

Board of Supervisors' Meeting January 10, 2024

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

www.harbouragecdd.org

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

District Board of Supervisors

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

District Manager Christina Newsome Rizzetta & Company, Inc.

District Counsel John Vericker Straley & Robin

District Engineer Rick Schappacher Schappacher Engineering

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

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

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

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

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT DISTRICT OFFICE – Riverview, FL – 813-533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 www.harbouragecdd.org

Board of Supervisors
Harbourage at Braden River
Community Development District

January 3, 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**, **January 10**, **2024**, **at 1:00 p.m.** at the Harbourage Recreation Center located at 5705 Key West Place Bradenton, FL. The following is the agenda for the meeting.

1.	CAL	L TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE
2.	AUD	DIENCE COMMENTS
3.	STA	FF REPORTS
	Α.	District Counsel
	В.	District Engineer
	C.	Review of Landscape Report
	D.	Aquatic Maintenance
		Presentation of Waterway Inspection ReportTab 1
	E.	Clubhouse Manager
		1. Presentation of Operations and Maintenance ReportTab 2
	F.	District Manager
		Presentation of District Manager's ReportTab 3
4.	BUS	SINESS ADMINISTRATION
	Α.	Consideration of the Minutes of the Board of Supervisors
		Regular Meeting held on December 13, 2023Tab 4
	В.	Consideration of Operation and Maintenance Expenditures
		for November 2023Tab 5
5.	BUS	SINESS ITEMS
	Α.	Ratification of Audit Engagement LetterTab 6
	В.	5 , 1
	C.	Discussion of Pool Remodeling
	D.	Review of Capital OutlayTab 8
6.	SUP	ERVISOR REQUESTS
7.	ADJ	OURNMENT

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





Harborage at Braden River CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2023-12-26

Prepared for:

Ms. Christina Newsome, 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)

TABLE OF CONTENTS

3
4

Site: 1

Comments:

Site looks good

Minimal amount of torpedograss observed growing along the perimeter

Action Required:

Routine maintenance next visit

Target:

Torpedograss





January, 2023

Site: 2

Comments:

Site looks good

Minimal amount of torpedograss observed growing along the perimeter

Action Required:

Routine maintenance next visit

Target:

Torpedograss





December, 2023 January, 2023

Site: 3

Comments:

Site looks good

Minimal amount of torpedograss observed growing along the perimeter

Action Required:

Routine maintenance next visit

Target:

Torpedograss





January, 2023

December, 2023

SOLITUDE LAKE MANAGEMENT

888.480.LAKE (5253)

Site: 4

Comments:

Normal growth observed Planktonic algae observed growing within pond 4

Action Required:

Routine maintenance next visit





Target:

Planktonic algae December, 2023 January, 2023

Site: 5

Comments:

Site looks good

Gulf Spikerush observed growing within pond 5

Action Required:

Routine maintenance next visit





Target:

Species non-specific December, 2023 January, 2023

Management Summary

Pond #1: Minimal amount of torpedograss observed growing along the perimeter

Pond #2: Minimal amount of torpedograss observed growing along the perimeter

Pond #3: Minimal amount of torpedograss observed growing along the perimeter

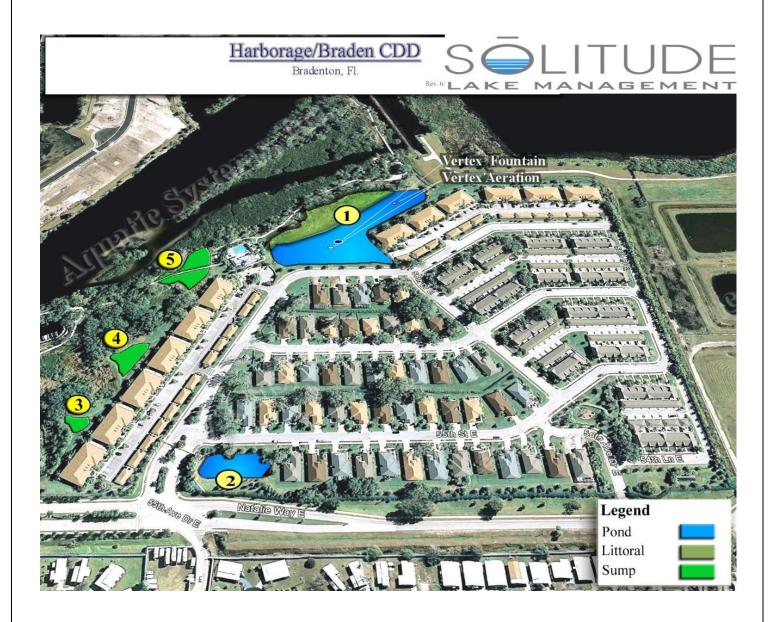
Pond #4: Planktonic algae observed growing within pond 4

Pond #5: Gulf Spikerush observed growing within pond 5

Harborage at Braden River CDD Waterway Inspection Report

2023-12-26

Site	Comments	Target	Action Required
1	Site looks good	Torpedograss	Routine maintenance next visit
2	Site looks good	Torpedograss	Routine maintenance next visit
3	Site looks good	Torpedograss	Routine maintenance next visit
4	Normal growth observed	Planktonic algae	Routine maintenance next visit
5	Site looks good	Species non-specific	Routine maintenance next visit



Tab 2

Monthly Manager's Report



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

Operations/Maintenance Updates: December 2023

- Hoover performed repair to irrigation check valve.
- Performed checks and minor maintenance to boat lifts after storm on weekend of December 16/17. Four boat lifts without power, repair pending.
- Located and tested two low voltage light transformers damaged by water at marina. Replacements ordered and pending installation.
- Pools by Lowell replaced spa floor return as required by DOH inspection report every 7 years. Pool returns will be delayed until new pool surface installed and approved by DOH.
- Hawkins Service performed service one pool heat pump heater after system gave f5 error and shut down.
- Wire Lady performed electrical maintenance at several boat lift gfi connections.
- Custom Dock and Davit on site to replace possible non-working motor on boat lift 9A. Report it is an electrical issue not motor issue. Electrician notified, pending repair.
- Tru-Tech performed third snake repellent application around clubhouse per agreement.
- Replaced gfi outlet at Natalie Way/Harborage Avenue monument.
- Ordered Do Not Enter Sign on Hemingway at Simonton (pending installation).
- Electrician repaired four boat lift pedestals wires damage due to rainfall. Working on longer term solution to high water issues at marina.
- Irrigation system down for 12 days due to underwater check valve corrosion. Hoover replaced check valve by diving lake to remove old valve. Irrigition system restored on 12/29/23.

Visitors through Gates: 2,899 Public Road Entries: 730 (25.1%)

Irrigation Water Pumped: 1,199,148 gallons pumped Recorded Rainfall: 2.2 inches

Marina Waitlist Residents: 0



Oldest Waitlist: 1 vacant slip and no waitlist

Marina Leases – New: 0 Renewals: 2 Amendments: 0 Vacant Lifts:1

Bank Deposits/Amount: \$1,284 Credit Cards: \$100.00

New Resident MyEnvera Accounts Set up: 2

Community Events: 10 Private Events: 5 Association Meetings: 3

Pending Private Events (Parties) – 0 Intruder Alarms at Clubhouse/Pool: 0 Trespass Letters/Notices Issued: 0

Pending Items:

Gazebo wood repairs, pending vendor quote
Install water shut off valves at each boat slip (5 to complete)
Remove old fire hose box at marina, no longer required per MCFD
New solar lights on Marina bridge (purchased but not installed)
New sidewalk landscape



Tab 3



District Manager's Report January 10

2024

UPCOMING DATES TO REMEMBER

- Next Meeting: February 14, 2024
- 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.

FINANCIAL SUMMARY	11/30/2023
General Fund Cash & Investment Balance:	\$263,225
Reserve Fund Cash & Investment Balance:	\$48,808
Debt Service Fund Investment Balance:	\$138,139
Total Cash and Investment Balances:	\$450,172
General Fund Expense Variance: \$14,301	Over Budget

RASI Reports <u>rasireports@rizzetta.com</u> • CDD Finance Team <u>CDDFinTeam@rizzetta.com</u>

Tab 4

MINUTES OF MEETING

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

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harbourage at Braden River Community Development District was held on **Wednesday**, **December 13**, **2023**, **at 1:00 p.m**. at the Harbourage Recreation Center, located at 5705 Key West Place, Bradenton, FL 34203.

Present and constituting a quorum were:

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

Also present were:

Christina Newsome	District Manager, Rizzetta & Co., Inc.
Matthew Huber	Regional District Manager, Rizzetta & Co., Inc.
Tony Gipe	Clubhouse Manager, Rizzetta & Co., Inc.
Rick Schappacher	District Engineer, Schappacher Engineering
John Vericker	District Counsel, Straley and Robin
	(Via Conference Call)

Audience Not Present

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There was no audience present, and no comments were given.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

The Board discussed the strain on the irrigation system and how residents are overwatering due to the current drought being the worst in over 120 years.

B. District Engineer

Mr. Schappacher was present, however; no report was given.

C. Review of Landscape Report

Not present, no report. Mr. Gipe is working with Bloomings on proposals for the shellfish and palm trimming quotes for Natalie Way.

