



Rizzetta & Company

Harbourage at Braden River Community Development District

Board of Supervisors' Meeting September 13, 2023

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	Christina Newsom	Rizzetta & Company, Inc.
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District Counsel	John Vericker	Straley & Robin
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District Engineer	Rick Schappacher	Schappacher Engineering
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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
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.harbouragecdd.org

Board of Supervisors
Harbourage at Braden River
Community Development District

September 6, 2023

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, September 13, 2023, at 1:00 p.m.** at the Harbourage Recreation Center located at 5705 Key West Place Bradenton, FL. The following is the tentative 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. Landscape Update
 - D. Aquatic Maintenance
 1. Presentation of Waterway Inspection Report.....Tab 1
 - E. Clubhouse Manager
 1. Presentation of Operations and Maintenance Report.....USC
 - F. District Manager
 1. Presentation of District Manager's Report.....Tab 2
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on August 9, 2023.....Tab 3
 - B. Consideration of Operation and Maintenance Expenditures for July 2023.....Tab 4
- 5. BUSINESS ITEMS**
 - A. Consideration of Spa Heater Repair Proposal.....Tab 5
 - B. Consideration Tree/Canopy Trimming Proposal.....Tab 6
 - C. Consideration of Street Light Painting ProposalTab 7
 - D. Consideration of Pressure WashingTab 8
 - E. Consideration of Fountain Repair or Replacement.....Tab 9
 - F. Consideration of Annual Pool Service Agreement.....Tab 10
 - G. Consideration HVAC Annual Maintenance AgreementTab 11
 - H. Discussion of Hurricane Idalia Update
 - I. Review of Capital OutlayTab 12
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

Harbourage at Braden River
September 6, 2023
Page Two

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,
Christina Newsome
Christina Newsome
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



Harborage at Braden River CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2023-08-31

Prepared for:

Ms. Jennifer Goldyn, District Manager
Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578

Prepared by:

Alex Johnson, Service Manager

Sarasota Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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Pg

SITE ASSESSMENTS

PONDS 1,2,3 3

PONDS 4,5 4

MANAGEMENT/COMMENTS SUMMARY 4-5

SITE MAP 6

Site: 1

Comments:

Normal growth observed

Hydrilla observed along the perimeter. Minimal amount of water lettuce observed in littoral shelf.

Action Required:

Routine maintenance next visit

Target:

Hydrilla



August, 2023



September, 2023

Site: 2

Comments:

Normal growth observed

Minor amounts of slender spikerush and torpedograss observed in pond 2

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



August, 2023



September, 2023

Site: 3

Comments:

Normal growth observed

Minimal amount of slender spikerush observed in pond 3

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



August, 2023



September, 2023

Site: 4

Comments:

Normal growth observed
Minimal amount of slender spikerush observed in pond 4

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



August, 2023



September, 2023

Site: 5

Comments:

Normal growth observed
Trace amount of algae observed in pond 5

Action Required:

Routine maintenance next visit

Target:

Surface algae



August, 2023



September, 2023

Management Summary

Pond #1: Hydrilla observed along the perimeter. Minimal amount of water lettuce observed in littoral shelf.

Pond #2: Minor amounts of slender spikerush and torpedograss observed in pond 2

Pond #3: Minimal amount of slender spikerush observed in pond 3

Pond #4: Minimal amount of slender spikerush observed in pond 4

Pond #5: Trace amount of algae observed in pond 5

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



Tab 2



Rizzetta & Company

September 13

District Manager's Report

2023

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UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 11, 2023
- **FY 2021-2022 Audit Completion Deadline:** March 30, 2023
- **Next Election:** November 2024 Seats: 1 – Mike Malik 2 – Brenda Landers
- **Bonds Eligible for Refunding:** Now – Not currently recommended due to the payoff being almost complete.

<u>FINANCIAL SUMMARY</u>	<u>7/31/2023</u>
General Fund Cash & Investment Balance:	\$406,451
Reserve Fund Cash & Investment Balance:	\$491,914
Debt Service Fund Investment Balance:	\$160,389
Total Cash and Investment Balances:	\$1,058,754
General Fund Expense Variance: \$9,030	Under Budget

RASI Reports rasireports@rizzetta.com • CDD Finance Team CDDFinTeam@rizzetta.com

Professionals in Community Management

Tab 3

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, August 9, 2023, at 1:02 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.
Tony Gipe	Clubhouse Manager, Rizzetta & Co., Inc.
Rick Schappacher	District Engineer, Schappacher Engineering
Alex Johnson	Representative; Solitude
John Vericker	District Counsel, Straley and Robin
	<i>(Via Conference Call)</i>

Audience	Present
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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**

Resident informed the Board of low hanging branches and palms that need to be trimmed. The are is not maintained by the CDD, so the request was forwarded to the HOA.

THIRD ORDER OF BUSINESS**Staff Reports**

- A. District Counsel**
No report.
- B. District Engineer**
 - 1. Sidewalk Repair Updates**

Mr. Schappacher informed the Board that sidewalk grinding is complete, and the remaining sidewalk work will continue.

2. Pond 1 Bank Repairs

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously approved the Pond 1 Bank Repairs, for the Harbourage at Braden River CDD.

C. Landscape Report Update

Not Present. No report.

D. Review of Lake Maintenance Report

Mr. Johnson presented the Lake Maintenance Report to the Board.

E. Clubhouse Manager Report

1. Presentation of Operations and Maintenance Report

Mr. Gipe presented his Operations and Maintenance report to the Board.

F. District Manager

1. Presentation of District Manager's Report

The next regularly scheduled meeting would take place on September 13, 2023, at 1:00 p.m.

Ms. Newsome presented the District Manager report to the Board. The Board requested EGIS report on the September agenda.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on June 14, 2023

The Board requested changes to line 18 and line 62. Line 18 needs to be corrected to "Michael" and line 62 is "movies."

On a motion from Ms. Landers, seconded by Ms. Rogers, the Board unanimously approved the minutes of the Board Supervisors' Regular Meeting held on June 14, 2023, as amended, for the Harbourage at Braden River CDD.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for May and June 2023

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously ratified the Operation & Maintenance for May 2023, in the amount of \$36,165.27 and June 2023, in the amount of \$37,192.20, for the Harbourage at Braden River CDD.

SIXTH ORDER OF BUSINESS

**Consideration of
Resolution 2023-04; Re-Designating
Secretary**

On a motion from Mr. Monti seconded by Mr. Malik the Board unanimously adopted Resolution 2023-04, Re-Designating Secretary, for the Harbourage at Braden River CDD.

SEVENTH ORDER OF BUSINESS

**Discussion of
Sidewalk & Curb Power
Washing Agreement**

There was no action taken by the Board. The Board discussed using the funds to possibly power wash other areas that need attention.

On a motion from Ms. Landers seconded by Mr. Malik, the Board unanimously ratified the revisions made to the Fiscal Year 2023/2024 proposed Budget as discussed at the last meeting, for the Harbourage at Braden River CDD.

EIGHTH ORDER OF BUSINESS

**Discussion of Fountain
Repair vs. Replacement**

The Board informed Staff to give Solitude 48 hours to report their findings from the diagnosis.

On a motion from Mr. Malik seconded by Mr. Burke, the Board unanimously approved Fountain Repairs up to \$5k, for the Harbourage at Braden River CDD.

NINTH ORDER OF BUSINESS

**Public Hearing on
Adopting FY 2023-2024 Budget**

On a motion from Ms. Landers seconded by Mr. Malik, the Board unanimously approved to Open the Public Hearing on Fiscal Year 2023-2024 Final Budget, for the Harbourage at Braden River CDD.

Audience Comments: Residents made comments about the increase in landscaping and debt service information. Comments were also made about redoing the pool next Spring in 2024 which will be paid for by Capital Reserves.

**1. Consideration of Resolution 2023-05; Adopting Fiscal
Year 2023-2024 Budget**

On a motion from Ms. Landers seconded by Ms. Rogers, the Board unanimously adopted Resolution 2023-05, Adopting the Fiscal Year 2023-2024 Final Budget, for the Harbourage at Braden River CDD.

TENTH ORDER OF BUSINESS

**Public Hearing on Adopting
Levying of Assessments for
Fiscal Year 2023-2024**

On a motion from Ms. Landers seconded by Ms. Rogers, the Board unanimously approved to Open a Public Hearing on the Levying of Assessments for Fiscal Year 2023-2024, for the Harbourage at Braden River CDD.

Audience Comments: There were no audience comments.

**1. Consideration of Resolution 2023-06; Adopting
Levy of Special Assessments**

On a motion from Mr. Malik seconded by Ms. Rogers, the Board unanimously Adopted Resolution 2023-06, Adopting Levying of Special Assessments, for the Harbourage at Braden River CDD.

On a motion from Ms. Landers seconded by Ms. Rogers, the Board unanimously approved to Close a Public Hearing on the Fiscal Year 2023-2024 Final Budget and Levying of Assessments for Fiscal Year 2023-2024, for the Harbourage at Braden River CDD.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution
2023-07; Setting Fiscal
Year 2023-2024 Meeting
Schedule**

The Board agreed to cancel the July meeting and add April 17, 2024, as a meeting date.

On a motion from Mr. Monti seconded by Ms. Landers, the Board unanimously Adopted Resolution 2023-07, Setting the Fiscal Year 2023-2024 Meeting Schedule, for the Harbourage at Braden River CDD.

TWELFTH ORDER OF BUSINESS

Review of Capital Outlay

Ms. Newsome presented the Capital Outlay to the Board.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. Landers, seconded by Mr. Monti, the Board unanimously adjourned the CDD Board meeting at 2:28 p.m., for the Harbourage at Braden River CDD.

