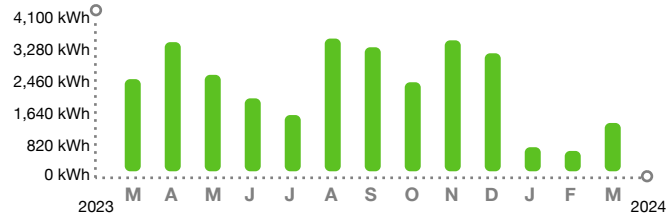
TOTAL AMOUNT YOU OWE

Mar 26, 2024

NEW CHARGES DUE BY

Pay your bill on-time,
every time. Enroll in
FPL Automatic Bill Pay®
today.
[FPL.com/ABP](https://www.fpl.com/ABP)

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	86.30
Payments received	-86.30
Balance before new charges	0.00
Total new charges	186.87
Total amount you owe	\$186.87

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 24, 2024 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

5203199711014107868100000

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

HARBORAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DIST
C/O MAIL ROOM
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

19971-10141

ACCOUNT NUMBER

\$186.87

TOTAL AMOUNT YOU OWE

Mar 26, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST
Account Number: 19971-10141

BILL DETAILS

Amount of your last bill	86.30
Payment received - Thank you	-86.30
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Non-fuel: (\$0.088030 per kWh)	\$118.92
Fuel: (\$0.037280 per kWh)	\$50.37
Electric service amount	182.07
Gross receipts tax (State tax)	4.67
Taxes and charges	4.67
Regulatory fee (State fee)	0.13
Total new charges	\$186.87
Total amount you owe	\$186.87

METER SUMMARY

Meter reading - Meter KN87589. Next meter reading Apr 3, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	96448		95097		1351

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 5, 2024	Feb 5, 2024	Mar 6, 2023
kWh Used	1351	569	2576
Service days	29	32	31
kWh/day	46	17	83
Amount	\$186.87	\$86.30	\$333.33

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[FPL.com/BusinessOnCall](https://www.fpl.com/BusinessOnCall)

Outstanding reliability

For the seventh time in eight years, FPL earned top national honors for service reliability.

[FPL.com/Reliability](https://www.fpl.com/Reliability)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: Feb 5, 2024 to Mar 5, 2024 (29 days)

Statement Date: Mar 5, 2024

Account Number: 20077-10151

Service Address:

5624 DUVAL ST # IRR
BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

\$25.66

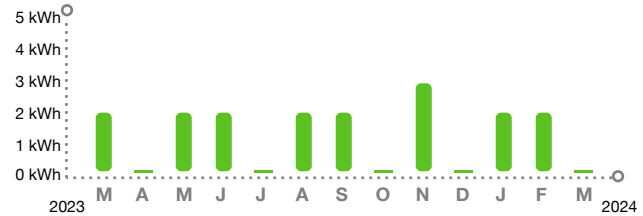
TOTAL AMOUNT YOU OWE

Mar 26, 2024

NEW CHARGES DUE BY

Pay your bill on-time,
every time. Enroll in
FPL Automatic Bill Pay®
today.
[FPL.com/ABP](https://www.fpl.com/ABP)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after May 24, 2024 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	25.76
Payments received	-25.76
Balance before new charges	0.00
Total new charges	25.66
Total amount you owe	\$25.66

(See page 2 for bill details.)

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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20077-10151

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Mar 26, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST
Account Number: 20077-10151

BILL DETAILS

Amount of your last bill	25.76
Payment received - Thank you	-25.76
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge:	\$12.78
Minimum base bill charge:	\$12.22
Non-fuel energy charge:	\$0.088030 per kWh
Fuel charge:	\$0.037280 per kWh
Electric service amount	25.00
Gross receipts tax (State tax)	0.64
Taxes and charges	0.64
Regulatory fee (State fee)	0.02
Total new charges	\$25.66
Total amount you owe	\$25.66

METER SUMMARY

Meter reading - Meter AC96428. Next meter reading Apr 3, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	00181		00181		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 5, 2024	Feb 5, 2024	Mar 6, 2023
kWh Used	0	2	2
Service days	29	32	31
kWh/day	0	0	0
Amount	\$25.66	\$25.76	\$25.76

KEEP IN MIND

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Electric Bill Statement

For: Feb 5, 2024 to Mar 5, 2024 (29 days)

Statement Date: Mar 5, 2024

Account Number: 26506-57121

Service Address:

5630 WHITEHEAD ST #IRR
BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

\$25.76

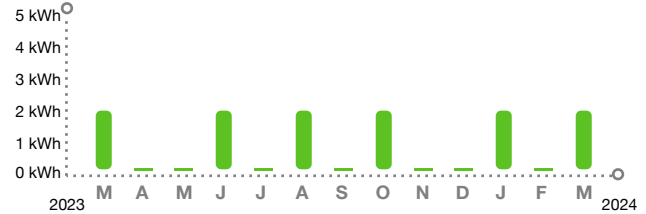
TOTAL AMOUNT YOU OWE

Mar 26, 2024

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	25.76
Total amount you owe	\$25.76

(See page 2 for bill details.)