D. Aquatic Maintenance

1. Presentation of Waterway Inspection Report

Not present, no report given. The Board reviewed the Waterway Inspection Report.

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 Wednesday, January 13, 2023, at 1:00 p.m.

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

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on November 8, 2023

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously approved the minutes of the Board Supervisors' Regular Meeting held on November 8, 2023, for the Harbourage at Braden River CDD.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for October 2023

On a motion from Ms. Landers, seconded by Mr. Malik, the Board unanimously ratified the Operation & Maintenance for October 2023, in the amount of \$58,844.60., for the Harbourage at Braden River CDD.

SIXTH ORDER OF BUSINESS

Ratification of Spa Main Drain Cover Replacement Proposal

The Board was informed that the work has been completed.

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously ratified the Spa Main Drain Cover Replacement Proposal, for the Harbourage at Braden River CDD.

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT December 13, 2023, Minutes of Meeting Page 3

SEVENTH ORDER OF BUSINESS	Consideration of Sidewalk Repair Proposals
	d by Mr. Malik, the Board unanimously approved the 5,250.00, for the Harbourage at Braden River CDD.
EIGHTH ORDER OF BUSINESS	Consideration of Pool Resurface Proposals
Mr. Gipe presented the pool resurface profrom Cooper Pools will be coming to the r	posals and informed the Board that a representative neeting in January.
NINTH ORDER OF BUSINESS	Review of Capital Outlay
The Board instructed Staff to update the բ	oricing on the capital outlay sheet.
TENTH ORDER OF BUSINESS	Supervisor Requests
Bloomings will be addressing the concern also informed that the entrance had been	is regarding the sidewalk installs. The Board was power washed.
ELEVENTH ORDER OF BUSINESS	Adjournment
	by Ms. Landers, the Board unanimously adjourned or the Harbourage at Braden River CDD.
Secretary / Assistant Secretary	Chairman / Vice Chairman

Tab 5

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

<u>DISTRICT OFFICE · TAMPA, FLORIDA · (813) 533-2950</u>

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

www.harbouragecdd.org

Operation and Maintenance Expenditures November 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2023 through November 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:	\$	43,029.24
Approval of Expenditures:		
Chairperson	•	
Vice Chairperson		
Assistant Secretary		

Paid Operation & Maintenance Expenditures November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	ice Amount
Bloomings Landscape & Turf Management, Inc.	100420	2023-04010	Irrigation Repair 10/23	\$	526.55
Bloomings Landscape & Turf Management, Inc.	100420	2023-04011	Irrigation Repair 10/23	\$	725.15
Bloomings Landscape & Turf Management, Inc.	100446	2023-04152	Monthly Grounds Maintenance 11/23	\$	5,710.00
Bloomings Landscape & Turf Management, Inc.	100451	2023-04306	Irrigation Repair 11/23	\$	283.50
Brenda Landers	100433	BL101123	Board of Supervisors Meeting 10/11/23	\$	200.00
Brenda Landers	100428	BL110823	Board of Supervisors Meeting 11/08/23	\$	200.00
Clean Cut Tree Service, Inc.	100452	1749	Final Payment -Tree Clearance Work 11/23	\$	1,605.00
COMCAST	ACH	8535 10 045 0011288 11/23 ACH	Rec Center Cable/Internet 11/23	\$	118.25
COMCAST	ACH	8535 10 045 0006759 11/23 ACH	Rec Center Cable/Internet 11/23	\$	380.83
Daystar Exterior Cleaning, Inc.	100421	19524	Pressure Washing 10/23	\$	750.00
Denice Rogers	100434	DR101123	Board of Supervisors Meeting 10/11/23	\$	200.00
Denice Rogers	100429	DR110823	Board of Supervisors Meeting 11/08/23	\$	200.00

Paid Operation & Maintenance Expenditures
November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	ice Amount
Elite Heating & Air, Inc.	100440	3090626	Heating and & Air Repairs 09/23	\$	600.00
Finn Outdoor, LLC	100422	2770	Pond 1 Bank Repair 10/23	\$	1,950.00
Florida Department of Commerce	100442	88676	Special District State Fee FY 23/24 10/23	\$	175.00
Florida Department of Revenue	100443	51-8016045527-4 10/23	Sale Tax 10/23	\$	43.64
Florida Power & Light Company	100441	Harbourage FPL Electric Summary 10/23	FPL Electric Summary 10/23	\$	2,491.44
Hidden Eyes, LLC	100423	732760	Gate Access Monitoring 11/23	\$	3,793.97
Hidden Eyes, LLC	100423	733194	Burglar Alarm Monitoring 11/23- 01/24	\$	1,404.42
Horseshoe Cove Christmas Fund	100444	102323	Holiday Golf Cart Parade Police Escort Cost 10/23	\$	300.00
James M. Burke	100435	JB101123	Board of Supervisors Meeting 10/11/23	\$	200.00
James M. Burke	100430	JB110823	Board of Supervisors Meeting 11/08/23	\$	200.00
Main Gate Enterprises, Inc.	100418	33463	Resident Swing Gate Service Call 03/23	\$	170.00
Main Gate Enterprises, Inc.	100424	34384	Emergency Gate Service Call 10/23	\$	203.15
Manatee County Utilities Department	100453	Harbourage MCUD Summary 11/23 286	MCUD Water Summary 11/23	\$	362.16

Paid Operation & Maintenance Expenditures November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	ice Amount
Michael J Monti	100436	MMN101123	Board of Supervisors Meeting 10/11/23	\$	200.00
Michael J Monti	100431	MMN110823	Board of Supervisors Meeting 11/08/23	\$	200.00
Michael V. Malik	100419	101923 Malik	Battery Purchase for Emergency Gate 10/23	\$	131.59
Michael V. Malik	100432	MM110823	Board of Supervisors Meeting 11/08/23	\$	200.00
Michael V. Malik	100437	MML101123	Board of Supervisors Meeting 10/11/23	\$	200.00
Pools by Lowell, Inc.	100425	63292745	Service & Repair 10/23	\$	115.00
Pools by Lowell, Inc.	100425	63426389	Service & Repair 10/23	\$	143.93
Pools by Lowell, Inc.	100447	63529865	Monthly Pool Service 11/23	\$	510.00
Rizzetta & Company, Inc.	100416	INV0000084876	Personnel Reimbursement 10/23	\$	959.44
Rizzetta & Company, Inc.	100415	INV0000084923	District Management Fees 11/23	\$	3,570.59
Rizzetta & Company, Inc.	100438	INV0000085030	Personnel Reimbursement 10/23	\$	50.00
Rizzetta & Company, Inc.	100439	INV0000085052	Personnel Reimbursement 11/23	\$	2,188.05
Rizzetta & Company, Inc.	100450	INV0000085681	Personnel Reimbursement 11/23	\$	1,293.45

Paid Operation & Maintenance Expenditures November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	oice Amount
Schappacher Engineering, LLC	100426	2554	Engineering Services 10/23	\$	600.00
Solitude Lake Management, LLC	100417	PSI021879	Final 50% Balance - Fountain Replacement 10/23	\$	7,750.00
Solitude Lake Management, LLC	100448	PSI022335	Lake & Pond Management Services 11/23	\$	488.80
Straley Robin Vericker	100427	23752	Legal Services 10/23	\$	754.00
Suburban Propane, L.P.	100454	1564-437664	Acct 1564-093972 Propane Delivery 11/23	\$	739.03
Trutech LLC	100449	3726846	Monthly Service 11/23	\$	129.00
Water Boy Inc.	100445	24147217	Water Delivery 10/23	\$	13.30

43,029.24

Report Total



Invoice

Date

Invoice #

10/31/2023

2023-04010

Bill To:

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

	Terms	Due on receipt
Description	Ar	nount
Service Date: 10/03/2023		
Replace section of pipe by pool		
3" PVC Fitting		60.00
3" PVC Pipe		5.00
3" PVC Slip Fix		50.00
1 1/2" PVC Fitting		26.25
1 1/4" PVC Fitting		9.00
1 1/4" PVC Slip Fix		14.00
1 1/4" PVC Pipe		2.30
Labor - Technician		220.00
Labor - Helper		140.00
-		
		RECEIVE 11.01.23
	Total	
PAYMENT ACCEPTED: BANK TRANSFER (ACH) & CHECK Make check payable to:	Total	\$526.55
Bloomings Landscape & Turf Management, Inc. Please include invoice number on your check.	Payments/Cr	edits \$0.00
Thank You For Your Business	Balance Due	\$526.55

Phone # Fax # E-mail Web Site

(941) 927-9765 (941) 929-9356

carla@bloomings lands cape.com

www.bloomingslandscape.com



Invoice

Date

Invoice #

10/31/2023

2023-04011

Bill To:

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

	Terms	Due on receipt
Description	Amount	
Service Date: 10/11/2023 Replace section of main and lateral lines by the clubhouse 1 1/4" PVC Fitting 1 1/4" PVC Pipe 1 1/2" PVC Fitting 3" PVC Slip Fix 3" PVC Fitting 1" PVC Fitting 1" PVC Pipe 1/2" Flex Pipe 3/4" PVC Fitting 3/4" PVC Pipe 1/2" Poly Fitting Labor - Technician Labor - Helper		36.00 20.70 21.00 50.00 30.00 9.00 1.50 6.00 6.75 1.20 3.00 330.00 210.00
	REC 11.	EIVE 01.23
PAYMENT ACCEPTED: BANK TRANSFER (ACH) & CHECK	Total	\$725.15
Make check payable to: Bloomings Landscape & Turf Management, Inc. Please include invoice number on your check.	Payments/Credits Balance Due	\$ \$0.00
Thank You For Your Business		\$725.15

Phone # Fax # E-mail Web Site



Invoice

Date Invoice #

11/1/2023 2023-04152

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 12/1/2023

Description	Qty	Amount
Month of November Monthly Grounds Maintenance Fee		5,710.00
		DECEIVED
	,	RECEIVED 11.02.23

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

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

Phone # Fax # E-mail Web Site



Invoice

Date

Invoice #

11/16/2023

2023-04306

Bill To:

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

	Terms	Due on receipt	
Description	Amo	Amount	
Service Date: 11/07/2023 Replace section of PVC pipe and connect under sidewalk at the pool pump 1/2" PVC Pipe 1/2" Flex Pipe 1/2" PVC Fitting 1/2" Poly Fitting 6" Popup Nozzle MPR Labor - Technician Labor - Helper		4.00 12.00 22.50 6.00 10.00 4.00 137.50 87.50	
	F	ECEIVE 11.17.23	
PAYMENT ACCEPTED: BANK TRANSFER (ACH) & CHECK	Total	\$283.50	
Make check payable to: Bloomings Landscape & Turf Management, Inc. Please include invoice number on your check.	Payments/Cred	dits \$0.00	
Thank You For Your Business	Balance Due	\$283.50	

Phone # Fax # E-mail Web Site

(941) 927-9765 (941) 929-9356

carla@bloomings lands cape.com

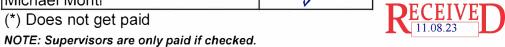
www.bloomings lands cape.com

Harbourage at Braden River CDD

Meeting Date: October 11, 2023

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid	
James Burke	✓	
Denice Rogers	V	
Brenda Landers	/	
Mike Malik	V.	
Michael Monti	/	



EXTENDED MEETING TIMECARD

Meeting Start Time:	107P
Meeting End Time:	2178
Total Meeting Time:	HIDM
Time Over (?) Hours:	
Total at \$per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature:

Harbourage at Braden River CDD

Meeting Date: November 8, 2023

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
James Burke	√
Denice Rogers	V
Brenda Landers	/
Mike Malik	✓
Michael Monti	7



(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	IVV
Meeting End Time:	1588
Total Meeting Time:	58M
-	
Time Over (?) Hours:	
Total at \$ per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

0.00
)

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

DM Signature:

Clean Cut Tree Service

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



INVOICE

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

INVOICE	1749
DATE	11/10/2023
TERMS	NET 10
DUE DATE	11/20/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		INVOICE 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
	Services	50% DEPOSIT COLLECTED.			-1,605.00
		\$1605. CHECK#: 100409			

BALANCE DUE \$1,605.00



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	Oct 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 Nov 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.

Need help?

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

Your bill explained

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

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

1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937

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

8535 10 045 0011288 Account number

Nov 09, 2023 Automatic payment

\$118.25 Please pay

Electronic payment will be applied Nov 09, 2023

COMCAST PO BOX 71211 **CHARLOTTE NC 28272-1211**

Download the Comcast Business App

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

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

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online

Get help and support at

business.comcast.com/help



Call us anytime

800-391-3000

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

Useful information

Moving?

We can help ensure it's a smooth transition.

Visit business.comcast.com/learn/moving to learn more.

Accessibility:

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

Ways to pay



No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit

business.comcast.com/myaccount



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

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

Regular monthly charges		\$116.85
Comcast Business services		\$96.90
Starter Business Internet.	\$71.95	
Static IP - 1	\$24.95	
Fauinment & services		\$10.05

Equipment & services	\$19.95
Equipment Fee Internet.	\$19.95

Taxes, fees and other charges		\$1.40
Taxes & government fees		\$1.40
Sales Tax	\$1.40	

What's included? Internet: Fast, reliable internet on our Gig-speed network Visit business.comcast.com/myaccount for more details

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	Oct 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 Nov 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

Need help?

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

Your bill explained

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



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

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 Nov 22, 2023

Please pay \$380.83

Electronic payment will be applied Nov 22, 2023

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Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

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



Regular monthly charges	\$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	
Taxes & government fees		\$17.38
Sales Tax	\$2.33	
State Communications Services Tax	\$11.33	
Local Communications Services Tax	\$3.72	

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.

 ${\bf TV}$ ${\bf Update:}$ Effective December 28, 2023, Z Living will no longer be available with Comcast Business.

TV Update: Effective December 31, 2023, DW Deutsch + is ceasing operations and will no longer be available with Comcast Business. The channel will be removed from your bill.

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.



INVOICE

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

Invoice details

Invoice no.: 019524 Terms: Net 30

Invoice date: 10/27/2023 Due date: 11/26/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Monument Signs clean monument sign at Natalie/State road 70 and sign at Natalie E	Entrance	1	\$100.00	\$100.00
2.		Fencing park fencing - clean all white fencing around community park		1	\$300.00	\$300.00
3.		Gate Cleaning Surface clean and treat gates including white fence at gate (does	not include fence go	1 bing towards i	\$225.00 natalie)	\$225.00
4.		Gate Cleaning Surface clean and treat emergency gate in back of community inc	luding connecting wl	1 hite fence	\$125.00	\$125.00

Ways to pay









We accept payment by check

Note to customer

Thank you for your business!

Pay invoice

Total

\$750.00







BILL TO

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

INVOICE 3090626 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

Bradenton,	FL 34203 USA			
TASK	DESCRIPTION	QTY	PRICE	TOTAL
PPPG	PPP Gold Membership: 1 system in main CLubhouse	1.00	\$600.00	\$600.00
	PPP Gold Membership Priority Partner Plan Benefits:			
	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:	1.00	\$0.00	\$0.00

Invoice #3090626 Page 1 of 2

NEW INSTALL IN GATEHOUSE FREE YEAR MAINTENANCE AGREEMENT

PPP Gold Additional System

SUB-TOTAL \$600.00

TAX \$0.00

TOTAL DUE \$600.00

BALANCE DUE \$600.00

Thank you for choosing Elite Heating $\&\ {\rm Air}$

CUSTOMER AUTHORIZATION

Sign here



energy and a manifest go or 270 per menumental	
Sign here	Date
CUSTOMER ACKNOWLEDGEMENT	
I have inspected all of the work done by Elite Heating work has been completed in a satisfactory and workn and/or discrepancies in the work provided, and I either	and Air pursuant to the contract terms agreed by me at . I find that all nanlike manner. I have been given the opportunity to address concerns or have no such concerns or have found no discrepancies or they have ction. My signature here signifies my full and final acceptance of all ntract as agreed.

Date

Invoice #3090626 Page 2 of 2

INVOICE

Finn Outdoor 730 20th Ave N Saint Petersburg, FL 33704 robb@finnoutdoor.com (813)957-6075



Harborage at Braden River CDD

Bill to

Harborage at Braden River CDD

Ship to

Harborage at Braden River CDD

Invoice details

Invoice no.: 2770 Terms: Due on receipt Invoice date: 10/27/2023 Due date: 10/27/2023

#	Date	Product or service	sku	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration Pond 1 Bank Repair per 6/30/23 Contract		ä	\$1,950.00	\$1,950.00
				Total	\$	1 950 00

RECEIVED 10/31/2023

RECOMMENDED FOR PAYMENT:

Bell Schypaler 10/30/23

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023			- 4	Invoice No: 88676
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023:
		i i		\$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

000702

2. Telephone:

3. Fax:

4. Email:

5. Status:

Harbourage at Braden River Community Development District

813-223-9400 Ext:

jvericker@srvlegal.com

000-000-0000

Independent

Mr. John M. Vericker Straley Robin Vericker 1510 West Cleveland Street Tampa, Florida 33606



6. Governing Body:	Elected
7. Website Address:	harbouragecdd.org
8. County(ies):	Manatee
9. Special Purpose(s):	Community Development
10. Boundary Map on File:	10/02/2003
11. Creation Document on File:	10/02/2003
12. Date Established:	08/05/2003
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Manatee County
15. Creation Document(s):	County Ordinance 03-43
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments
STEP 2: Sign and date to certify accuracy	y and completeness.
By signing and dating below, I do hereby	certify that the profile above (changes noted if necessary) is accurate and complete:
Registered Agent's Signature:	M/1 Date 10/12/2023
STEP 3: Pay the annual state fee or certif	fy eligibility for zero annual fee.
a. Pay the Annual Fee: Pay the annual t	fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable
to the Florida Department of Economic Op	pportunity.
b. Or, Certify Eligibility for the Zero Fe	e: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to
the best of my knowledge and belief, BO1	FH of the following statements and those on any submissions to the Department are true, correct,
complete, and made in good faith. I under	rstand that any information I give may be verified.
1 This special district is not a compo	nent unit of a general purpose local government as determined by the special district and its Certified
Public Accountant; and,	
2 This special district is in complianc	e with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida
Department of Financial Services (DFS) a	and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a
Fiscal Year 2023 - 2024 AFR with DFS ar	nd has included an income statement with this document verifying \$3,000 or less in revenues for the
current fiscal year.	
Department Use Only: Approved: De	enied:Reason:
STEP 4: Make a copy of this document fo	or your records.
STEP 5: Mail this document and payment	t (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget
Management, 107 East Madison Street, N	MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

FLORIDA

Certificate Number: 51-8016045527-4

made electronically.