Tab 4

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

July 2023

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2023 through July 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:

\$28,397.36

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Bloomings Landscape & Turf Management, Inc.	100323	2023-02553	Monthly Grounds Maintenance 07/23	\$ 5,439.00
COMCAST	202307-1	8535100450011288 07/23 Auto Draft	Rec Center Cable/Internet 07/23	\$ 118.25
COMCAST	202307-3	8535100450006759 07/23 Auto Draft	Rec Center Cable/Internet 07/23	\$ 380.83
Commercial Fitness Products, Inc.	100314	AA6087	Fitness Equipment Service 06/23	\$ 165.00
Florida Department of Health in Manatee County	202307-2	Florida Dep. of Health Permits AutoPay	Florida Dep. of Health Pool and Spa Permits 07/23	\$ 375.35
Florida Department of Revenue	100311	Sale Tax 06/23	Sale Tax 06/23	\$ 52.50
Florida Power & Light Company	100315	Harbourage FPL Electric Summary 06/23	FPL Electric Summary 06/23	\$ 2,271.67
Frontier Florida, LLC	100305	941-753-1478-093004-5 07/23	941-753-1478-Pool House 07/23	\$ 199.37
Hidden Eyes, LLC	100308	728394	Gate Access Monitoring 07/23	\$ 3,793.97
Manatee County Utilities Department	100319	Harbourage MCUD Summary 07/23	MCUD Water Summary 07/23	\$ 243.12
Pools by Lowell, Inc.	100316	59186253	Service & Repair 06/23	\$ 515.00
Pools by Lowell, Inc.	100316	59238585	Service & Repair 07/23	\$ 143.75
Pools by Lowell, Inc.	100316	59343119	Service & Repair 07/23	\$ 995.82
Pools by Lowell, Inc.	100324	59524232	Monthly Pool Service 07/23	\$ 510.00
Rizzetta & Company, Inc.	100306	INV0000081350	District Management Fees 07/23	\$ 3,570.59
Rizzetta & Company, Inc.	100309	INV0000081542	Mass Mailing - Budget Notice 07/23	\$ 411.58
Rizzetta & Company, Inc.	100310	INV0000081469	Cell Phone and Auto Mileage Expenses 06/23	\$ 101.09

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100318	INV0000082157	Personnel Reimbursement 07/23	\$ 992.21
Rizzetta & Company, Inc.	100326	INV0000081492	Amenity Management/Personnel 07/23	\$ 2,121.57
Schappacher Engineering, LLC	100312	2442	Engineering Services 07/23	\$ 1,040.00
Solitude Lake Management, LLC	100325	PSI-92376	Wetland Management Services 07/01/23 - 09/30/23	\$ 1,903.00
Solitude Lake Management, LLC	100325	PSI-92377	Lake & Pond Management Services 07/23	\$ 470.00
Solitude Lake Management, LLC	100325	PSI-92520	Fountain Maintenance Services 07/01/23 - 09/30/23	\$ 186.00
Straley Robin Vericker	100320	23342	Legal Services 06/23	\$ 1,744.50
Suburban Propane, L.P.	100307	1564-421606	Acct 1564-093972 Propane Delivery 06/23	\$ 380.38
Suburban Propane, L.P.	100321	1564-455661	Acct 1564-093972 Propane Delivery 07/23	\$ 222.71
Water Boy Inc.	100313	00403078	Delivery Charge 07/23	\$ 9.00
Water Boy Inc.	100317	24138999	Water Delivery 06/23	\$ 17.90
Water Boy Inc.	100322	24141095	Delivery Charge 07/23	\$ 23.20
Report Total				<u>\$ 28,397.36</u>

**Date****Invoice #**

7/1/2023

2023-02553

Bill To:

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

Terms

Due Date

Net 30

7/31/2023

Description	Qty	Amount
Month of July Monthly Grounds Maintenance Fee		5,439.00

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

Thank You For Your Business

Total

\$5,439.00

Payments/Credits

\$0.00

Balance Due

\$5,439.00

Phone #**Fax #**

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com

RECEIVED
JUN 26 2023
BY:

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		\$118.25
EFT Payment - thank you	Jun 10	-\$118.25
Balance forward		\$0.00
Regular monthly charges	Page 3	\$116.85
Taxes, fees and other charges	Page 3	\$1.40
New charges		\$118.25

Amount due \$118.25

! Thanks for paying by Automatic Payment

Your automatic payment on Jul 09, 2023, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

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



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
BUSINESS1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
98331870 NO RP 18 20230618 NNNNNNNN 0002048 0006HARBOURAGE GUARD HOUSE
JAMIE CASTRO
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

853510045001128800118257

Account number 8535 10 045 0011288

Automatic payment Jul 09, 2023

Please pay \$118.25

Electronic payment will be applied Jul 09, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

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accessibility@comcast.com, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838

Attn: M. Gifford.



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Comcast Business services	\$96.90
Starter	\$71.95
Business Internet	
Static IP - 1	\$24.95

Equipment & services **\$19.95**

Equipment Fee	\$19.95
Internet	

Taxes, fees and other charges **\$1.40**

Taxes & government fees	\$1.40
Sales Tax	\$1.40

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M030AW23

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		\$380.83
EFT Payment - thank you	Jun 23	-\$380.83
Balance forward		\$0.00
Regular monthly charges	Page 3	\$363.35
Taxes, fees and other charges	Page 3	\$17.48
New charges		\$380.83

Amount due **\$380.83**

! Thanks for paying by Automatic Payment

Your automatic payment on Jul 22, 2023, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

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

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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 **Jul 22, 2023**

Please pay **\$380.83**

Electronic payment will be applied Jul 22, 2023

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PO BOX 71211
CHARLOTTE NC 28272-1211

853510045000675900380832

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Regular monthly charges \$363.35**Comcast Business services \$267.85**

TV Standard Business Video.	\$89.95
Business Internet 75	\$152.95
Static IP - 1	\$24.95

Equipment & services \$49.80

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.	\$19.95

Service fees \$45.70

Broadcast TV Fee	\$30.45
Regional Sports Fee	\$15.25

Taxes, fees and other charges \$17.48**Other charges \$0.10**

Regulatory Cost Recovery	\$0.10
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Taxes & government fees \$17.38

Sales Tax	\$2.33
State Communications Services Tax	\$11.33
Local Communications Services Tax	\$3.72

What's included?**Internet:** Fast, reliable internet on our Gig-speed network**TV:** Keep your employees informed and customers entertainedVisit 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.

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.

Security solutions that help keep you ready.



We're grateful to have you as a customer. And we'd love to offer you a personalized, one-on-one Account Review to align your needs with your goals and to ensure you have the best solutions for your business to meet the future.

It's important to stay ready with the company that powers more businesses than any other provider, bringing you:

- **Advanced security** to help protect your business from cyberthreats.
- **99.9% reliability** on the largest, fastest, reliable network for small businesses.
- From the company powered by the **next generation 10G network**.

Please give us a call at 855-862-4451 to schedule a chat. We'll give you the tools to help you clear today's hurdles and be ready for whatever's next.



Call 855-862-4451 or
visit ComcastBusiness.com/AccountReview

COMCAST
BUSINESS

Restrictions apply. Not available in all areas. Services and features vary depending on level of service. **Internet:** Actual speeds vary and are not guaranteed. **Comcast Business SecurityEdge™:** Requires Comcast Business Internet and leased router. 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. Call for restrictions and complete details. © 2023 Comcast. All rights reserved. B6051A-ADP-FAR-4451 PA0229

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CommercialFitnessProducts

RECEIVED
06/16/23

Invoice

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

Date	Invoice #
6/7/2023	AA6087

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	6/7/2023	PM Plan	Net 30	7/7/2023
Qty	Item Code	Description			Price Each	Amount
1	Preventative Maintenance	Preventative Maintenance Visit- June 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



MyFloridaEHPermit.com

To protect, promote and improve the health of all people in Florida through integrated state, county and community efforts.

[Home](#) | [Permits](#) | [County Health Departments](#) | [FAQ](#) | [About Us](#) | [?](#) View Item(s) in Cart: 0

[HOME](#) > [SHOPPING CART](#) > [READ ONLY SHOPPING CART](#) > [PAYMENT CONFIRMATION](#)



You have successfully made this payment.

Before you can print your permit, please return to the [Permits](#) page and click the 'Submit' button to complete your application.

Payment Submittal Confirmation

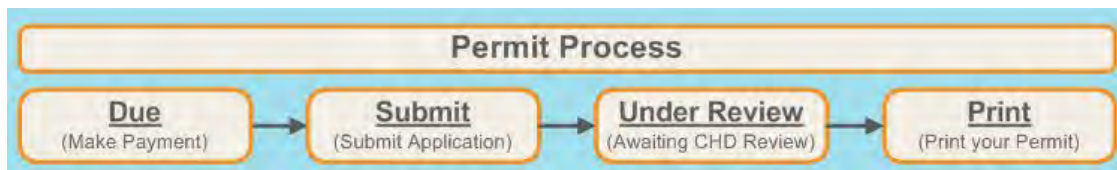
Thank you for using the online permitting system. Your payment is currently being processed. A copy of this confirmation will be emailed to you and you may also print this page for your records.

Your confirmation number is: XYW7CPF4

Payment Type: ACH

Payment Date: 7/12/2023 3:05:00 PM

Permit Number	Facility Name	Payment Amount
41-60-00817	Harborage on Braden River Spa	125.00
41-60-00818	Harborage on Braden River Pool	250.00
Convenience Fee: 0.35		
Total Paid: 375.35		



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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:

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

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	E-file/E-pay Only
12. Plus Penalty	.
13. Plus Interest	.
14. Amount Due with Return	.

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	.	.	.	.
B. Taxable Purchases	Include use tax on Internet / out-of-state untaxed purchases →			.
C. Commercial Rentals	.	.	.	.
D. Transient Rentals	750.00	.	750.00	52.50
E. Food & Beverage Vending	.	.	.	.

Transient Rental Rate: Surtax Rate: 1% Reporting Period: Jun 23

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

5. Total Amount of Tax Due	52.50
6. Less Lawful Deductions	.
7. Net Tax Due	52.50
8. Less Est Tax Pd / DOR Cr Memo	.
9. Plus Est Tax Due Current Month	.
10. Amount Due	52.50
11. Less Collection Allowance	E-file/E-pay Only
12. Plus Penalty	.
13. Plus Interest	.
14. Amount Due with Return	52.50

Due: 7/1/23
Late After: 7/20/23
☐ 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	

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.

<u><i>Bill</i></u> Signature of Taxpayer	<u>7/7/23</u> Date	<u><i>Bill</i></u> Signature of Preparer	<u>7/17/23</u> Date
813, 933-5571 X 9188 Telephone Number		813, 933-5571 X 9188 Telephone Number	

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).	<u>7.50</u>
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.	_____

Harbourage at Braden River CDD

Florida Power & Light Company Summary

Period Covered: 6/5-7/6/23

7/6/2023

Account	Location	Service Address	Code	Amount
14034-95383	Marina	5651 Key West Pl #Marina	53100 4644	\$ 30.86
19971-10141	Fountain	5705 Key West Pl # Fountain	53100 4674	\$ 218.86
20077-10151	Irrigation	5624 Duval St #IRR	53100 4318	\$ 25.66
26506-57121	Irrigation	5630 Whitehead St #IRR	53100 4318	\$ 25.66
29316-45333	Rec Center	5705 Key West PL # REC	53100 4304	\$ 744.98
43460-49218	St Lights	5412 53rd Ave E # ENT LTS	53100 4307	\$ 26.45
50311-56333	Gatehouse	5414 Harbourage Ave #Gate Hse	52900 4632	\$ 82.26
72537-70148	Irrigation	5705 Key West Pl # IRR	53100 4318	\$ 1,056.48
78984-82513	Irrigation	5605 Southernmost Ln #IRR	53100 4318	\$ 25.66
79846-64172	St Lights	5705 Key West PL # SL	53100 4307	\$ 34.80

Due Date: 7/27/2023

TOTAL **\$2,271.67**

	Summary
ELECTRICITY-ENTRANCE	52900 4632 \$ 82.26
ELECTRICITY-IRRIGATION	53100 4318 \$ 1,133.46
ELECTRICITY-STREET LIGHTING	53100 4307 \$ 61.25
ELECTRICITY-REC CENTER	53100 4304 \$ 744.98
ELECTRICITY-BOAT DOC	53100 4644 \$ 30.86
ELECTRICITY-FOUNTAINS	53100 4674 \$ 218.86

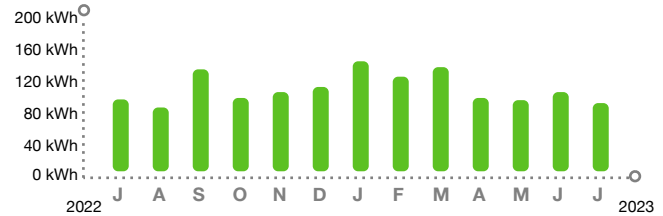
Total **\$ 2,271.67**

**Electric Bill Statement****For:** Jun 5, 2023 to Jul 6, 2023 (31 days)**Statement Date:** Jul 6, 2023**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****\$30.86**