KEEP IN MIND

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26506-57121
ACCOUNT NUMBER

\$25.76
TOTAL AMOUNT YOU OWE

Mar 26, 2024
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name: HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST
Account Number: 26506-57121

BILL DETAILS

Amount of your last bill	25.66
Payment received - Thank you	-25.66
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Minimum base bill charge:	\$12.08
Non-fuel: (\$0.088030 per kWh)	\$0.17
Fuel: (\$0.037280 per kWh)	\$0.07
Electric service amount	25.10
Gross receipts tax (State tax)	0.64
Taxes and charges	0.64
Regulatory fee (State fee)	0.02
Total new charges	\$25.76
Total amount you owe	\$25.76

METER SUMMARY

Meter reading - Meter AC96442. Next meter reading Apr 3, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	00096		00094		2

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 5, 2024	Feb 5, 2024	Mar 6, 2023
kWh Used	2	0	2
Service days	29	32	31
kWh/day	0	0	0
Amount	\$25.76	\$25.66	\$25.76

KEEP IN MIND

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Electric Bill Statement

For: Feb 5, 2024 to Mar 5, 2024 (29 days)

Statement Date: Mar 5, 2024

Account Number: 29316-45333

Service Address:

5705 KEY WEST PL # REC
BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

\$1,161.53

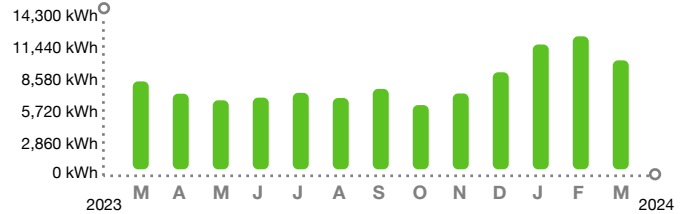
TOTAL AMOUNT YOU OWE

Mar 26, 2024

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	-965.15
Payments received	-1,454.21
Additional Activity	2,419.28
<hr/>	
Balance before new charges	-0.08
<hr/>	
Total new charges	1,161.61
Total amount you owe	\$1,161.53

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 24, 2024 is considered LATE; a late payment charge of 1% will apply.

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29316-45333
ACCOUNT NUMBER

\$1,161.53
TOTAL AMOUNT YOU OWE

Mar 26, 2024
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name: HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST
Account Number: 29316-45333

BILL DETAILS

Amount of your last bill	-965.15
Payment received - Thank you	-1,454.21
Additional activity	
Returned Payment Charge	115.20
Returned Payment(s)	2,304.16
<hr/>	
Balance before new charges	-\$0.08
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.21
Non-fuel: (\$0.030880 per kWh)	\$327.95
Fuel: (\$0.037280 per kWh)	\$395.91
Demand: (\$13.02 per KW)	\$377.58
<hr/>	
Electric service amount	1,131.65
Gross receipts tax (State tax)	29.04
Taxes and charges	29.04
Regulatory fee (State fee)	0.92
Total new charges	\$1,161.61
Total amount you owe	\$1,161.53

METER SUMMARY

Meter reading - Meter KE83217. Next meter reading Apr 3, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	21079		10459		10620
Demand KW	29.36				29

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 5, 2024	Feb 5, 2024	Mar 6, 2023
kWh Used	10620	12965	8569
Service days	29	32	31
kWh/day	366	405	276
Amount	\$1,161.53	\$1,338.93	\$943.90

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Electric Bill Statement

For: Feb 5, 2024 to Mar 5, 2024 (29 days)

Statement Date: Mar 5, 2024

Account Number: 43460-49218

Service Address:

5412 53RD AVE E # ENT LTS
BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

\$26.32

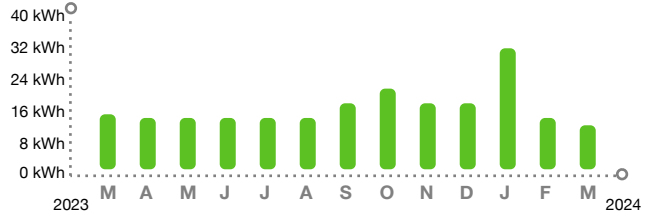
TOTAL AMOUNT YOU OWE

Mar 26, 2024

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ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after May 24, 2024 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	26.42
Payments received	-26.42
Balance before new charges	0.00
Total new charges	26.32
Total amount you owe	\$26.32

(See page 2 for bill details.)