1. Gross Sales

Florida

Sales and Use Tax Return

SALES AND USE TAX RETURN HD/PM Date:

2. Exempt Sales

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

DR-15 R. 01/15

4. Tax Due

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**.

3. Taxable Amount

B. Taxable PurchasesC. Commercial RentalsD. Transient RentalsE. Food & Beverage Vending	include use tax on internet / out-o				
D. Transient Rentals		of-state untaxed purchases ———	_		
	.			AN WW	-
E. Food & Beverage Vending		-A	i e		
	.]	THE PARTY			
		Reporting Period	5.	Total Amount of Tax Due	
Transient Rental Rate:	Surtax Rate 178		6.	Less Lawful Deductions	
Horbourge	t Braden River Community	Davelonment District	7.	Net Tax Due	
		Development District	8.	Less Est Tax Pd / DOR Cr Memo	-
CHu/St	Park Lane, Suite 115		9.	Plus Est Tax Due Current Month	. "
ZIP Tampa, FL 3	3625		10.	Amount Due	
=: ODIDA =	COADTICELY OF SELECTION	-	-11.	Less Collection Allowance	E-file/E-pay Only
	EPARTMENT OF REVENUE INESSEE ST	=	12.	Plus Penalty	Selections of helph nomina Parameters and Selections
	SEE FL 32399-0120		13.	Plus Interest	
			14.	Amount Due with Return	
Due:				חםוו כ וכחכחוו	9999999 0000 5
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Late After: Check here if made electron	ically.		HD/PI	M Date: / / 3. Taxable Amount	DR-15 R. 01/15 4. Tax Due
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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 penaltie	es of perjury, I declare that I have read this re	eturn and the facts stated in it are true.	
	Signature of Taxpayer	Date	Signature of Preparer	Date
(Telephone Number	(Telephone Number	
15(a).	Exempt Amount of Items Over \$5,000	IITAX (Lines 15(a) through 15(d) (included in Column 3)	15(a).	_
	•	Different Than Your County Surtax Rate (include	, , , ,	
15(d).		s Surtax Due (included in Column 4)		
16. 17.		(included in Line 6)		
18.		Dyed Diesel Fuel (included in Line A)		
19.		hines (included in Line A)		
20.	Rural and/or Urban High Crime Area	Job Tax Credits	20	
21.	Other Authorized Credits		21.	
	Under penaltic Signature of Taxpayer (1) 537-5571 X Telephone Number	es of perjury, I declare that I have read this re	Signature of Preparer 3, 533-55) Telephone Number	///k/2} Date
15(a).	Exempt Amount of Items Over \$5,000	Irtax (Lines 15(a) through 15(d (included in Column 3) to Surtax (included in Column 3)	15(a).	
15(c).	Amounts Subject to Surtax at a Rate D	Different Than Your County Surtax Rate (include	ed in Column 3)	
15(d).	· · · · · · · · · · · · · · · · · · ·	Surtax Due (included in Column 4)		123
16.	·	included in Line 6)		
17.		Jses of Electricity (included in Line A)		
18.		Dyed Diesel Fuel (included in Line A)		
19. 20.		hines (included in Line A)		
21.	· ·	ob lax Gredits		
	Caracian Edg Oldding manning	***************************************		

Harbourage at Braden River CDD Florida Power & Light Company Summary

Period Covered:10/4-11/3/23 11/3/2023

Account	Location	Service Address	Code	Am	ount	
14034-95383	Marina	5651 Key West PI #Marina	53100 4644	\$	32.59	
14034-95383		5651 Key West PI #Marina	53100 4644		31.44	Corrected
19971-10141		5705 Key West PI # Fountain	53100 4674		487.73	
20077-10151	Irrigation	5624 Duval St #IRR	53100 4318	\$	25.83	
26506-57121	•	5630 Whitehead St #IRR	53100 4318	\$	25.66	
	•	5705 Key West PL # REC	53100 4304	\$	818.61	
43460-49218	St Lights	5412 53rd Ave E # ENT LTS	53100 4307	\$	26.67	
50311-56333	Gatehouse	5414 Harbourage Ave #Gate Hse	52900 4632	\$	78.61	
72537-70148	Irrigation	5705 Key West PI # IRR	53100 4318	\$	903.73	
78984-82513	Irrigation	5605 Southernmost Ln #IRR	53100 4318	\$	25.77	
79846-64172	St Lights	5705 Key West PL # SL	53100 4307	\$	34.80	
	Due Date:	8/25/2023	TOTAL	\$ 2	2,491.44]
			Summary			
		ELECTRICITY-ENTRANCE	52900 4632	\$	78.61	
		ELECTRICITY-IRRIGATION	53100 4318	\$	980.99	
		ELECTRICITY-STREET LIGHTING	53100 4307	\$	61.47	
		ELECTRICITY-REC CENTER	53100 4304	\$	818.61	
		ELECTRICITY-BOAT DOC	53100 4644	\$	64.03	
		ELECTRICITY-FOUNTAINS	53100 4674	\$	487.73	
			Total	\$	2,491.44	



For: Oct 4, 2023 to Nov 3, 2023 (30 days)

E001

Statement Date: Nov 3, 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.



\$64.03

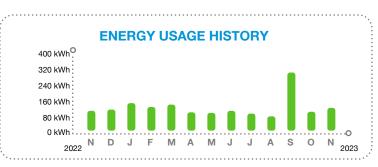
TOTAL AMOUNT YOU OWE

Nov 27, 2023 NEW CHARGES DUE BY



Amount of your last bill	85.56
Payments received	-54.12
Balance before new charges	31.44
Total new charges	32.59
Total amount you owe	\$64.03
	(See page 2 for hill details.)

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KEEP IN MIND

- Did you forget? \$31.44 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after January 24, 2024 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243)

711 (Relay Service)



27

3144 520314034953839304600000

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200

TAMPA FL 33614-8390

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14034-95383

\$64.03

Nov 27, 2023

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY



Regulatory fee (State fee)

Taxes and charges

Total new charges

Total amount you owe

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

Account Number:

BILL DETAILS					
Amount of your last bill Payment received - Thank you Balance before new charges		85.56 -54.12 \$31.44			
New Charges Rate: GS-1 GENERAL SVC NON-DEMAND / If Base charge: Minimum base bill charge: Non-fuel: (\$0.094820 per kWh) Fuel: (\$0.031510 per kWh)	\$12.68 \$3.42 \$11.75 \$3.91				
Electric service amount 31.76					
Gross receipts tax (State tax) 0.81					

0.81

0.02

\$32.59

\$64.03

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	23866		23742		124

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 3, 2023	Oct 4, 2023	Nov 3, 2022
kWh Used	124	103	108
Service days	30	28	29
kWh/day	4	3	3
Amount	\$32.59	\$31.44	\$30.70

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For: Sep 6, 2023 to Oct 4, 2023 (28 days)

E001

Statement Date: Oct 9, 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.

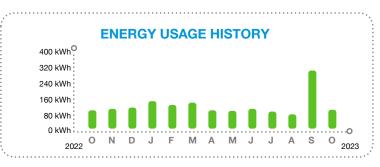


Oct 30, 2023 NEW CHARGES DUE BY





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Customer Service: Outside Florida:

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5412 5203140349538316558000000

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

Account Number:

BILL DETAILS		
Amount of your last bill Balance before new charges		54.12 \$54.12
New Charges Rate: GS-1 GENERAL SVC NON-DEMAND / BUS	SINESS	
Base charge: Minimum base bill charge: Non-fuel: (\$0.094820 per kWh)	\$12.68 \$4.92 \$9.78	
Fuel: (\$0.031510 per kWh) Electric service amount	\$3.25 30.63	
Gross receipts tax (State tax)		
Taxes and charges Regulatory fee (State fee)	0.79 0.02	
Total new charges		\$31.44
Total amount you owe		\$85.56

METER SUMMARY

Meter reading - Meter KLL6652. Next meter reading Nov 3, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	23742		23639		103

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 4, 2023	Sep 6, 2023	Oct 5, 2022
kWh Used	103	317	100
Service days	28	33	29
kWh/day	3	10	3
Amount	\$31.44	\$54.12	\$30.33

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Easy way to save lives

As you set clocks back on Nov. 5 to end daylight saving time, change smoke alarm batteries to save lives.



For: Oct 4, 2023 to Nov 3, 2023 (30 days)

E001

Statement Date: Nov 3, 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.

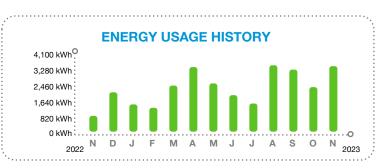


Nov 27, 2023 NEW CHARGES DUE BY



Amount of your last bill 335.74 Payments received -335.74 0.00 Balance before new charges Total new charges Total amount you owe \$487.73 (See page 2 for bill details.)