TOTAL AMOUNT YOU OWE

Jul 27, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	32.13
Payments received	-32.13
Balance before new charges	0.00
Total new charges	30.86
Total amount you owe	\$30.86

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 27, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. 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

5203140349538306803000000

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

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

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

14034-95383

ACCOUNT NUMBER

\$30.86

TOTAL AMOUNT YOU OWE

Jul 27, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	32.13
Payment received - Thank you	-32.13
Balance before new charges	\$0.00

New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$5.64

Non-fuel: (\$0.094820 per kWh) \$8.82

Fuel: (\$0.031510 per kWh) \$2.93

Electric service amount 30.07

Gross receipts tax (State tax) 0.77

Taxes and charges 0.77

Regulatory fee (State fee) 0.02

Total new charges \$30.86

Total amount you owe \$30.86

METER SUMMARY

Meter reading - Meter KLL6652. Next meter reading Aug 4, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	23244		23151		93

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 6, 2023	Jun 5, 2023	Jul 6, 2022
kWh Used	93	108	98
Service days	31	32	33
kWh/day	3	3	2
Amount	\$30.86	\$32.13	\$30.23

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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Outstanding reliability

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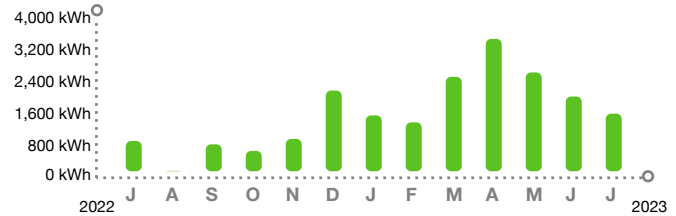
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Jun 5, 2023 to Jul 6, 2023 (31 days)**Statement Date:** Jul 6, 2023**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****\$216.86**

TOTAL AMOUNT YOU OWE

Jul 27, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	285.47
Payments received	-285.47
Balance before new charges	0.00
Total new charges	216.86
Total amount you owe	\$216.86

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 27, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. 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)



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5203199711014186861200000

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

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

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for ways to pay.

19971-10141

ACCOUNT NUMBER

\$216.86

TOTAL AMOUNT YOU OWE

Jul 27, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: HARBORAGE AT BRADEN
RIVER COMMUNITY
DEVELOPMENT DIST

Account Number: 19971-10141

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	285.47
Payment received - Thank you	-285.47
Balance before new charges	\$0.00

New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$149.07

Fuel: (\$0.031510 per kWh) \$49.53

Electric service amount 211.28

Gross receipts tax (State tax) 5.42

Taxes and charges 5.42

Regulatory fee (State fee) 0.16

Total new charges \$216.86

Total amount you owe \$216.86

METER SUMMARY

Meter reading - Meter KN87589. Next meter reading Aug 4, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	77229		75657		1572

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 6, 2023	Jun 5, 2023	Jul 6, 2022
kWh Used	1572	2039	826
Service days	31	32	33
kWh/day	50	63	25
Amount	\$216.86	\$285.47	\$107.92

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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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

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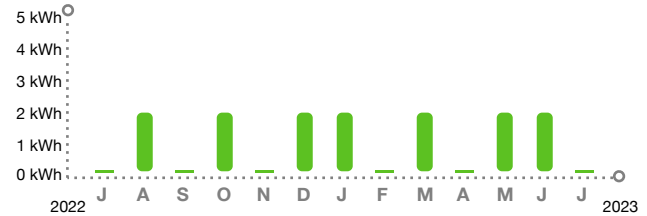
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**Electric Bill Statement****For:** Jun 5, 2023 to Jul 6, 2023 (31 days)**Statement Date:** Jul 6, 2023**Account Number:** 20077-10151**Service Address:**5624 DUVAL ST # IRR
BRADENTON, FL 34203**HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

Jul 27, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	25.78
Payments received	-25.78
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 September 27, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. 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

5203200771015156652000000

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

The amount enclosed includes
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MIAMI FL 33188-0001

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

20077-10151

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Jul 27, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	25.78
Payment received - Thank you	-25.78
Balance before new charges	\$0.00

New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$12.32

Non-fuel energy charge: \$0.094820 per kWh

Fuel charge: \$0.031510 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 Aug 4, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	00170		00170		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 6, 2023	Jun 5, 2023	Jul 6, 2022
kWh Used	0	2	0
Service days	31	32	33
kWh/day	0	0	0
Amount	\$25.66	\$25.78	\$25.66

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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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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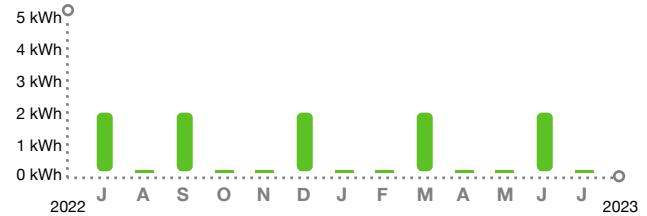
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**Electric Bill Statement****For:** Jun 5, 2023 to Jul 6, 2023 (31 days)**Statement Date:** Jul 6, 2023**Account Number:** 26506-57121**Service Address:**5630 WHITEHEAD ST #IRR
BRADENTON, FL 34203**HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

Jul 27, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	25.78
Payments received	-25.78
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 September 27, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service: 1-800-375-2434
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26506-57121

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Jul 27, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: HARBORAGE AT BRADEN
RIVER COMMUNITY
DEVELOPMENT DIST

Account Number: 26506-57121

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	25.78
Payment received - Thank you	-25.78
Balance before new charges	\$0.00

New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$12.32

Non-fuel energy charge: \$0.094820 per kWh

Fuel charge: \$0.031510 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 AC96442. Next meter reading Aug 4, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	00088		00088		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 6, 2023	Jun 5, 2023	Jul 6, 2022
kWh Used	0	2	2
Service days	31	32	33
kWh/day	0	0	0
Amount	\$25.66	\$25.78	\$25.75

KEEP IN MIND

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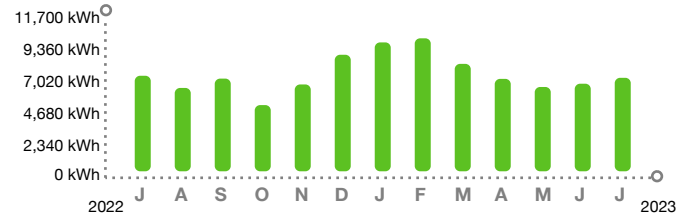
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**Electric Bill Statement****For:** Jun 5, 2023 to Jul 6, 2023 (31 days)**Statement Date:** Jul 6, 2023**Account Number:** 29316-45333**Service Address:**5705 KEY WEST PL # REC
BRADENTON, FL 34203**HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$744.98**

TOTAL AMOUNT YOU OWE

Jul 27, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	792.59
Payments received	-792.59
Balance before new charges	0.00
Total new charges	744.98
Total amount you owe	\$744.98

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 27, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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29316-45333

ACCOUNT NUMBER

\$744.98

TOTAL AMOUNT YOU OWE

Jul 27, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	792.59
Payment received - Thank you	-792.59
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$29.98

Non-fuel: (\$0.034670 per kWh) \$258.50

Fuel: (\$0.031510 per kWh) \$234.94

Demand: (\$12.65 per KW) \$202.40

Electric service amount 725.82

Gross receipts tax (State tax) 18.62

Taxes and charges 18.62

Regulatory fee (State fee) 0.54

Total new charges \$744.98

Total amount you owe \$744.98

METER SUMMARY

Meter reading - Meter KE83217. Next meter reading Aug 4, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	47421		39965		7456
Demand KW	16.13				16

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 6, 2023	Jun 5, 2023	Jul 6, 2022
kWh Used	7456	6986	7620
Service days	31	32	33
kWh/day	240	218	230
Amount	\$744.98	\$792.59	\$728.11

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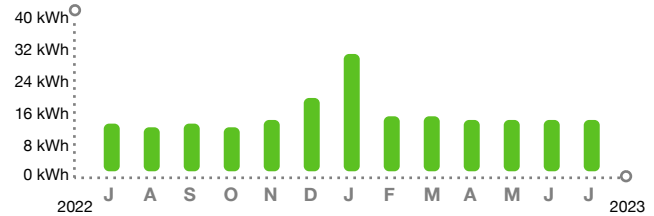
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**Electric Bill Statement****For:** Jun 5, 2023 to Jul 6, 2023 (31 days)**Statement Date:** Jul 6, 2023**Account Number:** 43460-49218**Service Address:**5412 53RD AVE E # ENT LTS
BRADENTON, FL 34203**HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$26.45**

TOTAL AMOUNT YOU OWE

Jul 27, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after September 27, 2023 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	26.51
Payments received	-26.51
Balance before new charges	0.00
Total new charges	26.45
Total amount you owe	\$26.45

(See page 2 for bill details.)

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43460-49218

ACCOUNT NUMBER

\$26.45

TOTAL AMOUNT YOU OWE

Jul 27, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	26.51
Payment received - Thank you	-26.51
Balance before new charges	\$0.00

New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$11.31

Non-fuel: (\$0.094820 per kWh) \$1.34

Fuel: (\$0.031510 per kWh) \$0.44

Electric service amount 25.77

Gross receipts tax (State tax) 0.66

Taxes and charges 0.66

Regulatory fee (State fee) 0.02

Total new charges \$26.45

Total amount you owe \$26.45

METER SUMMARY

Meter reading - Meter AC64512. Next meter reading Aug 4, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	04213		04199		14

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 6, 2023	Jun 5, 2023	Jul 6, 2022
kWh Used	14	14	13
Service days	31	32	33
kWh/day	0	0	0
Amount	\$26.45	\$26.51	\$26.27

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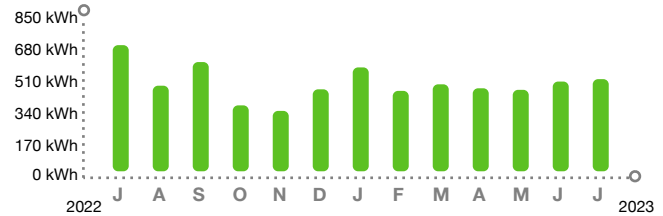
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**Electric Bill Statement****For:** Jun 5, 2023 to Jul 6, 2023 (31 days)**Statement Date:** Jul 6, 2023**Account Number:** 50311-56333**Service Address:**5414 HARBORAGE AVE #GATE HSE
BRADENTON, FL 34203**HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$82.26**

TOTAL AMOUNT YOU OWE

Jul 27, 2023

NEW CHARGES DUE BY

Pay \$73.66 instead
of \$82.26 by your
due date. Enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	82.49
Payments received	-82.49
Balance before new charges	0.00
Total new charges	82.26
Total amount you owe	\$82.26

(See page 2 for bill details.)