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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43460-49218

ACCOUNT NUMBER

\$26.32

TOTAL AMOUNT YOU OWE

Mar 26, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST
Account Number: 43460-49218

BILL DETAILS

Amount of your last bill	26.42
Payment received - Thank you	-26.42
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Minimum base bill charge:	\$11.35
Non-fuel: (\$0.088030 per kWh)	\$1.06
Fuel: (\$0.037280 per kWh)	\$0.45
Electric service amount	25.64
Gross receipts tax (State tax)	0.66
Taxes and charges	0.66
Regulatory fee (State fee)	0.02
Total new charges	\$26.32
Total amount you owe	\$26.32

METER SUMMARY

Meter reading - Meter AC64512. Next meter reading Apr 3, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	04362		04350		12

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 5, 2024	Feb 5, 2024	Mar 6, 2023
kWh Used	12	14	15
Service days	29	32	31
kWh/day	0	0	0
Amount	\$26.32	\$26.42	\$26.42

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Electric Bill Statement

For: Feb 5, 2024 to Mar 5, 2024 (29 days)

Statement Date: Mar 5, 2024

Account Number: 50311-56333

Service Address:

5414 HARBORAGE AVE #GATE HSE
BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

\$68.04

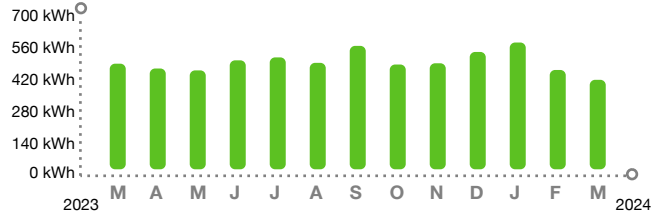
TOTAL AMOUNT YOU OWE

Mar 26, 2024

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	74.08
Payments received	-74.08
Balance before new charges	0.00
Total new charges	68.04
Total amount you owe	\$68.04

(See page 2 for bill details.)

KEEP IN MIND

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50311-56333	\$68.04	Mar 26, 2024	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name: HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST
Account Number: 50311-56333

BILL DETAILS

Amount of your last bill	74.08
Payment received - Thank you	-74.08
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Non-fuel: (\$0.088030 per kWh)	\$37.59
Fuel: (\$0.037280 per kWh)	\$15.92
Electric service amount	66.29
Gross receipts tax (State tax)	1.70
Taxes and charges	1.70
Regulatory fee (State fee)	0.05
Total new charges	\$68.04
Total amount you owe	\$68.04

METER SUMMARY

Meter reading - Meter AC96444. Next meter reading Apr 3, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	24207		23780		427

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 5, 2024	Feb 5, 2024	Mar 6, 2023
kWh Used	427	474	504
Service days	29	32	31
kWh/day	15	15	16
Amount	\$68.04	\$74.08	\$75.68

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Electric Bill Statement

For: Feb 5, 2024 to Mar 5, 2024 (29 days)

Statement Date: Mar 5, 2024

Account Number: 72537-70148

Service Address:

5705 KEY WEST PL # IRR
BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

\$623.25

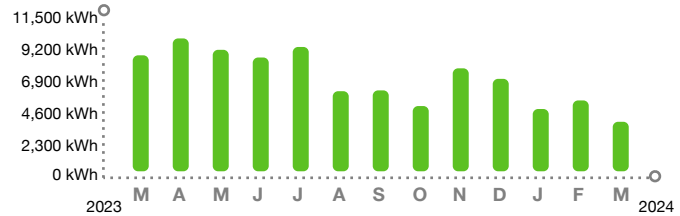
TOTAL AMOUNT YOU OWE

Mar 26, 2024

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	753.71
Payments received	-753.71
Balance before new charges	0.00
Total new charges	623.25
Total amount you owe	\$623.25

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 24, 2024 is considered LATE; a late payment charge of 1% will apply.

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72537-70148

ACCOUNT NUMBER

\$623.25

TOTAL AMOUNT YOU OWE

Mar 26, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST
Account Number: 72537-70148

BILL DETAILS

Amount of your last bill	753.71
Payment received - Thank you	-753.71
<hr/>	
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.21
Non-fuel: <small>(\$0.030880 per kWh)</small>	\$119.85
Fuel: <small>(\$0.037280 per kWh)</small>	\$144.68
Demand: <small>(\$13.02 per KW)</small>	\$312.48
<hr/>	
Electric service amount	607.22
Gross receipts tax (State tax)	15.58
Taxes and charges	15.58
Regulatory fee (State fee)	0.45
Total new charges	\$623.25
<hr/>	
Total amount you owe	\$623.25

METER SUMMARY

Meter reading - Meter KN94969. Next meter reading Apr 3, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	65358		61477		3881
Demand KW	23.76				24

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 5, 2024	Feb 5, 2024	Mar 6, 2023
kWh Used	3881	5555	9093
Service days	29	32	31
kWh/day	133	173	293
Amount	\$623.25	\$753.71	\$1,019.62

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

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Outstanding reliability

For the seventh time in eight years, FPL earned top national honors for service reliability.