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GENERAL MAIL FACILITY MIAMI FL 33188-0001



Total amount you owe

Customer Name: RIVER COMMUNITY **DEVELOPMENT DIST**

Account Number: HARBORAGE AT BRADEN 19971-10141

BILL DETAILS					
Amount of your last bill Payment received - Thank you Balance before new charges	335.74 -335.74 \$0.00				
New Charges Rate: GS-1 GENERAL SVC NON-DEMAND / BUS Base charge: Non-fuel: (\$0.094820 per kWh) Fuel: (\$0.031510 per kWh) Electric service amount	\$12.68 \$347.15 \$115.36 475.19				
Gross receipts tax (State tax) Taxes and charges	12.19 12.19				
Regulatory fee (State fee) Total new charges	0.35 \$487.73				

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	90556		86895		3661

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 3, 2023	Oct 4, 2023	Nov 3, 2022
kWh Used	3661	2489	882
Service days	30	28	29
kWh/day	122	88	30
Amount	\$487.73	\$335.74	\$114.42

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Electric Bill Statement

For: Oct 4, 2023 to Nov 3, 2023 (30 days)

E001

Statement Date: Nov 3, 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.



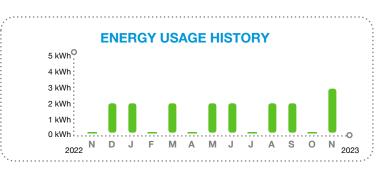
TOTAL AMOUNT YOU OWE

Nov 27, 2023 NEW CHARGES DUE BY



Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	25.83
Total amount you owe	\$25.83
	(See page 2 for bill details.)

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Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243)

711 (Relay Service)



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FPI **GENERAL MAIL FACILITY** MIAMI FL 33188-0001

Customer Name: RIVER COMMUNITY **DEVELOPMENT DIST**

Account Number: HARBORAGE AT BRADEN 20077-10151

BILL DETAILS		
Amount of your last bill Payment received - Thank you		25.66 -25.66
Balance before new charges		\$0.00
New Charges Rate: GS-1 GENERAL SVC NON-DEMAND / BUS Base charge: Minimum base bill charge:	INESS \$12.68 \$12.10	
Non-fuel: (\$0.094820 per kWh) Fuel: (\$0.031510 per kWh)	\$0.29 \$0.09	
Electric service amount	25.16	
Gross receipts tax (State tax)	0.65	
Taxes and charges	0.65	
Regulatory fee (State fee)	0.02	
Total new charges		\$25.83
Total amount you owe		\$25.83

METER SUMMARY

Meter reading - Meter AC96428. Next meter reading Dec 4, 2023.

Usage Type	Current	- Previou	s = Usage
kWh used	00177	00174	3

E001

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 3, 2023	Oct 4, 2023	Nov 3, 2022
kWh Used	3	0	0
Service days	30	28	29
kWh/day	0	0	0
Amount	\$25.83	\$25.66	\$25.66

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For: Oct 4, 2023 to Nov 3, 2023 (30 days)

E001

Statement Date: Nov 3, 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.



\$25.66

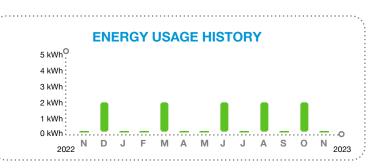
TOTAL AMOUNT YOU OWE

Nov 27, 2023 NEW CHARGES DUE BY



Amount of your last bill	25.77
Payments received	-25.77
Balance before new charges	0.00
Total new charges	25.66
Total amount you owe	\$25.66
	(See page 2 for bill details.)

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Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243)

711 (Relay Service)



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

Account Number:

I	BILL DETAILS	
Amount of your last bill Payment received - Thank yo Balance before new charges	u	25.77 –25.77 \$0.00
New Charges Rate: GS-1 GENERAL SVC N Base charge: Minimum base bill charge: Non-fuel energy charge:	ON-DEMAND / BUSINESS \$12.68 \$12.32 \$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 Dec 4, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	00092		00092		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 3, 2023	Oct 4, 2023	Nov 3, 2022
kWh Used	0	2	0
Service days	30	28	29
kWh/day	0	0	0
Amount	\$25.66	\$25.77	\$25.66

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For: Oct 4, 2023 to Nov 3, 2023 (30 days)

E001

Statement Date: Nov 3, 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.



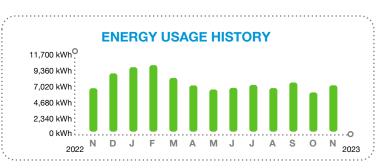
\$818.61

Nov 27, 2023 NEW CHARGES DUE BY



Amount of your last bill 650.76 Payments received -650.76 0.00 Balance before new charges 818.61 Total new charges Total amount you owe \$818.61 (See page 2 for bill details.)

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Customer Service: Outside Florida:

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GENERAL MAIL FACILITY MIAMI FL 33188-0001



Customer Name: RIVER COMMUNITY **DEVELOPMENT DIST**

Account Number: HARBORAGE AT BRADEN 29316-45333

BILL DETAILS		
Amount of your last bill Payment received - Thank you Balance before new charges		650.76 –650.76 \$0.00
New Charges Rate: GSD-1 GENERAL SERVICE DEMAND Base charge: Non-fuel: (\$0.034670 per kWh) Fuel: (\$0.031510 per kWh) Demand: (\$12.65 per kW)	\$29.98 \$256.32 \$232.95 \$278.30	
Electric service amount	797.55	
Gross receipts tax (State tax) Taxes and charges	20.47 20.47	
Regulatory fee (State fee) Total new charges	0.59	\$818.61
Total amount you owe		\$818.61

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	75866		68473		7393
Demand KW	21.53				22

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 3, 2023	Oct 4, 2023	Nov 3, 2022
kWh Used	7393	6260	6927
Service days	30	28	29
kWh/day	246	223	238
Amount	\$818.61	\$650.76	\$755.82

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For: Oct 4, 2023 to Nov 3, 2023 (30 days)

E001

Statement Date: Nov 3, 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.



\$26.67

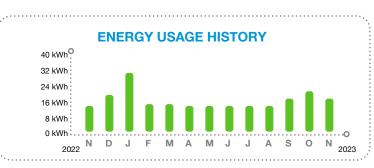
TOTAL AMOUNT YOU OWE

Nov 27, 2023 NEW CHARGES DUE BY



Total amount you owe	\$26.67 page 2 for bill details.)
Total new charges	26.67
Balance before new charges	0.00
Payments received	-26.89
Amount of your last bill	26.89

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Customer Service: Outside Florida:

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52034346049218 766200000

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43460-49218

\$26.67

Nov 27, 2023

TOTAL AMOUNT YOU OWE ACCOUNT NUMBER

NEW CHARGES DUE BY



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

Account Number:

BILL DETAILS		
Amount of your last bill Payment received - Thank you		26.89 -26.89
Balance before new charges		\$0.00
New Charges Rate: GS-1 GENERAL SVC NON-DEMAND / BUSI Base charge: Minimum base bill charge: Non-fuel: (\$0.094820 per kWh) Fuel: (\$0.031510 per kWh)	\$12.68 \$11.03 \$1.70 \$0.57	
Electric service amount Gross receipts tax (State tax)	25.98 0.67	
Taxes and charges	0.67	
Regulatory fee (State fee)	0.02	
Total new charges		\$26.67
Total amount you owe		\$26.67

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	04285		04267		18

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 3, 2023	Oct 4, 2023	Nov 3, 2022
kWh Used	18	22	14
Service days	30	28	29
kWh/day	1	1	0
Amount	\$26.67	\$26.89	\$26.31

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For: Oct 4, 2023 to Nov 3, 2023 (30 days)

E001

Statement Date: Nov 3, 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.



\$78.61

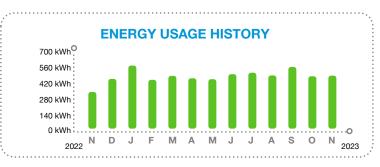
TOTAL AMOUNT YOU OWE

Nov 27, 2023 NEW CHARGES DUE BY



(See page 2 for bill details.)		
Total amount you owe	\$78.61	
Total new charges	78.61	
Balance before new charges	0.00	
Payments received	-77.87	
Amount of your last bill	77.87	

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KEEP IN MIND

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Customer Service: Outside Florida:

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520350311563337168700000

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

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

FPI **GENERAL MAIL FACILITY** MIAMI FL 33188-0001



Total amount you owe

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

Account Number:

BILL DETAILS				
Amount of your last bill Payment received - Thank you Balance before new charges		77.87 -77.87 \$0.00		
New Charges Rate: GS-1 GENERAL SVC NON-DEMAND Base charge: Non-fuel: (\$0.094820 per kWh) Fuel: (\$0.031510 per kWh)	\$12.68 \$47.96			
Electric service amount	76.58			
Gross receipts tax (State tax) Taxes and charges	1.97 1.97			
Regulatory fee (State fee) Total new charges	0.06	\$78.61		

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	22141		21635		506

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 3, 2023	Oct 4, 2023	Nov 3, 2022
kWh Used	506	500	350
Service days	30	28	29
kWh/day	17	18	12
Amount	\$78.61	\$77.87	\$52.78

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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\$78.61

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FPL.com/Reliability



For: Oct 4, 2023 to Nov 3, 2023 (30 days)

E001

Statement Date: Nov 3, 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.