KEEP IN MIND

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50311-56333

ACCOUNT NUMBER

\$82.26

TOTAL AMOUNT YOU OWE

Jul 27, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	82.49
Payment received - Thank you	-82.49
Balance before new charges	\$0.00

New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$50.63

Fuel: (\$0.031510 per kWh) \$16.83

Electric service amount 80.14

Gross receipts tax (State tax) 2.06

Taxes and charges 2.06

Regulatory fee (State fee) 0.06

Total new charges \$82.26

Total amount you owe \$82.26

METER SUMMARY

Meter reading - Meter AC96444. Next meter reading Aug 4, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	20038		19504		534

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 6, 2023	Jun 5, 2023	Jul 6, 2022
kWh Used	534	520	731
Service days	31	32	33
kWh/day	17	16	22
Amount	\$82.26	\$82.49	\$96.91

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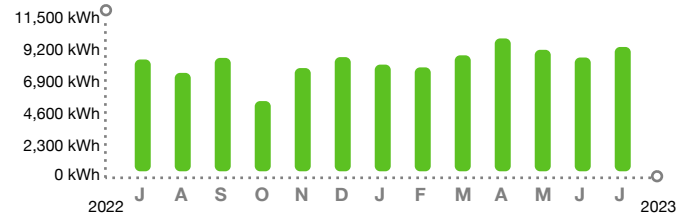
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**Electric Bill Statement****For:** Jun 5, 2023 to Jul 6, 2023 (31 days)**Statement Date:** Jul 6, 2023**Account Number:** 72537-70148**Service Address:**5705 KEY WEST PL # IRR
BRADENTON, FL 34203**HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,056.48**

TOTAL AMOUNT YOU OWE

Jul 27, 2023

NEW CHARGES DUE BY

Pay \$975.53 instead
of \$1,056.48 by your
due date. Enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,022.57
Payments received	-1,022.57
Balance before new charges	0.00
Total new charges	1,056.48
Total amount you owe	\$1,056.48

(See page 2 for bill details.)

KEEP IN MIND

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72537-70148

ACCOUNT NUMBER

\$1,056.48

TOTAL AMOUNT YOU OWE

Jul 27, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,022.57
Payment received - Thank you	-1,022.57
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$29.98

Non-fuel: (\$0.034670 per kWh) \$337.97

Fuel: (\$0.031510 per kWh) \$307.16

Demand: (\$12.65 per KW) \$354.20

Electric service amount 1,029.31

Gross receipts tax (State tax) 26.41

Taxes and charges 26.41

Regulatory fee (State fee) 0.76

Total new charges \$1,056.48

Total amount you owe \$1,056.48

METER SUMMARY

Meter reading - Meter KN94969. Next meter reading Aug 4, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	17982		08234		9748
Demand KW	27.52				28

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 6, 2023	Jun 5, 2023	Jul 6, 2022
kWh Used	9748	8921	8766
Service days	31	32	33
kWh/day	314	278	265
Amount	\$1,056.48	\$1,022.57	\$938.49

KEEP IN MIND

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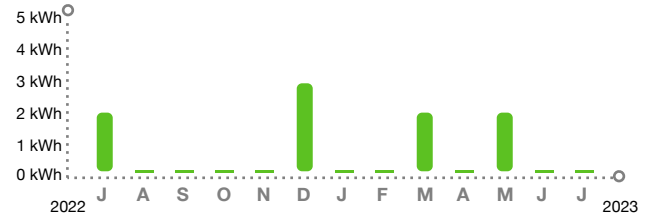
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**Electric Bill Statement****For:** Jun 5, 2023 to Jul 6, 2023 (31 days)**Statement Date:** Jul 6, 2023**Account Number:** 78984-82513**Service Address:**5605 SOUTHERNMOST LN # IRR
BRADENTON, FL 34203**HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

Jul 27, 2023

NEW CHARGES DUE BY

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	25.66
Total amount you owe	\$25.66

(See page 2 for bill details.)

KEEP IN MIND

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The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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78984-82513

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Jul 27, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: HARBORAGE AT BRADEN
RIVER COMMUNITY
DEVELOPMENT DIST

Account Number: 78984-82513

FPL.com Page 2

E001

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: \$12.68

Minimum base bill charge: \$12.32

Non-fuel energy charge: \$0.094820 per kWh

Fuel charge: \$0.031510 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 Aug 4, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	00493		00493		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 6, 2023	Jun 5, 2023	Jul 6, 2022
kWh Used	0	0	2
Service days	31	32	33
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$25.75

KEEP IN MIND

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**Electric Bill Statement****For:** Jun 5, 2023 to Jul 6, 2023 (31 days)**Statement Date:** Jul 6, 2023**Account Number:** 79846-64172**Service Address:**

5705 KEY WEST PL #SL

BRADENTON, FL 34203

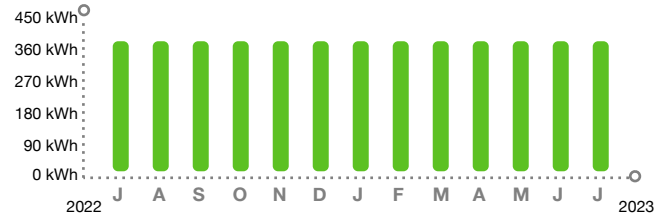
HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL**\$34.80**

TOTAL AMOUNT YOU OWE

Jul 27, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	36.11
Payments received	-36.11
Balance before new charges	0.00
Total new charges	34.80
Total amount you owe	\$34.80

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 27, 2023 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 new fuel reduction effective July 1, 2023. 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

5203798466417260843000000

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

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:

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

\$34.80

TOTAL AMOUNT YOU OWE

Jul 27, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	36.11
Payment received - Thank you	-36.11
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	31.97
Gross receipts tax (State tax)	0.82
Franchise fee (Reqd local fee)	1.98
Taxes and charges	2.80
Regulatory fee (State fee)	0.03
Total new charges	\$34.80
Total amount you owe	\$34.80

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

Non-fuel energy charge:	\$0.049080 per kWh
Fuel charge:	\$0.030850 per kWh

METER SUMMARY

Next bill date Aug 4, 2023.

Usage Type	Usage
Total kWh used	399

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 6, 2023	Jun 5, 2023	Jul 6, 2022
kWh Used	399	399	399
Service days	31	32	33
kWh/day	13	12	12
Amount	\$34.80	\$36.44	\$29.74

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://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://fpl.com/BusinessOnCall)

Outstanding reliability

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

[FPL.com/Reliability](https://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.



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

For: 06-05-2023 to 07-06-2023 (31 days)
kWh/Day: 13
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: Account Number:
HARBORAGE AT BRADEN 79846-64172
RIVER COMMUNITY
DEVELOPMENT DIST

For: 06-05-2023 to 07-06-2023 (31 days)
kWh/Day: 13
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							0.06
Environmental cost recovery charge							0.18
Storm restoration recovery charge							6.09
Transition rider credit							-1.65
Storm protection recovery charge							1.15
Fuel charge							12.31
Electric service amount							31.97
Gross receipts tax (State tax)							0.82
Regulatory fee (State fee)							0.03
Franchise fee (Reqd local fee)							1.98
Total						399	34.80

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



Date of Bill
Account Number

6/22/23
941-753-1478-093004-5

LET FRONTIER® BE YOUR TECH SUPPORT

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need—without the overhead—with Frontier Premium Tech Pro.

business.frontier.com



For help: Customer Service at frontier.com/helpcenter or chat at frontier.com/chat. Visually impaired/TTY customers, call 711. For languages other than English or Spanish, call 1-833-557-1929.

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

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 CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.



Date of Bill
Account Number

6/22/23
941-753-1478-093004-5

CURRENT BILLING SUMMARY

Local Service from 06/22/23 to 07/21/23

Qty Description	941/753-1478.0	Charge
Basic Charges		
Frontier Freedom for Business		87.00
Business Line - 2 Yr Term		32.95
2 Multi-Line Federal Subscriber Line Charge		16.80
2 Access Recovery Charge Multi-Line Business		7.16
Frontier Roadwork Recovery Surcharge		2.75
FL State Communications Services Tax		7.75
Federal USF Recovery Charge		6.96
County Communications Services Tax		3.83
FCA Long Distance - Federal USF Surcharge		3.77
FL State Gross Receipts Tax		3.01
Federal Excise Tax		1.80
2 Manatee Co 911 Surcharge		.80
FL State Gross Receipts Tax		.25
2 FL Telecommunications Relay Service		.20
Total Basic Charges		175.03
Non Basic Charges		
Federal Primary Carrier Multi Line Charge		11.99
Non-Published Listing		7.00
FCA Long Distance - Federal USF Surcharge		3.48
FL State Communications Services Tax		1.10
County Communications Services Tax		.55
Federal Excise Tax		.21
FL State Gross Receipts Tax		.01
Total Non Basic Charges		24.34
TOTAL		199.37

CUSTOMER TALK

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 \$191.64 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.

**Detail of Frontier Com of America Charges**

Toll charged to 941/727-5500

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	1 MAY 22	10:13A	2.0	DD	COLUMBUS OH (614)397-6521	.00 U
941/727-5500						Subtotal .00

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
941/727-5500	1	2	.00
***Customer Summary	1	2	.00

Caller Summary Report

	Calls	Minutes	Amount
Interstate	1	2	.00
***Customer Summary	1	2	.00



Envera

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

Invoice	
Invoice Number 728394	Date 06/01/2023
Customer Number 300015	Due Date 07/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Harborage on Braden River	300015		06/01/2023	07/01/2023

Quantity	Description	Months	Rate	Amount
300015 - Gate Access - Harborage on Braden River - 5705 Key West Place, Bradenton, FL				
1.00	Envera Kiosk System 07/01/2023 - 07/31/2023	1.00	\$411.92	\$411.92
1.00	Service & Maintenance 07/01/2023 - 07/31/2023	1.00	\$236.55	\$236.55
1.00	MyEnvera Additional Residents 07/01/2023 - 07/31/2023	1.00	\$108.00	\$108.00
1.00	Virtual Gate Guard Monitoring 07/01/2023 - 07/31/2023	1.00	\$3,037.50	\$3,037.50
			Subtotal:	\$3793.97
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$3793.97

Date	Invoice #	Description	Amount	Balance Due
6/1/2023	728394	Alarm Monitoring Services	\$3793.97	\$3793.97

Envera

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

Invoice	
Invoice Number 728394	Date 06/01/2023
Customer Number 300015	Due Date 07/01/2023

Net Due: \$3,793.97
Amount Enclosed: \$3,793.97

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

Harbourage at Braden River CDD

Manatee County Utilities Dept
6/15-7/15

Invoice #: July 23
7/20/2023

Account No.:	Amount	Due	Address:	Acct Coding
178225 121102	\$181.10	8/10/2023	5705 Key West Pl (Rec Center)	53600-4301
178225 121765	\$36.32	8/10/2023	5414 Harbourage Ave (Gate)	52900-4308
227187 130781	\$25.70	8/10/2023	5651 Key West Pl (Docks)	53600-4644
Grand Total	\$243.12			

Summary:

53600-4301	\$181.10
52900-4308	\$36.32
53600-4644	\$25.70
	<u>\$243.12</u>

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 178225-121102
HARBORAGE ON BRADEN RIVER CDD
5705 KEY WEST PL