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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: Feb 5, 2024 to Mar 5, 2024 (29 days)

Statement Date: Mar 5, 2024

Account Number: 78984-82513

Service Address:

5605 SOUTHERNMOST LN # IRR
BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

\$25.66

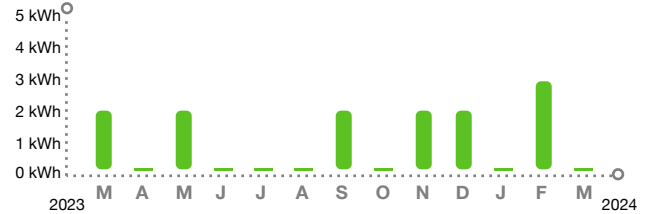
TOTAL AMOUNT YOU OWE

Mar 26, 2024

NEW CHARGES DUE BY

Pay your bill on-time,
every time. Enroll in
FPL Automatic Bill Pay®
today.
[FPL.com/ABP](https://www.fpl.com/ABP)

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	25.82
Payments received	-25.82
Balance before new charges	0.00
Total new charges	25.66
Total amount you owe	\$25.66

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 24, 2024 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

5203789848251366652000000

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

HARBORAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DIST
C/O MAIL ROOM
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

78984-82513

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Mar 26, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST
Account Number: 78984-82513

BILL DETAILS

Amount of your last bill	25.82
Payment received - Thank you	-25.82
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Minimum base bill charge:	\$12.22
Non-fuel energy charge:	\$0.088030 per kWh
Fuel charge:	\$0.037280 per kWh
Electric service amount	25.00
Gross receipts tax (State tax)	0.64
Taxes and charges	0.64
Regulatory fee (State fee)	0.02
Total new charges	\$25.66
Total amount you owe	\$25.66

METER SUMMARY

Meter reading - Meter AC96443. Next meter reading Apr 3, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	00502		00502		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 5, 2024	Feb 5, 2024	Mar 6, 2023
kWh Used	0	3	2
Service days	29	32	31
kWh/day	0	0	0
Amount	\$25.66	\$25.82	\$25.76

KEEP IN MIND

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Watch savings add up

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[FPL.com/BusinessOnCall](https://www.fpl.com/BusinessOnCall)

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[FPL.com/Reliability](https://www.fpl.com/Reliability)

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Electric Bill Statement

For: Feb 5, 2024 to Mar 5, 2024 (29 days)

Statement Date: Mar 5, 2024

Account Number: 79846-64172

Service Address:

5705 KEY WEST PL #SL
BRADENTON, FL 34203

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

\$33.88

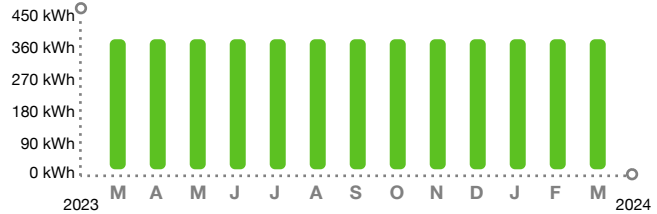
TOTAL AMOUNT YOU OWE

Mar 26, 2024

NEW CHARGES DUE BY

Pay your bill on-time, every time. Enroll in FPL Automatic Bill Pay® today.
[FPL.com/ABP](https://www.fpl.com/ABP)

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	33.88
Payments received	-33.88
Balance before new charges	0.00
Total new charges	33.88
Total amount you owe	\$33.88

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 24, 2024 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

5203798466417298833000000

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

HARBORAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DIST
C/O MAIL ROOM
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

79846-64172
ACCOUNT NUMBER

\$33.88
TOTAL AMOUNT YOU OWE

Mar 26, 2024
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name: HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST
Account Number: 79846-64172

BILL DETAILS

Amount of your last bill	33.88
Payment received - Thank you	-33.88
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	31.13
Gross receipts tax (State tax)	0.80
Franchise fee (Reqd local fee)	1.93
Taxes and charges	2.73
Regulatory fee (State fee)	0.02
Total new charges	\$33.88

Total amount you owe \$33.88

**** Your electric service amount includes the following charges:**

Non-fuel energy charge:	\$0.041630 per kWh
Fuel charge:	\$0.036500 per kWh

METER SUMMARY

Next bill date Apr 3, 2024.