\$903.73

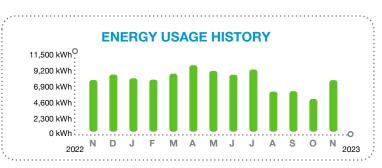
TOTAL AMOUNT YOU OWE

Nov 27, 2023 NEW CHARGES DUE BY



Amount of your last bill	702.82
Payments received	-702.82
Balance before new charges	0.00
Total new charges	903.73
Total amount you owe	\$903.73
	(See page 2 for bill details.)

Subscribe to FPL SolarTogether® and enjoy solar energy with zero upfront costs and no rooftop panels. Available if you lease or own. FPL.com/SolarTogetherSMB



KEEP IN MIND

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

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



27

520372537701486373090000

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

FPI

GENERAL MAIL FACILITY MIAMI FL 33188-0001



Total amount you owe

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

Account Number:

BILL DETAILS				
Payment re	your last bill ceived - Thank you fore new charges		702.82 -702.82 \$0.00	
Base charg Non-fuel: Fuel:	1 GENERAL SERVICE DEM	\$29.98 \$279.88 \$254.38		
	vice amount	880.49		
Gross recei	pts tax (State tax)	22.59		
Taxes and	charges	22.59		
Regulatory	fee (State fee)	0.65		
Total new charges \$903.73				

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	43792		35719		8073
Demand KW	25.05				25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 3, 2023	Oct 4, 2023	Nov 3, 2022
kWh Used	8073	5115	8093
Service days	30	28	29
kWh/day	269	182	279
Amount	\$903.73	\$702.82	\$894.05

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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\$903.73

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Amount of your last bill

Electric Bill Statement

For: Oct 4, 2023 to Nov 3, 2023 (30 days)

E001

Statement Date: Nov 3, 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.

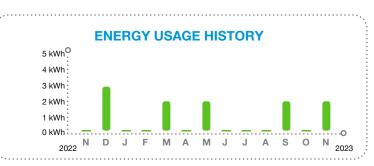


Nov 27, 2023 NEW CHARGES DUE BY



(See page 2 for bill details.)	
Total amount you owe	\$25.77
Total new charges	25.77
Balance before new charges	0.00
Payments received	-25.66
, another your last bill	20.00

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KEEP IN MIND

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

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

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

711 (Relay Service)



C/O MAIL ROOM

3434 COLWELL AVE STE 200

TAMPA FL 33614-8390

27

25.66

520378984825130775200000

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST

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FPI **GENERAL MAIL FACILITY** MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

78984-82513

\$25.77

Nov 27, 2023

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY



Total new charges

Regulatory fee (State fee)

Total amount you owe

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

Account Number:

BILL DETAILS				
Amount of your last bill Payment received - Thank you Balance before new charges	25.66 -25.66 \$0.00			
New Charges Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.68 Minimum base bill charge: \$12.18 Non-fuel: (\$0.094820 per kWh) \$0.19 Fuel: (\$0.031510 per kWh) \$0.06 Electric service amount 25.11				
Gross receipts tax (State tax) 0.64 Taxes and charges 0.64				

0.02

METER SUMMARY

Meter reading - Meter AC96443. Next meter reading Dec 4, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	00497		00495		2

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 3, 2023	Oct 4, 2023	Nov 3, 2022
kWh Used	2	0	0
Service days	30	28	29
kWh/day	0	0	0
Amount	\$25.77	\$25.66	\$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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\$25.77

\$25.77

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For: Oct 4, 2023 to Nov 3, 2023 (30 days)

Statement Date: Nov 3, 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.



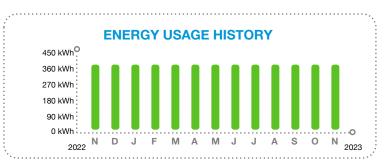
\$34.80

TOTAL AMOUNT YOU OWE

Nov 27, 2023 NEW CHARGES DUE BY



DILL SUIVIIV	IANT	
Amount of your last bill	34.80	
Payments received	-34.80	
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 January 24, 2024 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: Outside Florida:

1-800-375-2434 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



27

520379846641726084300000

HARBORAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DIST C/O MAIL ROOM 3434 COLWELL AVE STE 200

TAMPA FL 33614-8390

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Visit FPL.com/PayBill for ways to pay.

79846-64172

\$34.80

Nov 27, 2023

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY





Account Number:

BILL DETAILS					
Amount of your last bill Payment received - Thank you Balance before new charges		34.80 -34.80 \$0.00			
New Charges Rate: SL-1 STREET LIGHTING SERVICE					
Electric service amount **	31.97				
Gross receipts tax (State tax) Franchise fee (Reqd local fee) Taxes and charges	0.82 1.98 2.80				
Regulatory fee (State fee) Total new charges	0.03	\$34.80			
Total amount you owe		\$34.80 \$34.80			

** Your electric service amount includes the following charges:

Non-fuel energy charge:

Fuel charge:

\$0.049080 per kWh \$0.030850 per kWh

METER SUMMARY

Next bill date Dec 4, 2023.

Usage Type Usage Total kWh used 399

E001

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 3, 2023	Oct 4, 2023	Nov 3, 2022
kWh Used	399	399	399
Service days	30	28	29
kWh/day	13	14	14
Amount	\$34.80	\$34.80	\$29.72

KEEP IN MIND

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Account Number: HARBORAGE AT BRADEN 79846-64172

> For: 10-04-2023 to 11-03-2023 (30 days) **kWh/Day:** 13 Service Address: 5705 KEY WEST PL #SL BRADENTON, FL 34203

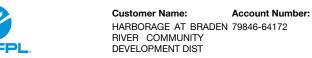
Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
21 KWH Energy			Е	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







For: 10-04-2023 to 11-03-2023 (30 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 Capacity payment recovery charge Environmental cost recovery charge Storm restoration recovery charge Transition rider credit Storm protection recovery charge Fuel charge Electric service amount Gross receipts tax (State tax) Regulatory fee (State fee) Franchise fee (Reqd local fee)			0.15 0.06 0.18 6.09 -1.65 1.15 12.31 31.97 0.82 0.03 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

Envera

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

Invoice Invoice Number Date 732760 10/02/2023 **Customer Number** Due Date 300015 11/01/2023

Page: 1

	Custome	er Name	Customer Number	PO Number	Invoice	Date	Due Date
	Harborage on	Braden River	300015		10/02/2	023	11/01/2023
	Quantity	Description			Months	Rate	Amount
3	300015 - Gate Ac	cess - Harborage or	n Braden River - 5705 Key W	est Place, Bradenton, FL	_		
	1.00	Envera Kiosk Sy 11/01/2023 - 11/3			1.00	\$411.92	\$411.92
	1.00	Service & Mainte 11/01/2023 - 11/3			1.00	\$236.55	\$236.55
	1.00	MyEnvera Addition 11/01/2023 - 11/3			1.00	\$108.00	\$108.00
	1.00	Virtual Gate Gua	· ·		1.00	\$3,037.50	\$3,037.50
						Subtotal:	\$3793.97

Payments/Credits Applied

Invoice Balance Due:

\$0.00 \$0.00

\$3793.97



Date	Invoice #	Description	Amount	Balance Due
10/2/2023	732760	Alarm Monitoring Services	\$3793.97	\$3793.97

Envera

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

Invoice					
Invoice Number	Date				
732760	10/02/2023				
Customer Number	Due Date				
300015 11/01/2023					

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

Envera

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

Invoice Date 10/02/2023 10/02/2023 Customer Number Due Date 400110 11/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Harbourage CDD	400110		10/02/2023	11/01/2023

Quantity	Description	Months	Rate	Amount
400110 - Burglar	r Alarm - Harborage CDD - Clubhouse - 6219 45th Lane East, Clubhouse	, Bradenton, FL		
1.00	Data Management 11/01/2023 - 01/31/2024	3.00	\$92.59	\$277.77
1.00	Burglar Alarm Monitoring 11/01/2023 - 01/31/2024	3.00	\$41.73	\$125.19
400110 - Pool - I	Harborage CDD - Pool - 6219 45th Lane East, Pool, Bradenton, FL			
1.00	Active Video Monitoring 11/01/2023 - 01/31/2024	3.00	\$333.82	\$1,001.46
			Subtotal:	\$1404.42
	Tax			\$0.00

Invoice Balance Due: \$1404.42



\$0.00

Date	Invoice #	Description	Amount	Balance Due
10/2/2023	733194	Alarm Monitoring Services	\$1404.42	\$1404.42

Envera

8281 Blaikie Court Sarasota, FL 34240 (941) 556-0743 **Payments/Credits Applied**

Invoice				
Invoice Number	Date			
733194	10/02/2023			
Customer Number	Due Date			
400110	11/01/2023			

Net Due: \$1,404.42 Amount Enclosed:_____



AT BRADEN RIVER

COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PKWY · RIVERVIEW, FLORIDA 33578

Check Request

Amount:

\$300.00

Date:

October 23, 2023

Payable to:

Horseshoe Cove RV Park

RECEIVE D

Address:

5100 61st St. E.