BILLING DATE: 20-JUL-2023
DUE DATE: 10-AUG-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS		PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
			Previous Balance:				219.78
			Payments Received:				219.78
			Balance Forward:				0.00
06/15	07/15	30	Wtr Com. Individual	19780	19888	108	
			Water Usage				27.86
			Cost Of Basic Service				14.51
			Swr Com Individual			108	
			Sewer Usage				61.67
			Cost Of Basic Service				36.68
			F2_Com. Solid Waste				
			Commercial Can				40.38
			Total New Charges				181.10
Total Amount Due:							\$181.10

Manatee County is Hiring! Find Work That Matters
at <https://www.governmentjobs.com/careers/manateecounty>.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	5705 KEY WEST PL
ACCOUNT NUMBER	178225-121102
BILLING DATE	20-JUL-2023
DUE DATE	10-AUG-2023
TOTAL AMOUNT NOW DUE:	\$181.10

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0720A 7000003525 00.0013.0108 3479/1 3479 1 MB 0.561



HARBORAGE ON BRADEN RIVER CDD
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000178225Z000000181100121102

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 178225-121765
HARBORAGE ON BRADEN RIVER CDD
5414 HARBORAGE AVE

BILLING DATE: 21-JUL-2023
DUE DATE: 11-AUG-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS		PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
			Previous Balance:				34.49
			Payments Received:				34.49
			Balance Forward:				0.00
06/15	07/15	30	Wtr Com. Individual Water Usage	298	298		
			Cost Of Basic Service Swr Com Individual Sewer Usage				10.73
			Cost Of Basic Service				25.59
			Total New Charges				36.32
Total Amount Due:							\$36.32

Manatee County is Hiring! Find Work That Matters
at <https://www.governmentjobs.com/careers/manateecounty>.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	5414 HARBORAGE AVE
ACCOUNT NUMBER	178225-121765
BILLING DATE	21-JUL-2023
DUE DATE	11-AUG-2023
TOTAL AMOUNT NOW DUE:	\$36.32

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0721A 7000008287 00.0027.0139 8170/1 8170 1 MB 0.561



HARBORAGE ON BRADEN RIVER CDD
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000178225Z00000036320121765

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 227187-130781
HARBOURAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT D
5651 KEY WEST PL

BILLING DATE: 20-JUL-2023
DUE DATE: 10-AUG-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						27.09
Payments Received:						27.09
Balance Forward:						0.00
06/15	07/15	30	1574	1588	14	
Wtr Com. Individual						
Water Usage						3.61
Cost Of Basic Service						22.09
Total New Charges						25.70
Total Amount Due:						\$25.70

Manatee County is Hiring! Find Work That Matters
at <https://www.governmentjobs.com/careers/manateecounty>.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	5651 KEY WEST PL
ACCOUNT NUMBER	227187-130781
BILLING DATE	20-JUL-2023
DUE DATE	10-AUG-2023
TOTAL AMOUNT NOW DUE:	\$25.70

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0720A 7000003526 00.0013.0109 3480/1 3480 1 MB 0.561



HARBOURAGE AT BRADEN RIVER COMMUNITY
DEVELOPMENT D
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000227187Z00000025700130781



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
59186253

INVOICE DATE
Jun 29, 2023

JOB ADDRESS

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

Completed Date: 7/11/2023

Payment Term: Net 30

Due Date: 7/29/2023

DESCRIPTION OF WORK

6/27/23 Romain
Closed pool and shocked for black dot algae.

6/28/23 Romain
Turned pool cir pumps on, and left pool closed. I brushed remaining black dot in pool. Will need to come back and dive pool and scrub remaining black dot on walls

6/29/23
Reopened pool

7/11/23 Romain

Scrubbed remaining black dot algae in pool.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Black dot algae treatment.	1.00	\$400.00	\$400.00
2	Service Call for follow dive	1.00	\$115.00	\$115.00

RECEIVED
07/13/23

SUB-TOTAL \$515.00

TOTAL DUE \$515.00

BALANCE DUE **\$515.00**



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
59238585

INVOICE DATE
Jul 07, 2023

JOB ADDRESS

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

Completed Date: 7/7/2023

Payment Term: Net 30

Due Date: 8/6/2023

DESCRIPTION OF WORK

7/5/23 Romain

I called when I got here, and he did not answer my call. I left and went to do another job. Tony called me one hour later, and told me he is leaving ladder treads inside cabinet by grill in pool area. I told him I might not be able to do job today, and he said that was fine.

7/7/23 Romain

Installed customer's ladder treads and hardware to north pool ladder.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Service Call for diagnostic, troubleshooting and repair, up to 1 hour.	1.00	\$115.00	\$115.00
2	Labor charge - Additional time over 1hr	0.25	\$115.00	\$28.75

SUB-TOTAL \$143.75

TOTAL DUE \$143.75

BALANCE DUE **\$143.75**

RECEIVED
07/11/23



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
59343119

INVOICE DATE
Jul 06, 2023

JOB ADDRESS

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

Completed Date: 7/6/2023

Payment Term: Net 30

Due Date: 8/5/2023

DESCRIPTION OF WORK

Replaced the cartridge elements for the pool and spa.

Materials

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
1	Pleatco cartridge element for Pentair CC100 filters (Pool)	5.00	\$119.22	\$596.10
2	Pleatco cartridge element for Pentair CC100 filters (Spa)	2.00	\$119.22	\$238.44
3	CC Filter Body Oring (Pool & Spa)	7.00	\$23.04	\$161.28

SUB-TOTAL \$995.82

TOTAL DUE \$995.82

BALANCE DUE **\$995.82**

RECEIVED
07/10/23



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
59524232

INVOICE DATE
Jul 03, 2023

JOB ADDRESS

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

Billing Date: 7/1/2023

Due Date: 7/3/2023

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Commercial Pool Service	1.00	\$510.00	\$510.00

RECEIVED
07/03/2023

SUB-TOTAL \$510.00

TOTAL DUE \$510.00

BALANCE DUE **\$510.00**

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

Invoice

Date	Invoice #
7/1/2023	INV0000081350

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
7/12/2023	INV0000081542

Bill To:

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

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	\$411.58	\$411.58
Subtotal			\$411.58
Total			\$411.58

RECEIVED
07/12/23

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

Invoice

Date	Invoice #
6/30/2023	INV0000081469

Bill To:

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

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

[illegible]

Rizzetta & Company, Inc.

3434 Colwell Avenue

Suite 200

Tampa FL 33614

Invoice

Date	Invoice #
7/21/2023	INV0000082157

Bill To:

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

[illegible]

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

Invoice

Date	Invoice #
7/7/2023	INV0000081492

Bill To:

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

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

[illegible]

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
7/5/2023	2442

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

		Terms	Project	
		Due on receipt	CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
6/14/2023	Prep work for CDD meeting, review agenda items, print pertinent documents then attend CDD meeting.	2.25	160.00	360.00
6/16/2023	Prep work for site review regarding sidewalk deficiencies. Print maps then perform site review.	1.75	160.00	280.00
6/20/2023	Site review to check on sidewalk deficiencies. Prepare sidewalk and pond bank repair bid packages and send to contractors for bids.	2.5	160.00	400.00
Please make checks payable to Schappacher Engineering Thank you for your business!		Total		
		\$1,040.00		

RECEIVED
07/06/23



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: PSI-92376
Invoice Date: 7/1/2023

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

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

Ship Via
Ship Date 7/1/2023
Due Date 7/31/2023
Terms Net 30

Customer ID 9014
P.O. Number
P.O. Date 7/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2023 - 9/30/2023 Harbourage/Braden Cdd-Wetland/MT-ALL		1	1	1,903.00	1,903.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,903.00

Subtotal: 1,903.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 1,903.00



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: PSI-92377
Invoice Date: 7/1/2023

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

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

Ship Via
Ship Date 7/1/2023
Due Date 7/31/2023
Terms Net 30

Customer ID 9014
P.O. Number
P.O. Date 7/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2023 - 7/31/2023 Harbourage/Braden Cdd-Lake-ALL		1	1	470.00	470.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 470.00

Subtotal: 470.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 470.00



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: PSI-92520
Invoice Date: 7/1/2023

Bill
To: Harbourage at Braden River CDD
Rizzetta and Company
9428 Camden Field Parkway
Riverview, 33578

Ship
To: Harbourage at Braden River CDD
Rizzetta and Company
9428 Camden Field Parkway
Riverview, FL 33578

Ship Via
Ship Date 7/1/2023
Due Date 7/31/2023
Terms Net 30

Customer ID 0376380
P.O. Number
P.O. Date 7/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2023 - 9/30/2023 Harborage/Br VTX Fountain 1 Site #1		1	1	186.00	186.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 186.00

Subtotal: 186.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 186.00

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

July 17, 2023

Client: 001435

Matter: 000001

Invoice #: 23342

Page: 1

RE: General

For Professional Services Rendered Through July 11, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
5/24/2023	MS	REVIEW PROPOSED BUDGET FOR POSSIBLE INCREASE AND NOTED INCREASE.	0.3	\$52.50
5/25/2023	MS	PREPARE PUBLICATION ADS FOR 23/24 BUDGET HEARING.	1.2	\$210.00
5/31/2023	JMV	REVIEW COMMUNICATION FROM D. KRONICK; REVIEW LEGAL NOTICE.	0.2	\$61.00
6/8/2023	JMV	REVIEW COMMUNICATION FROM B. LHEUREUX; REVIEW CDD FINANCIAL STATEMENTS.	0.3	\$91.50
6/8/2023	MS	PREPARE MAILED NOTICE FOR 2023/2024 BUDGET INCREASE.	0.6	\$105.00
6/13/2023	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.8	\$244.00
6/14/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.6	\$488.00
6/15/2023	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING.	0.6	\$183.00
6/22/2023	MS	TRANSMIT PUBLICATION ADS FOR 2023/2024 BUDGET HEARING.	0.2	\$35.00
6/23/2023	JMV	PREPARE LEGAL NOTICES FOR CDD BOARD MEETING AND PUBLIC HEARING.	0.9	\$274.50
Total Professional Services			6.7	\$1,744.50

July 17, 2023
Client: 001435
Matter: 000001
Invoice #: 23342

Page: 2

RECEIVED
07/18/23

Total Services	\$1,744.50
Total Disbursements	\$0.00
Total Current Charges	\$1,744.50
Previous Balance	\$1,011.00
Less Payments	(\$1,011.00)
PAY THIS AMOUNT	\$1,744.50

Please Include Invoice Number on all Correspondence

START	06/26/23 13:00:10
FINISH	06/26/23 13:03:40
START COUNT	0.0 GALLONS
END NET COUNT	76.8 GALLONS
NET DELIVERY	76.8 GALLONS
1	LPG.1
VOLUME CORRECTED TO	60 DEG. F
SALE NUMBER	11438
METER NUMBER	115284101

For Inquiries, please call 800-776-7263 or your local office 941-755-1531	RECEIVED BY:
Liquefied Petroleum Gas, 2.1, UN 1075, Product: Propane, Non-Corrosive	

RECEIVED BY:	
--------------	--

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

**Thank You For
Your Business!**

INVOICE

ACCOUNT NO: 1564-093972
DELIVERY DATE: 6/26/23 13:41
INVOICE NO. 1564-421606

DUPLICATE Item# 1515384 OPR 5209 1212

AMOUNT DUE	\$380.38
DUE DATE	7/3/23
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

15644006262340000380380000380380000093970

SUBURBAN PROPANE

DATE 07/22/23
START COUNT 0.0 GALLONS
NET DELIVERY 43.0 GALLONS
LPG 1
VOLUME CORRECTED TO 60 DEG. F
SALE NUMBER 4200800103
METER NUMBER 14731
UNIT ID 219164

INVOICE NO	QUANTITY	DESCRIPTION	AMOUNT
1564-455661	43.0 gallons	PROPANE @\$4.665/GALLON SAFETY P&T FEE TRANSPORTATION INVOICE SUBTOTAL PLEASE PAY THIS AMOUNT	\$200.60 12.92 9.19 \$222.71 \$222.71
		If Safety P&T is noted above see "Fees" on reverse for a description of this Safety & Training Practices Fee	
SUBURBAN PROPANE-1564			
PO# _____ Driver ID 205 Name: THE HARBORAGE ON BRADEN RIVER ACCT.#: 1564-093972-001 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		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

Thank You For
Your Business!