Usage Type	Usage
Total kWh used	399

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 5, 2024	Feb 5, 2024	Mar 6, 2023
kWh Used	399	399	399
Service days	29	32	31
kWh/day	14	12	13
Amount	\$33.88	\$33.88	\$32.07

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[FPL.com/BusinessOnCall](https://www.fpl.com/BusinessOnCall)

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Customer Name: HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST
Account Number: 79846-64172

For: 02-05-2024 to 03-05-2024 (29 days)
kWh/Day: 14
Service Address:
 5705 KEY WEST PL #SL
 BRADENTON, FL 34203

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
21 KWH Energy			E	19	0.720000	399	13.68

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
 H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



HARBORAGE AT BRADEN RIVER
 COMMUNITY DEVELOPMENT DIST
 C/O MAIL ROOM
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390



Customer Name: HARBORAGE AT BRADEN
Account Number: 79846-64172
 RIVER COMMUNITY
 DEVELOPMENT DIST

For: 02-05-2024 to 03-05-2024 (29 days)
kWh/Day: 14
Service Address:
 5705 KEY WEST PL #SL
 BRADENTON, FL 34203

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							13.68
Sub total						399	13.68
Energy conservation cost recovery							0.15
Capacity payment recovery charge							0.05
Environmental cost recovery charge							0.18
Storm restoration recovery charge							2.18
Transition rider credit							-1.24
Storm protection recovery charge							1.57
Fuel charge							14.56
Electric service amount							31.13
Gross receipts tax (State tax)							0.80
Regulatory fee (State fee)							0.02
Franchise fee (Reqd local fee)							1.93
Total						399	33.88

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
 H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

HSC Hawkins Service Co.



10517 Riverview Dr
Riverview, FL 33578

Fax # 813.871.6726

Invoice

Date	Invoice #
2/15/2024	249199

Bill To
Harbourage Community 5705 Key West Pl Bradenton, FL 34203

Project Address
Harbourage Community 5705 Key West Pl Bradenton, FL 34203

P.O. No.	Terms
WO-1902	Net 15

Quantity	Description	Rate	Amount
	HVAC REPAIR Please replace interface, fan motor, and cap **Installed interface board , fan motor and single capacitor for compressor Ran system and functionin-g properly	2,280.00	2,280.00

	Invoice Amount	\$2,280.00
	Balance Due	\$2,280.00

Thank you for Choosing Hawkins Service Company

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Invoice	
Invoice Number 737076	Date 02/01/2024
Customer Number 300015	Due Date 03/01/2024

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Harborage on Braden River	300015		02/01/2024	03/01/2024

Quantity	Description	Months	Rate	Amount
<i>300015 - Gate Access - Harborage on Braden River - 5705 Key West Place, Bradenton, FL</i>				
1.00	Envera Kiosk System 03/01/2024 - 03/31/2024	1.00	\$424.28	\$424.28
1.00	Service & Maintenance 03/01/2024 - 03/31/2024	1.00	\$243.65	\$243.65
1.00	MyEnvera Additional Residents 03/01/2024 - 03/31/2024	1.00	\$111.28	\$111.28
1.00	Virtual Gate Guard Monitoring 03/01/2024 - 03/31/2024	1.00	\$3,129.75	\$3,129.75
			Subtotal:	\$3908.96
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$3908.96

Date	Invoice #	Description	Amount	Balance Due
2/1/2024	737076	Alarm Monitoring Services	\$3908.96	\$3908.96



Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Invoice	
Invoice Number 737076	Date 02/01/2024
Customer Number 300015	Due Date 03/01/2024

Net Due: \$3,908.96
Amount Enclosed: **\$3,908.96**

Harborage on Braden River
C/O Rizzetta Company
3434 Colwell Ave Ste 200
Tampa, FL 33614

REMIT TO: Envera
PO Box 2086
Hicksville, NY 11802

MAIN GATE ENTERPRISES INC

240 Stenstrom Rd
Wauchula, FL 33873

Phone #
863-773-3066

Invoice

Date	Invoice #
3/19/2024	34806

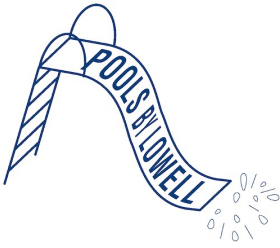
Bill To
The Harbourage at Braden River CDD C/O Rizzetta & Company 3434 Colwell Ave, Unit 200 Tampa, FL. 33614

Project

Description	Est Amt	Prior %	Curr %	Total %	Amount Due
THE HARBORAGE EMERGENCY GATE ESTIMATE 5389 JOB COMPLETED 3/14/24					0.00
(1) APOLLO 816 ACTUATOR TRIP AND LABOR INCLUDED	2,272.81		100.00%	100.00%	2,272.81