City/State/Zip:

Bradenton, FL 34203

Description:

Holiday Golf Cart Parade Police Escort Cost

(Budget: Holiday Decorations)

Requestor:

Tony Gipe, Operations Mgr, Harbourage CDD

Requestor Signature:

_Date: <u>10/23/2023</u>

Manager Approval:

PLEASE MAIL CHECK TO:

Horseshoe Cove RV Park Attn: Activities Coordinator 5100 60th St. E (Office) Bradenton, FL 34203

MAIN GATE ENTERPRISES INC

240 Stenstrom Rd Wauchula, FL 33873

Invoice

Date	Invoice #
4/18/2023	33463

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

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

Terms	Due Date
Due on receipt	4/18/2023

Description	Quantity	Rate	Amount
3/16/23 SERVICE CALL - HARBORAGE OF BRADENTON - PER TONY THE RESIDENT SWING GATE HAS FALLEN OFF AND BROKE THE HOUSING AND THE MOTOR IS CONTINUOUSLY RUNNING. ALSO WOULD LIKE TO HAVE THE BOLTS CHANGE ON OTHER SWING GATES HE NOTICED SOME LOOSE BOLTS ON THEM. 941-650-2780			
Tech went on site and found that the resident entrance bolts had fallen out of the operator arm where it attaches to the buckle on the operator. Tech put the bolts back in the arm and the arm back on the operator. Tech tightened the bolts. Tech checked the hardware on the other three operators and tightened any loose bolts as well. Tech tested all operators and they are working properly.			
TRIP CHARGE HRS OF LABOR	1	75.00 95.00	75.00 95.00
TIKO OT LABOR		93.00	75.00
		RECEIVE 10.30.23	

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

Subtotal	\$170.00
Sales Tax (0.0%)	\$0.00
Total	\$170.00
Payments/Credits	\$0.00
Balance Due	\$170.00

MAIN GATE ENTERPRISES INC

240 Stenstrom Rd Wauchula, FL 33873

Invoice

Date	Invoice #
11/1/2023	34384

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

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

Terms	Due Date
Due on receipt	11/1/2023

Description	Quantity	Rate	Amount
10-18-2023 SERVICE CALL THE HARBORAGE EMERGENCY GATE, HAVE NOT BEEN WORKING FOR MONTHS. SOMEONE STOLE THEIR SOLAR PANEL. CUSTOMER BOUGHT A PANEL AND TRIED TO INSTALL IT ON THEIR OWN. THEY COULD NOT GET THEM TO WORK. BATTERIES FINALLY DIED WITHOUT SOLAR. CUSTOMER WANTS US TO LOOK AT THEIR PANELS AND SEE IF THEY CAN BE MOVED TO THE INSIDE AND USE THOSE. MOVE POST INSIDE AND MOUNT PEDESTAL. CALL TONY FOR MORE INFORMATION 941-650-2780 - PLEASE CALL TONY TO SETUP FOR NEXT WEEK MONDAY OR TUESDAY.			
Tech went on site and met with Tony on property. Tech went to the back gate and everything was working properly, checked it out to make sure everything will be running properly and charging properly. While onsite Tony asked tech to grease hinges on the back gate and the front gates. Tech installed a nut on one of the arms on the operator at the entrance.			
TRIP CHARGE	1	75.00	75.00
HRS OF LABOR OPERATOR NUT	1	3.15	125.00 3.15
			RECEIVED

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

Subtotal	\$203.15
Sales Tax (0.0%)	\$0.00
Total	\$203.15
Payments/Credits	\$0.00
Balance Due	\$203.15

Harbourage at Braden River CDD

Manatee County Utilities Dept 10/12-11/13/23

Account No.:	Amount	Due	Address:	Acct Coding
178225 121102	\$299.36	11/10/2023	5705 Key West PI (Rec Center)	53600-4301
178225 121765	\$36.32	11/10/2023	5414 Harbourage Ave (Gate)	52900-4308
227187 130781	\$26.48	11/10/2023	5651 Key West PI (Docks)	53600-4644
Grand Total	\$362.16			

Summary: 53600-4301 \$299.36 52900-4308 \$36.32 53600-4644 \$26.48

Invoice #: November 23

\$362.16

11/17/2023



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: DUE DATE:

17-NOV-2023 08-DEC-2023

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

FROM TO DATE	DAYS		PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
		Previous Balance: Payments Received: Balance Forward:	-			210.58 210.58 0.00
10/12 11/13	32	Wtr Com. Individual Water Usage Cost Of Basic Service	20280	20499	219	56.50 14.51
		Swr Com Individual Sewer Usage Cost Of Basic Service F2_Com. Solid Waste			219	125.05 36.68
		Commercial Can Total New Charges				66.62 299.36
		Total Amount Due:	1 6			\$299.36



No residential garbage and/or recycling collection on Monday, December 25th & Monday, January 1st. Collection services will be delayed one day during those weeks. Call 941-792-8811 or visit mymanatee.org/garbage for more information.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19 **SERVICE ADDRESS 5705 KEY WEST PL** MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 **ACCOUNT NUMBER** 178225-121102 **BRADENTON, FLORIDA 34206-5010 BILLING DATE** 17-NOV-2023 **DUE DATE** 08-DEC-2023 **TOTAL AMOUNT NOW DUE:** \$299.36 ☐ CHANGE OF MAILING ADDRESS (Check Box And See Reverse Side) **AMOUNT PAID**

MTE1117A 7000003748 00.0015.0198 3692/2 3692 1 MB 0.561

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

ADDRESSEE:



լեւելը||Մ|Աբվիգոլիգ|ԱբկեւՄեհուգո|ըընըՄդեւ||Մեհլ|Մի

MAKE CHECKS PAYABLE TO MCUD

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

MCUD CUSTOMER SERVICE: (941) 792-8811

www.mymanatee.org/utilities

MCUD reserves the right to discontinue service for non-payment. Reinstatement of service requires payment of all delinquent charges and a reinstatement fee. Services will be reinstated the next business day.

All returned payments (non-sufficient funds, account closed, etc.) are subject to a minimum \$25 returned payment fee.

RESIDENTIAL POTABLE QUANTITY CHARGE INDIVIDUAL RESIDENTIAL METERS

0 - 6,000 Gallons	\$ 2.58
6,000 - 15,000 Gallons	\$ 3.23
15,000 - 20,000 Gallons	\$ 7.76
Over 20,000 Gallons	\$11.66

WASTE WATER (SEWER)
QUANTITY RATES

0 - 10,000 Gallons \$5.71

PER 1.000 GALLONS

PER 1,000 GALLONS

For more rate information visit www.mymanatee.org/utilities

PAY BY MAIL: Send payment with lower portion of the statement to: MCUD, P.O. Box 25350, Bradenton, FL 34206-5350 **PAY ONLINE:** Use the Customer Web Access Program (CWA) at www.mymanatee.org/cwa.

PAY BY PHONE: Call 866-257-0749 and follow prompts to pay your bill.

Hurricane Season Hints and Reminders:

- Trim trees and prepare yards in March and April. Do NOT wait until a storm is approaching.
- Garbage collections may be suspended prior to landfall for safety reasons.
- Sign-up for Alert Manatee at www.mymanatee.org/alertmanatee.
- If a storm is approaching or hits; monitor www.mymanatee.org/utilities and the local news outlets for specific information and instructions.
- If debris results, remember proper separation is important to ensure collection.



PAYMENT LOCATIONS

Manatee County Utilities Department LOBBY CLOSED

24 Hour Drive-Thru Drop Box 4410 66th St. W. Bradenton, FL 34210

Pay by phone 24/7 866-257-0749

Amscot Locations - Cash only There is a convenience fee for using this service

Walmart Locations

There is a convenience fee for using this service

For other convenient payment options visit: www.mymanatee.org/utilities

Manatee County Tax Collector

24 Hour Drop Box Location

819 301 Blvd. W. Bradenton. FL 34205

The Utilities Department is hard at work to bring you an improved experience when managing your account, including a new self-service portal and additional payment options, coming early 2024. We are excited and hope you will be too! Stay tuned for more information.

MAILING ADDRESS CHANGE

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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: 17-NOV-2023 **DUE DATE:**

08-DEC-2023

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

FROM TO DATE	DAYS		PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
		Previous Balance: Payments Received: Balance Forward:				36.32 36.32 0.00
10/11 11/13	33	Wtr Com. Individual Water Usage Cost Of Basic Service Swr Com Individual Sewer Usage Cost Of Basic Service Total New Charges	298	298		10.73 25.59 36.32
		Total Amount Due:		3		\$36.32

No residential garbage and/or recycling collection on Monday, December 25th & Monday, January 1st. Collection services will be delayed one day during those weeks. Call 941-792-8811 or visit mymanatee.org/garbage for more information.