INVOICE

ACCOUNT NO: 1564-093972
DELIVERY DATE: 7/22/23 11:58
INVOICE NO. 1564-455661

DUPLICATE Item# 1515384 OPR 5209 1212

AMOUNT
DUE \$222.71

DUE DATE 7/29/23

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 7 2 2 2 3 1 0 0 0 0 2 2 2 7 1 0 0 0 0 2 2 2 7 1 0 0 0 0 0 9 3 9 7 4

RECEIVED
07/22/23



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

--
Billing@WaterBoyInc.com
www.WaterboyInc.com

Invoice # 00403078

Fri, Jun 30 2023, 08:18am
Driver: Administrator
Rte-Day-Stop: RB06--0140

Account # 025660

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

Item	Qty	Price	Amount
Quarterly Jul-Sep WE19F04817	1 @	9.00	9.00
Sales			9.00
Subtotal			9.00
Sales Tax			0.00
INVOICE TOTAL			9.00
Previous Balance			17.90
Account Balance			26.90

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 # 24138999

Thu, Jun 15 2023, 10:26am
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	3 @	5.30	15.90
Delivery charge	1 @	2.00	2.00
Sales			17.90
Deposit Detail			
5 Gallon Bottle	Deliv: 3	Ret: 3	Net: 0
Subtotal			17.90
Sales Tax			0.00
INVOICE TOTAL			17.90
Previous Balance			0.00
Account Balance			17.90

Next Delivery: 07/14/2023

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 # 24141095
Fri, Jul 14 2023, 10:19am
Driver: Haywood, Dorian
Rte-Day-Stop: RB06-10-0170

Account # 025660
HARBORAGE CDD*
5705 KEY WEST PLACE
CODE 4591 LOCKBX BY DOOR
BRADENTON FL 33614

Item	Qty	Price	Amount
5 Gal. Drinking	4 @	5.30	21.20
Delivery charge	1 @	2.00	2.00
Sales			23.20
Deposit Detail			
5 Gallon Bottle	Deliv: 4	Ret: 4	Net: 0
Subtotal			23.20
Sales Tax			0.00
INVOICE TOTAL			23.20
Previous Balance			26.90
Account Balance			50.10

RECEIVED
07/17/23

Next Delivery: 08/11/2023

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

Tab 5



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

ESTIMATE
60874041

ESTIMATE DATE
Aug 03, 2023

JOB ADDRESS

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

Job: 60833034

ESTIMATE DETAILS

Spa Heater Repair:

The spa heater is leaking at the flow switch. The RayPak flow switch will need to be replaced.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Labor charge	1.50	\$115.00	\$172.50

Materials

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
1	Flow Switch Kit	1.00	\$277.28	\$277.28

SUB-TOTAL \$449.78

TOTAL \$449.78

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES OR AN INVOICE. DO NOT MAKE A PAYMENT. The summary above is furnished by Pools by Lowell, Inc. as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here

Date

Tab 6

Clean Cut Tree Service

2255 61st St
Sarasota, FL 34243 US
941-485-1400
cleancuttree941@gmail.com



Estimate

ADDRESS
HARBOURAGE AT BRADEN RIVER CDD
RIZETTA & CO
5705 KEY WEST PLACE
BRADENTON, FL 34203
TONY GIPE 941-650-2780
HARBOURAGECDDMANAGER@GMAIL.COM

ESTIMATE 6147
DATE 08/18/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		ESTIMATE			
		MEET MIKE MONTE AT THE CLUBHOUSE			
		5705 KEY WEST PLACE			
		ALREADY ADDED TO GUEST LIST AT THE GATE			
		ROAD CLEARANCE 14'			
		STREET SIGNS AND LIGHTS TO BE CLEARED FOR VIEW OF TRAFFIC AND 5' CLEARANCE AROUND SIGN			
	Services	TOTAL COST:			3,210.00

IF THIS ESTIMATE MEETS YOUR APPROVAL, PLEASE CALL OR EMAIL THE OFFICE TO SCHEDULE YOUR WORK DAY!

TOTAL

\$3,210.00

Accepted By

Accepted Date

Tab 7



941-400-9109 | hershbergerpainting.com



Family-Owned & Operated

Thank you for considering Hershberger Painting for your painting and finishing needs. The birth of our company really harkens back to my youth, growing up painting alongside my father in his own company.

Born and raised in Sarasota, I've seen a lot of changes in our industry as well as the necessity FOR change. While I went on to college, earning undergraduate and graduate degrees, I continued to paint to pay my way, never intending to continue the family trade. But, as with anything, providence has a way of altering a person's intentions and we ultimately incorporated Hershberger Painting in the fall of 2019.

Since then, our mission has been to provide exceptional painting experiences because we believe all people should live in beautiful spaces. Our company culture is focused around three key traits - being pleasant and meticulous and taking ownership of our craft.

We are also passionate about raising up and training highly effective craftspeople through our apprenticeship program. Our future is dependent upon good people who not only take pride in what they do but who are also constantly honing their trade.

This is our story and we would love if you would allow us to be a small part of yours!



Douglas Hershberger

Douglas Hershberger

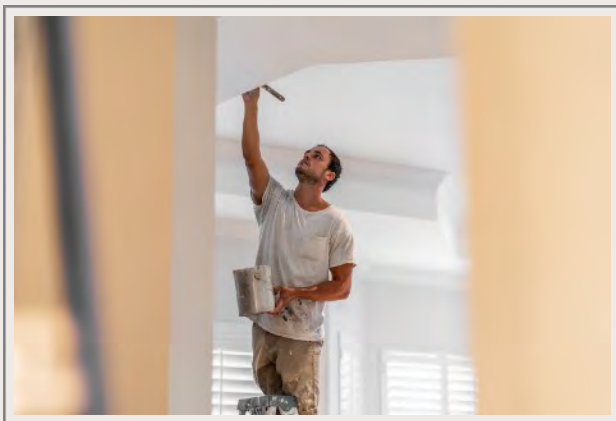
What can you expect when hiring Hershberger Painting?

Experienced consumers know a quality product is worth the price. At Hershberger Painting, we provide an unbeatable painting experience. In order to maintain this level of service, we charge commensurate prices. Potential clients sometimes hesitate when they see our estimates are higher than expected. Yet by the time the painting is complete, they always agree –it was worth every penny.



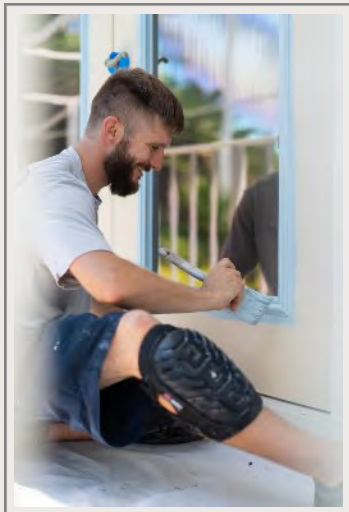
Core Values

- Our first and foremost priority is **customer service**. From estimate to final walk-through, we want you to be fully satisfied with your experience.
- **Craftsmanship** is our pride and passion. We highly value the skills we have and seek to elevate them through deliberate training in the shop and practice in the field, improving everyday in raising the industry standard.
- **Communication** and **Ownership** are the connecting characteristics between creating an excellence customer experience and producing unparalleled painting work. We constantly strive to communicate early and often with each other and with you, as well as taking ownership over what we do.



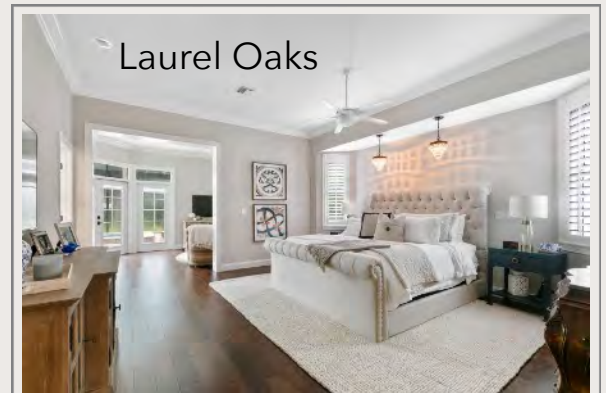
What makes us different than other painting companies?

- ✓ Fully insured with worker's compensation & superior liability policies
- ✓ 8+ year labor & material warranties on all exteriors
- ✓ 5-star rated on Google & Facebook
- ✓ In-house trained employees using PCA (*Painting Contractor Association*) standards
- ✓ Background-screened and drug tested employees
- ✓ White-glove interior painting experience including cleaning services
- ✓ Family-owned and operated business in Sarasota since 1970



Our customers are people who...

- ✓ are more interested in overall value than in lowest price.
- ✓ not only care about the product they receive, but also the quality of the service.
- ✓ want their work done correctly and appreciate good communication through the process.
- ✓ have busy lives and want a painting contractor they can trust in their homes.
- ✓ want their properties to look spectacular and know that it takes a special kind of contractor to make it happen



Tab 8

ESTIMATE

Daystar Exterior Cleaning, Inc
P.O Box 1547
Bradenton, FL 34206

daystarcleans@gmail.com
(941) 592-5990
<http://daystarcleans.com>



Harborage at Braden River

Bill to
Harborage at Braden River
12750 Citrus Park Lane Suite 115
Tampa, FL 33625

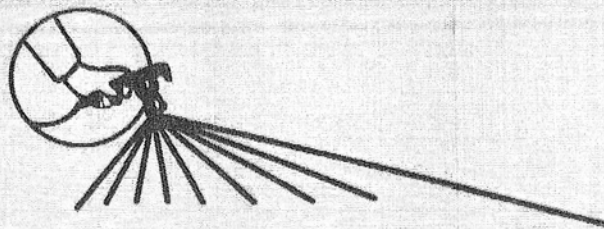
Estimate details
Estimate no.: 2946
Estimate date: 08/29/2023

Product or service		Amount
1. Monument Signs	1 unit × \$100.00	\$100.00
clean monument sign at Natalie/State road 70 and sign at Natalie Entrance		
2. Fencing	1 unit × \$300.00	\$300.00
park fencing - clean all white fencing around community park		
3. Gate Cleaning	1 unit × \$225.00	\$225.00
Surface clean and treat gates including white fence at gate (does not include fence going towards natalie)		
4. Gate Cleaning	1 unit × \$125.00	\$125.00
Surface clean and treat emergency gate in back of community including connecting white fence		
Total		\$750.00

Note to customer

Daystar takes the utmost care to ensure your property is both clean and safe. Daystar is not responsible for any damage to personal property associated with activities involving the cleaning/sealing of stated residence.