THANK YOU FOR THE OPPORTUNITY	Total	\$2,272.81
	Payments/Credits	\$0.00
	Balance Due	\$2,272.81

RECEIVED
03/19/24



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

BILL TO

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

INVOICE 77776490	INVOICE DATE Mar 07, 2024
----------------------------	-------------------------------------

JOB ADDRESS

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

Completed Date: 2/28/2024
Payment Term: Net 30
Due Date: 4/6/2024

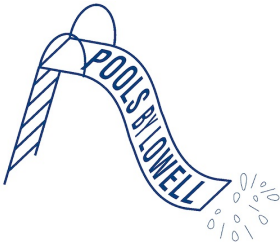
DESCRIPTION OF WORK

Repaired Pool CHL Feeder

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Repair Stenner chemical feeder pump	1.00	\$74.90	\$74.90
Stenner S/N: 0854				

SUB-TOTAL	\$74.90
TOTAL DUE	\$74.90
BALANCE DUE	\$74.90

RECEIVED
03/13/24



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

BILL TO

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

INVOICE 77566260	INVOICE DATE Mar 01, 2024
----------------------------	-------------------------------------

JOB ADDRESS

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

Billing Date: 3/1/2024
Payment Term: Net 30
Due Date: 3/31/2024

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Commercial Pool Service	1.00	\$560.00	\$560.00

SUB-TOTAL \$560.00

TOTAL DUE \$560.00

BALANCE DUE **\$560.00**

RECEIVED
03.04.24

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

Invoice

Date	Invoice #
3/1/2024	INV0000087889

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,379.00	\$1,379.00
Administrative Services	1.00	\$335.92	\$335.92
Financial & Revenue Collections	1.00	\$334.17	\$334.17
Management Services	1.00	\$1,421.50	\$1,421.50
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$3,570.59
		Total	\$3,570.59

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

Invoice

Date	Invoice #
3/1/2024	INV0000087987

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$940.00	\$940.00
Personnel Reimbursement	1.00	\$1,050.22	\$1,050.22
Subtotal			\$1,990.22
Total			\$1,990.22

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

Invoice

Date	Invoice #
2/29/2024	INV0000088010

Bill To:

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

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

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
Subtotal			\$50.00
Total			\$50.00

RECEIVED
03/06/24

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

Invoice

Date	Invoice #
3/15/2024	INV0000088302

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,157.98	\$1,157.98
Subtotal			\$1,157.98
Total			\$1,157.98

RECEIVED
 03/15/24

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
2/7/2024	2623

Bill To
Harbourage at Braden River CDD C/O Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Serviced	Description	Terms		Project	
		Quantity	Rate	Amount	
2/14/2024	Prep work for CDD meeting, review agenda items and print pertinent documents. Attend CDD meeting.	2	160.00	320.00	
2/15/2024	Update ownership map to include ponds.	0.25	160.00	40.00	
Please make checks payable to Schappacher Engineering Thank you for your business!		RECEIVED 03/06/24		Total	\$360.00



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI054229
Invoice Date: 3/1/2024

Bill
To: Harbourage at Braden River CDD (Lake & Wetland)
Rizzetta & Company
9428 Camden Field Pkwy
Riverview, 33578

Ship
To: Harbourage at Braden River CDD (Lake
Rizzetta & Company
9428 Camden Field Pkwy
Riverview, FL 33578

Ship Via
Ship Date 3/1/2024
Due Date 3/31/2024
Terms Net 30

Customer ID 9014
P.O. Number
P.O. Date 3/1/2024
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance March Billing 3/1/2024 - 3/31/2024 Harbourage/Braden Cdd-Lake-ALL		1	1	488.80	488.80



Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 488.80

Subtotal: 488.80
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 488.80

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

HARBOURAGE AT BRADEN RIVER CDD
c/o Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

March 08, 2024

Client: 001435

Matter: 000001

Invoice #: 24206

Page: 1

RE: General

For Professional Services Rendered Through February 29, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
2/13/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$122.00
2/14/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING; DRAFT EMAIL TO C. NEWSOME RE: CDD SUPERVISOR TRAINING.	1.6	\$488.00
Total Professional Services			2.0	\$610.00
Total Services			\$610.00	
Total Disbursements			\$0.00	
Total Current Charges				\$610.00
Previous Balance				\$1,952.00
Less Payments				(\$1,952.00)
PAY THIS AMOUNT				\$610.00

RECEIVED
03/08/24

Please Include Invoice Number on all Correspondence

SUBURBAN PROPANE

DATE 03/09/24
START COUNT 0.0 GALLONS
NET DELIVERY 143.8 GALLONS
LPG 1
VOLUME CORRECTED TO 60 DEG. F
SALE NUMBER 18213
METER NUMBER 420080103
UNIT ID 219164