Tab 8A



"WESCO"

Pressure Cleaning Inc.

4913 37th Street East
Bradenton, FL 34203
941-795-8400

8-3-23

PROPOSAL:

Harborage
5705 Key West Pl.
Bradenton, Fl. 34203
C/O Tony Gipe
941-727-5500

FOR MILDEW TREATING AND PRESSURE WASHING ALL AREAS OUTLINED IN PROPOSAL
ACCORDING TO MEETING WITH MANAGER ON 7-25-23

"LET'S GO WITH WESCO!"

NOTES:

Some areas will have to be surfaced cleaned, and some areas will need to be post treated, this is included in the above mentioned cost. A Fire Hydrant will be accessed from manatee county for water supply, which is also included in the above mentioned cost. Estimated time to complete above mentioned work 12-15 days. As subject to weather conditions.

OPTIONS:

Wesco pressure cleaning is willing to offer a two year (2) contract to reserve this pricing if is so desired by owners:

TERMS AND PRICING:

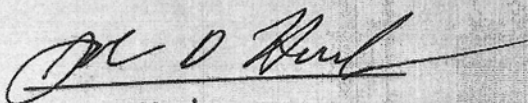
We propose to hereby furnish labor and materials to complete the above mentioned work as specified and outlined above for the sum of: \$17,395.00

PRICE: \$17,395.00

TERMS: Deposit of \$7,500.00 Due before work is started, Balance on completion of \$9,895.00

WESCO

OWNER OR AGENT:



John D. Hurley

SPECIFICATIONS:

MARINA:

Mildew treat and pressure wash all white caps on post, all white boxes, all concrete, all walkways and any areas with signs of mildew. (Excluding white gazebo)

Cost: \$2,475.00

SIDEWALKS:

Includes all sidewalks except the condo areas as outlined in red in the attached photo.

Includes lift station drive.

Includes aprox. 71 road signs.

Includes curbs in front of clubhouse and walkways if needed.

Specifications: Mildew treat and pressure wash all sidewalks and areas outlined above.

Cost: \$6,950.00

STREET CURBS:

Street curbs will be cleaned the same as sidewalks, mildew treated and pressure washed and all areas except those outlined in red by attached photo. (These are to be done every other year as requested by manager.)

Cost: \$6,485.00

Clubhouse Roof:

Mildew treat and rinse with low pressure. All work will be done from the ground or from approved ladders and or scaffolding.

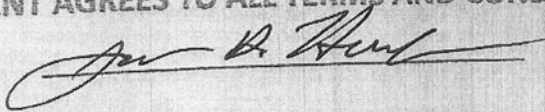
Cost: \$1,485.00

TERMS AND CONDITIONS

- **Access.** Client agrees to provide Contractor with adequate access to water and other utilities as needed to complete work outlined in contract. Contractor is not liable for any other work done by other persons or person either before, during or after work outlined in contract is completed.
- **Payment terms.** Client hereby agrees to all terms outlined in contract regarding payments. All payments will be made in timely fashion. Client agrees to pay interest of 2% per month on any unpaid balances over 30 days old. Unless otherwise stated in writing by both parties. Client shall not withhold any part of the agreement amount for which payment is due under the agreement. The total agreement price, including the charges for changes/extras, shall be payable to Contractor in accordance with the agreed upon terms. The failure of Client to make proper payment to Contractor when due shall entitle Contractor to suspend all work, shipments and/or warranties until full payment is made.
- **Client Property Protection.** Contractor agrees to protect client property to the best of his ability. Due to the nature of the construction to be done at Client's request, the Contractor is not responsible for any damage to curbs, walkways, driveways, or personal property due to the delivery of materials or use of equipment by Contractor or any other suppliers used during proposed work. Contractor is not responsible/liable for any hairline cracks, or any damage to structure due to the removal and reinstalling of painted surfaces.
- **Choice of Law, Venue, and Attorney Fees.** The laws of the State of Florida shall govern this agreement. Should Contractor employ and attorney to institute litigation or arbitration to enforce any of the provisions hereof, to protect its interest in any matter arising out of or related to this agreement. Contractor shall be entitled to recover from the Client all its attorney fees and costs/expenses incurred therein, including attorney's fees and costs, also including expenses incurred at mediation.

X

CLIENT AGREES TO ALL TERMS AND CONDITIONS.



John D. Hurley

WESCO PRESSURE CLENGING!

Tab 8B



JD Cleaning & Painting

The Gold Standard of Home Care

3310 55th Drive East
Bradenton, FL 34203

Proposal for Residential Pressure Washing and Soft Wash Cleaning

August 1, 2023

Harborage
5705 Key West Place
Bradenton, FL 34203
CC: Tony Gipe
O: 941-727-5500
C: 941-650-2780

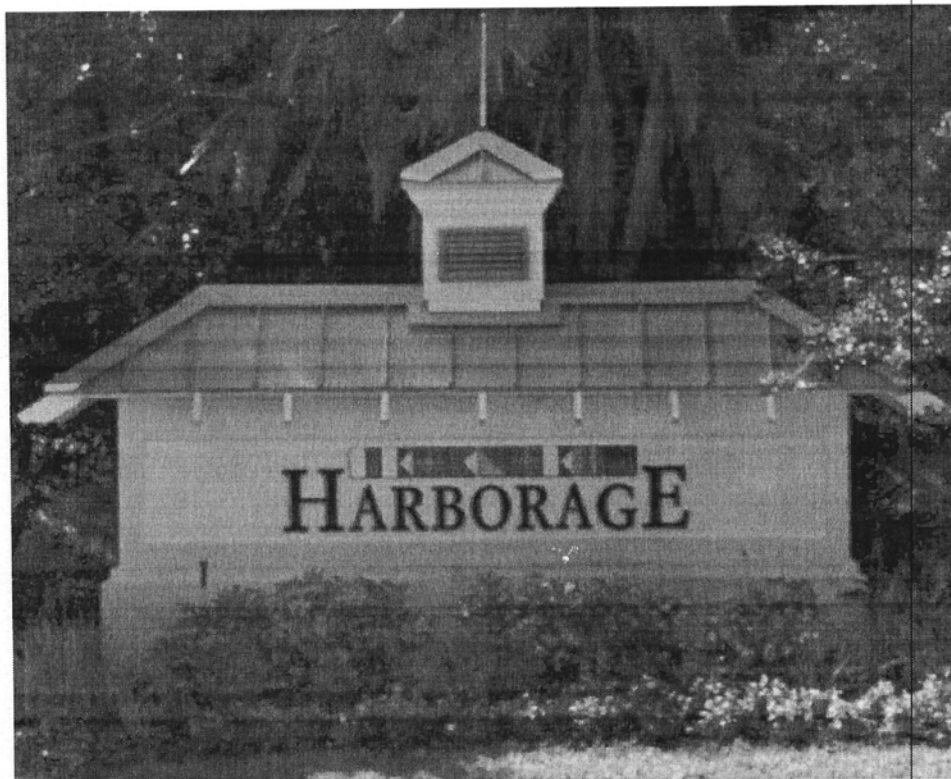


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CONTRACTOR RESPONSIBILITIES

JD Cleaning & Painting shall maintain its own credit standing for material purchases in accordance with terms set forth by suppliers.

Prior to commencing work, JD Cleaning & Painting can supply proof of insurance coverage in the form of a Certificate of Insurance showing all coverage and minimum limitations.

JD Cleaning & Painting shall deliver materials to jobsite and assumes full responsibility for any materials stored on site.

JD Cleaning & Painting shall employ competent superintendents, foremen and workmen. JD Cleaning & Painting shall dismiss any person employed on the job who shall conduct himself improperly or be deemed incompetent or negligent in the performance of his duties.

JD Cleaning & Painting shall keep the buildings and ground area clean. All personal items are owner's responsibility. No damages will be paid for items left in work area.

JD Cleaning & Painting shall do its very best to protect adjacent surfaces and foliage from damage or staining during application.

JD Cleaning & Painting will not be responsible for water damage inside the units resulting from faulty roof decking, underlayment, or roof structures.

NOTE: Rust can be a severe and reoccurring problem. Although JD Cleaning & Painting will do its best to remove and pressure rinse rust stains around the entire area whether its Sidewalks or Street gutters. The rust may return in a short time period due to Sprinkler systems or road stains. This will not be covered on any warranty.

OWNERS RESPONSIBILITY

Owner will allow parking areas to the Contractor for vehicles, and equipment.

Owner will be responsible for all necessary trimming of plants, shrubs and trees in order to have access for work to be done. If trimming is done by JD Cleaning & Painting, we will do our best to trim according to our knowledge of trimming foliage.

Owner will be responsible (if necessary) for cleaning miscellaneous dirt and water spots from windows after the work is completed. Contractor will be responsible for removal of his own material that may adhere to the glass.

Owner will be responsible for notifying all concerned of the work being performed. No damage will be paid for items located or belongings within the work areas.

WARRANTY

JD Cleaning & Painting provides no warranty on cleaning. If touch ups are needed JD Cleaning & Painting will provide time and materials to do so. However, if some stains are not removable, we ask for reasonableness and respect that we did the best we could to remove such stains.

JD Cleaning & Painting will follow all manufacture guidelines, and EPA standards as it goes to applying materials.

FUTURE CONTRACTS:

JD Cleaning & Painting works with a lot of Homeowners Associations in the southern Florida area. We service the following Neighborhoods. River Isles HOA in Bradenton, FL. Waterford master's Association, in Venice, FL. Venice Golf and Country Club in Venice, FL. The Plantation in Venice, FL.

In most of these neighborhoods we have multi-year contracts that allow us to plan for work for the next few years. We can offer our price mentioned in this contract for 3 Years. With no Increase in price for years 2 and 3 then a renegotiation after that. This is not mandatory but an option that allows us to help board members with budgets and allows us to plan for work in the coming years. If you would like to exercise this option, please let us know so we can send another contract that provides that option in it.

TERMS & PRICING

Changes to the plans and specifications shall be made only by written change order signed by Owner and Contractor, and payment for such changes shall be made at the time for the execution of such change orders.

In the event of default hereunder, the prevailing party in any action for such default shall be entitled to recover from the non-prevailing party all costs incurred therein, including reasonable attorney's fees.

In consideration for the above-described work to be done the Owner agrees to pay JD Cleaning & Painting as follows:

50% Deposit due the day work has started. Balance on completion of work.

3% Processing fee for use of Credit or Debit Cards.

We therefore as JD Cleaning & Painting hereby propose to provide the price as follows for labor and supply of all materials for the sum of:

Price: Sixteen Thousand Two Hundred and Twenty-Seven

\$16,227.00

This proposal shall be good until **30 Days**. It shall be extended thereafter at the contractor's option.

Owner

Date



Devin Hurley

08/01/2023

Date

JD CLEANING & PAINTING INC.

SPECIFICATIONS: PRESSURE WASHING OF SIDEWALKS, STREET GUTTERS, ROAD SIGNS, GATES, AND MARINA. SOFT WASH CLEANING OF METAL ROOF.

SIDEWALKS: There was an estimated 7,765 Linear Ft of Sidewalk measured in the neighborhood by JD Cleaning & Painting. Also included in this price below are the sidewalks surrounding the clubhouse, the lift station, and the white metal gates. All sidewalks will need to be surface cleaned with 3500 P.S.I pressure washers, with surface cleaner attachment. All will be Rinsed and treated with a fungicide spray to remove pressure lines and prevent rapid mildew growth. All ground Sidewalk work is quoted at .85 Cents per linear ft. ***Total Price for Sidewalk Cleaning \$6,600.25.***

Street Curbs: There was an estimated 12,135 Linear Ft of Street Curbs to be cleaned in the neighborhood by JD Cleaning & Painting. All street curbing will be cleaned similar to the sidewalks. High pressure cleaned with Surface cleaners and 3500 P.S.I pressure to remove mold and mildew growth. Rinsed and treated to prevent rapid mildew growth. All Street Curbing is priced at .55 Cents per Linear Ft. In addition to this price is \$2.50 per Street SIGN (71) to be lightly cleaned and rinsed. ***Total Price for Street Curbing Price: \$6,674.25 + (\$177.50 Street Signs) \$6,496.75***

Clubhouse Metal Roof: The clubhouse metal roof needs to be cleaned of the mildew stains before it permanently stains the metal. The metal roof needs to be cleaned with caution and the correct materials so as not to damage the metal surface or the effective areas surrounding the roof. The roof will be first we with water on one side, treated with a Soap and Chemical solution to loosed mildew and rinsed with water. This will be repeated around the entire roof till is is clean and safe. All work will be done from ladders on the ground and without walking on the roof. This is not only safer for the workers of JD Cleaning & Painting but also for the protection of your roof. (We recommend shutting the clubhouse down for the day while this work is happening for the safety of all)

Total price for Soft Wash Roof Cleaning \$1,145.00

Marina: The marina will need to be cleaned and rinsed with soap and water and high pressure washed. This will take several days and will be the only time JD Cleaning and Painting uses water on the dock. Pressure washers will be delivered out via golf carts and a small chemical tank will be brought out to apply cleaning solution without harming surrounding vegetation of natural wildlife.

Total Price for Pressure Washing of Marina \$1,985.00

Notes: A Fire Hydrant Water meter will be used to refill water tanks on our trailers and trucks. This water is contracted through Manatee County Utilities and will be supplied by JD Cleaning & Painting. This cost is spread out through the price of the work being done except for the marina. This hydrant is for the use of JD Cleaning & Painting only. No water shall be used by HOA or Homeowners during the time work is being done. Thank you for your cooperation.

A Schedule of work being completed will be provided in advance of work being done. Once work is scheduled a calendar will be completed and forwarded to where needed so that work can remain on schedule and homeowners can remain notified of work.

Estimated Completion time for all work is 14-18 Days.

Tab 9

SOLITUDE

LAKE MANAGEMENT

Property Name Harbourage at Braden River CDD
Description Fountain Repair Quote

Created Date 9/6/2023
Quote Number 00004148

Prepared By JACOB ADAMS
Email jacob.adams@solitudelake.com

Product	Quantity	Sales Price	Total Price
8/4 SOOW Portable Cord 600V UL/CSA	200.00	\$8.71	\$1,742.00
Freight	1.00	\$125.00	\$125.00
Labor	8.00	\$107.00	\$856.00
Motor, 10HP Grundfos 208/230V 3PH 6"	1.00	\$2,534.20	\$2,534.20
Pump, 10HP Grundfos 6"	1.00	\$2,260.93	\$2,260.93
Service Fee	1.00	\$82.00	\$82.00
SPL300: 3M Splice Kit (82-A3N) LRG	1.00	\$316.25	\$316.25

Taxes may be applicable

Total Price \$7,916.38

Quote Acceptance Information

Signature _____
Name _____
Title _____
Date _____

Tab 9A

FOUNTAIN INSTALLATION SERVICES CONTRACT

CUSTOMER NAME: Harbourage at Braden River CDD
SUBMITTED TO: Jennifer Goldyn, jgoldyn@rizzetta.com
CONTRACT DATE: July 24, 2023
SUBMITTED BY: Liz Rocque, Business Development Consultant
SERVICES: Install a 240v 7.5HP Kasco 7.3 J Fountain, for Pond 1

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. **PAYMENT TERMS.** The fee for the Services is **\$15,500.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.
3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

Tab 10



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

ESTIMATE
61556990

ESTIMATE DATE
Aug 25, 2023

JOB ADDRESS

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

Job:

ESTIMATE DETAILS

Commercial Pool Service: January 1, 2024-December 31, 2024 (Single Estimate):

Terms of Service

Acceptance and Definitions

Please read carefully before approving this contract for services. By approving this contract, either online or in writing, you accept and agree to these terms, and that these terms will supersede any documentation you require us to sign that attempts to change any of these terms. If you do not accept these terms, please do not approve this contract. Contact us so we can work out terms agreeable to both parties.

- "Location" means the physical property in which services will be performed.
- "Customer" means the bill-to party invoices will be sent to. Customer and Location may be the same entity for service and billing information.
- "You", "I" means the entity or individual that acknowledges and accepts the terms below.
- "We", "Us", "Contractor" or "Vendor" means Pools by Lowell, Inc, the vendor contracted to provide services below as required by this contract.

Service Days

We will service the pool on the following days each week: Tuesday, Thursday, Saturday.

Pool Chemistry

We will check and balance the chemicals in the pool each visit. Chemicals included in service: Chlorine, Salt, Muriatic Acid, Sodium Bicarbonate, Tile Cleaner, Cyanuric Acid (Stabilizer)*

*Cyanuric Acid will not be included if the pool develops a leak and will be invoiced as used, determined by us.

Waterline Tiles

We will brush the waterline tiles on each visit.

Skim Water Surface

We will skim the water surface with a leaf net to remove floating debris from the pool. *Some debris, such as pollen and small water bugs are too small to be caught in the net. These will eventually filter out of the pool on their own via the skimmer system.

Debris Baskets

We will empty the debris baskets for the pumps and skimmers (where applicable) and remove debris from the skimmer gutter (where applicable).

Vacuum Pool

We will vacuum the pool at least once per week. More frequent vacuuming may be done if needed, at Contractor's discretion.

Brush Pool

We will brush the pool as needed, as determined by Contractor.

Filter Cleaning

We will clean the filters (cartridge, sand, or DE) at least once every other week. Cleaning the filters more often may be needed and will be done at Contractor's discretion.

Equipment Inspection

We will give the equipment a general inspection on each visit to make sure everything is working properly. An estimate for needed repairs will be sent via email. Exceptions to this policy will be listed below.

Automatic Repairs

We will automatically repair certain issues that are low cost (generally less than \$100), present a major safety issue, or needed for the proper operation of the pool and equipment. Such issues would be, but not limited to: repair chemical feeder pumps (proper operation for chemical balance and health/safety), replace broken skimmer grates (low cost/ safety) or floor return grates (safety), replace broken debris baskets (low cost/ proper operation).

Cancellation Policy

This agreement may be terminated, with or without cause, by providing at least a 30-day written/email notice by either party. You will promptly pay Vendor for all services performed before the effective date of termination. Failure to provide Vendor 30-day notice can result in being charged for service after the termination date. You agree to pay these charges in the event the effective date of termination is less than 30 days from the date of notice. After notice is sent and received by the parties, either party may request to modify the termination date to a date agreeable to both parties. For example, we will want to set the last day of a month as the termination date whenever possible.

Vendor Compliance Programs

If either the Customer or Location requires being a member of a vendor compliance program (such as RealPage, VIVE, VendorSmart, etc.), this must be disclosed prior to approval of contract so an amended contract can be drafted. Failure to disclose prior to accepting the contract will result in an additional fee being added to the monthly service fee. Customer and Location agrees to pay this additional fee if disclosure is not made.

Service Invoicing and Payment Terms

Invoices for service will be created and sent on the first business day of the month for that month of service. The payment term will be Net30. This payment term shall supersede any follow-up documentation provided by Client with a different payment term. Client agrees that payment term will be Net30 and will adhere to paying invoices on time within the terms.

Inclement Weather

In the event of inclement weather, such as heavy rain, high winds, or lightning, we may only perform partial service due to safety concerns. Partial service may include adding chemicals, brushing the tiles, and skimming the pool. We will determine the services performed based on the nature of the weather event. If we are unable to perform full service due to inclement weather, we will perform full service on our next scheduled service visit.

Tropical Storms/Hurricanes

We will close operations during the duration of tropical storms and hurricanes. Once it is safe to do so, we will begin cleanup for all our pools. Cleanup may take several days depending on the severity of the storm. We will invoice you for the cost of cleanup, which includes the time it takes to clean the pool, the chemicals needed to rebalance the water, and any regular services that were missed due to the storm. On-site personnel at Location can help reduce the cost of cleanup by removing

debris from the pool before we arrive, but there may still be an invoice due for other services.

Additional, Non-service Cleaning

Cleanup of the pool from severe weather (hurricane's, tropical storms, severe storms, excessively high winds, etc), or from issues not related to regular pool operation (tree trimming, deck cleaning/repairs, etc that causes debris in the pool) may incur additional cleanup charges. We will perform this cleaning automatically and will be invoiced at our discretion (not all storms, deck work, etc make a mess in the pool). Upon receiving a written request, we will not perform these additional cleanings to the pool when these situations occur.

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

CUSTOMER AUTHORIZATION

I hereby authorize Contractor to enter Location property and perform pool service on my behalf. I agree to hold harmless Contractor for any damage to my property that occurs during the course of routine pool service. I have read and agree to the Contractor's Terms of Service, which are listed above.

Sign here

Date

Tab 11



ELITE HEATING & AIR, INC.
2114 58TH AVE E
BRADENTON, FL 34203
(941) 377-6962

BILL TO

Harbourage at Braden River CDD c/o Rizzetta & Company
3434 Colwell Avenue ##200
Tampa, FL 33614 USA

INVOICE DATE
Sep 05, 2023

JOB ADDRESS

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

Billing Date:

Payment Term: Due Upon Receipt

Due Date: 9/5/2023

TASK	DESCRIPTION	QTY	PRICE	TOTAL
PPPG	PPP Gold Membership: 1 system in main Clubhouse	1.00	\$600.00	\$600.00
	PPP Gold Membership <u>Priority Partner Plan Benefits:</u>			
	<ul style="list-style-type: none">• High-Performance Tune-Up• 15% Service Discount• 3 yr Warranty on all repairs• No emergency fees• Priority Service• Transferrable Plan• Choose your technicians• PriorityPartnerPlan.com for more details			
PPPG-AS	PPP Gold Membership: PPP Gold Additional System - 2 additional system in the Clubhouse	2.00	\$0.00	\$0.00
PPPG-AS	PPP Gold Membership: NEW INSTALL IN GATEHOUSE FREE YEAR MAINTENANCE AGREEMENT	1.00	\$0.00	\$0.00
	PPP Gold Additional System			

Tab 12

Habourage at Braden River CDD Capital Outlay Items 2023-2024

Item Description	Approximate Cost	Comments
Pool Resurfacing	\$50,000	New FY