INVOICE NO	QUANTITY	DESCRIPTION	AMOUNT
1564-439549	143.8 gallons	PROPANE @\$4.895/GALLON SAFETY P&T FEE TRANSPORTATION INVOICE SUBTOTAL PLEASE PAY THIS AMOUNT	\$703.90 12.92 9.03 \$725.85 \$725.85
SUBURBAN PROPANE-1564			
PO# _____ Driver ID 241		If Safety P&T is noted above see	
Name: THE HARBORAGE ON BRADEN RIVER		Fees on reverse for a description of this	
ACCT.#: 1564-093972-001		Safety & Training Practices Fee	
Tank Serial #: 2SX017960			

For Inquiries, please call 800-776-7263
or your local office 941-755-1531

Liquefied Petroleum Gas, 2.1, UN 1075,
Product: Propane, Non-Corrosive

WHERE REQUIRED: LP Gas Volume
has been corrected to standard
volume at 60 degrees Fahrenheit

RECEIVED BY: _____

Customer: Please see reverse side for safety information

Call 811 Before You Dig.
Item# 1515384 OPR 5209 1212 DUPLICATE

SUBURBAN PROPANE-1564
Local Office 941-755-1531

THE HARBORAGE ON BRADEN RIVER
5705 KEY WEST PL
BRADENTON FL 342038095

CHECK HERE IF name, address,
telephone or fuel usage has changed

TO PAY BY CHECK PLEASE RETURN THIS PORTION
WITH YOUR PAYMENT AND SEND TO:

SUBURBAN PROPANE-1564
PO BOX 260
WHIPPANY, NJ 07981-0260

**Thank You For
Your Business!**

INVOICE

ACCOUNT NO: 1564-093972
DELIVERY DATE: 3/9/24 11:45
INVOICE NO: 1564-439549

DUPLICATE Item# 1515384 OPR 5209 1212

AMOUNT DUE	\$725.85
DUE DATE	3/16/24
AMOUNT ENCLOSED	\$

PLEASE PAY FROM THIS INVOICE

Visit us at www.suburbanpropane.com

Please visit our website
regarding changes to the Transportation
Fuel Surcharge.

TO PAY BY PHONE
Call us toll-free at 1-888-288-5608

1 5 6 4 4 0 0 3 0 9 2 4 5 0 0 0 0 7 2 5 8 5 0 0 0 0 7 2 5 8 5 0 0 0 0 0 9 3 9 7 3

RECEIVED
03/09/24

Trutech, LLC
PO Box 6849
Marietta, GA 30065
1-800-842-7296



Account / Invoice 11957293868166
Purchase Order

Harborage At Braiden River
5705 Key West Pl
Bradenton, FL 34203-8095

Trutech, LLC
PO Box 6849
Marietta, GA 30065

00000011957298001000000260937700000001290049

Please Return this portion with your payment

Invoice 3868166

Date	Description	Quantity	Amount	Tax	Total
Service Address: 5705 Key West Pl Bradenton, FL 34203-8095					
3/4/2024	Monthly Service		\$129.00	\$0.00	\$129.00

sprayed snake deterrent



Some customers may see a slight rate increase beginning February 2023

Adjustment \$0.00

Account# 1195729

Lic#: JB187377

Total: \$129.00

Commercial Applicators are licensed by the Department of Agriculture. Thank you for your business!

Please visit <https://www.trutechinc.com/online-bill-pay/> for online payment options, or call 800-842-7296 for assistance.

Online Bill Pay Registration Number: 429E3D93



Water Boy, Inc.
 4454 19th Street Court E.
 Bradenton, FL 34203
 941-744-9249

 Billing@WaterBoyInc.com
 www.WaterboyInc.com

Invoice # 00436170

Sun, Dec 31 2023, 09:10am
 Driver: Administrator
 Rte-Day-Stop: RB06--0180

Account # 025660

HARBORAGE CDD*
 5705 KEY WEST PLACE
 CODE 4591 LOCKBX BY DOOR
 BRADENTON, FL 33614

Item	Qty	Price	Amount
Quarterly Jan-Mar WE19F04817	1 @	9.00	9.00
Sales			9.00
Subtotal			9.00
Sales Tax			0.00
INVOICE TOTAL			9.00

Next Delivery: 10/09/2023

ATTENTION: BUSINESS CUSTOMERS
 WE HAVE OFFICE COFFEE SERVICE TOO. WE SUPPLY BREWING EQUIPMENT AND
 COFFEE BRANDS FROM STARBUCKS TO OUR OWN PRIVATELY ROASTED COLOMBIAN COFF
 PLEASE CONTACT US FOR MORE INFORMATION. THANK YOU



Water Boy, Inc.
 4454 19th Street Court E.
 Bradenton, FL 34203
 941-744-9249

 Billing@WaterBoyInc.com
 www.WaterboyInc.com

Invoice # 24153277

Fri, Jan 05 2024, 10:25am
 Driver: Haywood, Dorian
 Rte-Day-Stop: RB06-10-0200

Account # 025660

HARBORAGE CDD*
 5705 KEY WEST PLACE
 CODE 4591 LOCKBX BY DOOR
 BRADENTON FL 33614

Item	Qty	Price	Amount
5 Gal. Drinking	5 @	6.30	31.50
Delivery charge	1 @	2.00	2.00
Sales			33.50
Deposit Detail			
5 Gallon Bottle	Deliv: 5	Ret: 5	Net: 0
Subtotal			33.50
Sales Tax			0.00
INVOICE TOTAL			33.50

Next Delivery: 02/05/2024

ATTENTION: BUSINESS CUSTOMERS
 WE HAVE OFFICE COFFEE SERVICE TOO. WE SUPPLY BREWING EQUIPMENT AND
 COFFEE BRANDS FROM STARBUCKS TO OUR OWN PRIVATELY ROASTED COLOMBIAN COFF
 PLEASE CONTACT US FOR MORE INFORMATION. THANK YOU





Water Boy, Inc.
4454 19th Street Court E.
Bradenton, FL 34203
941-744-9249

Billing@WaterBoyInc.com
www.WaterboyInc.com

Invoice # 00443567

Wed, Jan 31 2024, 08:30am
Driver: Administrator
Rte-Day-Stop: RB06--

Account # 025660

HARBORAGE CDD*
5705 KEY WEST PLACE
CODE 4591 LOCKBX BY DOOR
BRADENTON, FL 33614

Item	Qty	Price	Amount
Finance Charges	1 @	0.14	0.14
Sales			0.14
Subtotal			0.14
Sales Tax			0.00
INVOICE TOTAL			0.14

Next Delivery: 02/05/2024

ATTENTION: BUSINESS CUSTOMERS

WE HAVE OFFICE COFFEE SERVICE TOO. WE SUPPLY BREWING EQUIPMENT AND COFFEE BRANDS FROM STARBUCKS TO OUR OWN PRIVATELY ROASTED COLOMBIAN COFFEE. PLEASE CONTACT US FOR MORE INFORMATION. THANK YOU



Water Boy, Inc.
4454 19th Street Court E.
Bradenton, FL 34203
941-744-9249

Billing@WaterBoyInc.com
www.WaterboyInc.com

Invoice # 24155250

Mon, Feb 05 2024, 10:38am
Driver: Haywood, Dorian
Rte-Day-Stop: RB06-10-0100

Account # 025660

HARBORAGE CDD*
5705 KEY WEST PLACE
CODE 4591 LOCKBX BY DOOR
BRADENTON FL 33614

Item	Qty	Price	Amount
5 Gal. Drinking	4 @	6.30	25.20
Delivery charge	1 @	2.00	2.00
Sales			27.20
Deposit Detail			
5 Gallon Bottle	Deliv: 4	Ret: 4	Net: 0
Subtotal			27.20
Sales Tax			0.00
INVOICE TOTAL			27.20

Next Delivery: 03/04/2024

ATTENTION: BUSINESS CUSTOMERS

WE HAVE OFFICE COFFEE SERVICE TOO. WE SUPPLY BREWING EQUIPMENT AND COFFEE BRANDS FROM STARBUCKS TO OUR OWN PRIVATELY ROASTED COLOMBIAN COFFEE. PLEASE CONTACT US FOR MORE INFORMATION. THANK YOU





Water Boy, Inc.
4454 19th Street Court E.
Bradenton, FL 34203
941-744-9249

Billing@WaterBoyInc.com
www.WaterboyInc.com

Invoice # 24157391

Mon, Mar 04 2024, 10:24am
Driver: Haywood, Dorian
Rte-Day-Stop: RB06-10-0120

Account # 025660

HARBORAGE CDD*
5705 KEY WEST PLACE
CODE 4591 LOCKBX BY DOOR
BRADENTON FL 33614

Item	Qty	Price	Amount
5 Gal. Drinking	4 @	6.30	25.20
Delivery charge	1 @	2.00	2.00
Sales			27.20
Deposit Detail			
5 Gallon Bottle	Deliv: 4	Ret: 4	Net: 0
Subtotal			27.20
Sales Tax			0.00
INVOICE TOTAL			27.20

Next Delivery: 04/01/2024



ATTENTION: BUSINESS CUSTOMERS

WE HAVE OFFICE COFFEE SERVICE TOO. WE SUPPLY BREWING EQUIPMENT AND COFFEE BRANDS FROM STARBUCKS TO OUR OWN PRIVATELY ROASTED COLOMBIAN COFFEE. PLEASE CONTACT US FOR MORE INFORMATION. THANK YOU