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	17-NOV-2023
DUE DATE	08-DEC-2023
TOTAL AMOUNT NOW DUE:	\$36.32
	AMOUNT PAID

ADDRESSEE:

MTE1117A 7000003747 00.0015.0198 3692/1 3692 1 MB 0.561

MAKE CHECKS PAYABLE TO MCUD



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



լեւելը||Մ|Աբվիգոլիգ|ԱբկեւՄեհուգո|ըընըՄդեւ||Մեհլ|Մի MANATEE COUNTY UTILITIES DEPARTMENT PO BOX 25350 **BRADENTON FL 34206-5350**

MCUD CUSTOMER SERVICE: (941) 792-8811

www.mymanatee.org/utilities

MCUD reserves the right to discontinue service for non-payment. Reinstatement of service requires payment of all delinquent charges and a reinstatement fee. Services will be reinstated the next business day.

All returned payments (non-sufficient funds, account closed, etc.) are subject to a minimum \$25 returned payment fee.

RESIDENTIAL POTABLE QUANTITY CHARGE INDIVIDUAL RESIDENTIAL METERS

0 - 6,000 Gallons	\$ 2.58
6,000 - 15,000 Gallons	\$ 3.23
15,000 - 20,000 Gallons	\$ 7.76
Over 20,000 Gallons	\$11.66

WASTE WATER (SEWER)
QUANTITY RATES

0 - 10,000 Gallons \$5.71

PER 1.000 GALLONS

PER 1,000 GALLONS

For more rate information visit www.mymanatee.org/utilities

PAY BY MAIL: Send payment with lower portion of the statement to: MCUD, P.O. Box 25350, Bradenton, FL 34206-5350 **PAY ONLINE:** Use the Customer Web Access Program (CWA) at www.mymanatee.org/cwa.

PAY BY PHONE: Call 866-257-0749 and follow prompts to pay your bill.

Hurricane Season Hints and Reminders:

- Trim trees and prepare yards in March and April. Do NOT wait until a storm is approaching.
- Garbage collections may be suspended prior to landfall for safety reasons.
- Sign-up for Alert Manatee at www.mymanatee.org/alertmanatee.
- If a storm is approaching or hits; monitor www.mymanatee.org/utilities and the local news outlets for specific information and instructions.
- If debris results, remember proper separation is important to ensure collection.



PAYMENT LOCATIONS

Manatee County Utilities Department LOBBY CLOSED

24 Hour Drive-Thru Drop Box 4410 66th St. W. Bradenton, FL 34210

Pay by phone 24/7 866-257-0749

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Walmart Locations

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24 Hour Drop Box Location

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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: 17-DUE DATE: 08-

17-NOV-2023 08-DEC-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: Payments Received: Balance Forward:				28.28 28.28 0.00
10/11	11/13	33	Wtr Com. Individual Water Usage Cost Of Basic Service Total New Charges	1637	1654	17	4.39 22.09 26.48
			Total Amount Due:	1.00			\$26.48

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RECEIVE 11.20.23

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

Manatee County

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	17-NOV-2023
DUE DATE	08-DEC-2023
TOTAL AMOUNT NOW DUE:	\$26.48
	AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

լեւելը||Մ|Աբվիգոլիգ|ԱբկեւՄեհուգո|ըընըՄդեւ||Մեհլ|Մի

MTE1117A 7000003749 00.0015.0199 3693/1 3693 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

MCUD CUSTOMER SERVICE: (941) 792-8811

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DISTRICT OFFICE · 9428 CAMDEN FIELD PKWY · RIVERVIEW, FLORIDA 33578

Check Request

Λ	m	_		nt	٠.
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\$ 131.59

Paid Date:

October 19, 2023

Payable to:

Michael V. Malik

Address:

5549 Key West Place

City/State/Zip:

Bradenton, FL 34203

Description:

Battery purchase for emergency gate. Operations Manager

was on vacation out of town and Manatee County Code Enforcement gate 24 hours to have gate operations so Chairman purchased battery with his own credit card.

Total Refund Due:

\$ 131.59

Requestor:

Tony Gipe, Operations Mgr, Harbourage CDD

Requestor Signature:

Date: 10/31/23

Manager Approval: ______

AutoZone 5378 2303 CORTEZ R® BRADENTON, FL (941)253-1914

Rewards Account 910100XXXXXX9877 #000107675 24MS-DL 24MS-DL Duralast Marine Starting Battery, EA #000107675 CORE CHARGE #001252994 BT-1KT 99.99 P 18.00 P 3.49 P AGS Battery Install Kit. EA

> SUBTOTAL STATE BATTERY SALES FEE 103.48 1.50 CORE CHARGE 18,00 FINAL SUBTOTAL STATE TAX @ 7.000% SALE TOTAL 122.98 8.61 131.59 131.59 XXXXXXXXXXXX1015 AMEX Approval # 819672

Data Source: CHIP AppName/Label: AMERICANEXPRESS AID: A000000025010801 TC: 6039D3C00098C296

REG # 01 CSR #11 RECEIPT # 009662 STR. TRANS #123224 STORE #5378 DATE 10/19/2023 10:35 # OF ITEMS SOLD: 2



Member: MIKE MALIK As of 11/20/2020 at 18:46:38 PM CST Your Credits Balance: 1 of 5

Don't worry about losing your receipt! Access your purchase history and view program terms and conditions at www.autozone.com/rewards

AutoZone Rewards Support:1-800-741-9179 PERSONAL WARRANTY INFORMATION MALIK MIKE 34203 (508)254-3074 2020 Chevrolet Truck Blazer LT 2WD Item: 000107675 24MS-DL DURALAST MARINE 1 YEAR/12 MONTH WARRANTY



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

INVOICE 63292745 INVOICE DATE Oct 26, 2023

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

Completed Date: 10/26/2023 Payment Term: Net 30 Due Date: 11/25/2023

DESCRIPTION OF WORK

10/26/23 Jon Jon Complete

- * Trouble shot spa jets not working. Two big issues.
- 1.) The eyeball fittings the resident put in are to small. I remove them and stashed them for Tony. The (8) spa jets are all working. I put them in the cabinet under the grill per Tony. He's on vacation.
- 2.) The 2 hp WhisperFlo spa jet pump is under sized for (8) therapy spa jets. The pump has a 3" PVC suction line and a 3" PVC discharge. Need to upgrade to a WhisperFlo2 XF variable speed pump.

^{*} I put in Estimates. I did talk to Tony on the phone while on property.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Service Call for diagnostic, troubleshooting and repair, up to 1 hour.	1.00	\$115.00	\$115.00
		SUB-TOTAL		\$115.00
		TOTAL DUE		\$115.00
	E	BALANCE DUE		\$115.00



Invoice #63292745 Page 1 of 1



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 63426389

INVOICE DATE Oct 28, 2023

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

Completed Date: 10/27/2023 Payment Term: Net 30 Due Date: 11/27/2023

BALANCE DUE

DESCRIPTION OF WORK

Repaired Pool PH Feeder

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Repair Stenner chemical feeder pump	1.00	\$143.93	\$143.93
Stenner 45N	IJL5A1STAA S/N: 7815			
		SUB-TOTAL		\$143.93
		TOTAL DUE		\$143.93



\$143.93

Invoice #63426389 Page 1 of 1



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 63529865

INVOICE DATE Nov 01, 2023

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

Billing Date: 11/1/2023 Payment Term: Net 30 Due Date: 12/1/2023

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

SUB-TOTAL \$510.00

TOTAL DUE \$510.00

BALANCE DUE \$510.00



Invoice #63529865 Page 1 of 1

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Date	Invoice #
10/27/2023	INV0000084876

Bill To:

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

	Services for the month of	Term	ıs		ient Number
	October	Upon R	leceipt	00	0046
Description		Qty	Rate	е	Amount
Personnel Reimbursement		1.00	\$95 10.27	59.44	\$959.44
<u> </u>		Cubtata			\$959.44
		Subtota			φ υ υυ.44

Total

\$959.44

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	V	JΙ	,6

Date	Invoice #
11/1/2023	INV0000084923

Bill To:

	Complete for the month of			011	land Namelan
	Services for the month of November		Terms Upon Receipt		ient Number 0286
Description					
Description Accounting Services Administrative Services Financial & Revenue Collections Management Services Website Compliance & Management		Qty 1.00 1.00 1.00 1.00 1.00	\$33 \$1,42	9.00 5.92 4.17	\$1,379.00 \$335.92 \$334.17 \$1,421.50 \$100.00
		Subtota	10.3	0.23	\$3,570.59
		Total			\$3,570.59
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	v	u	•	ᅜᄃ	

Date	Invoice #
10/31/2023	INV0000085030

Bill To:

	Services for the month of	Terms	Cli	ent Number
	October	Upon Receip		0046
Description		Qty	Rate	Amount
Cell Phone		50.00 REG	\$1.00 CEIVE 1.08.23	\$50.00
		Subtotal		\$50.00
		Total		\$50.00

ın	VC)((20
	V	JΙ	,6

Date	Invoice #
11/10/2023	INV0000085052

Bill To:

	Services for the month of				ent Number
	November	Upon F	Receipt	00	0046
Description		Qty	Rate		Amount
Amenity Management & Oversight		1.00		0.00	\$940.00
Personnel Reimbursement		1.00	\$1,20	8.05	\$1,208.05
Amenity Management & Oversight - October Adj.		1.00	\$4	0.00	\$40.00
			L		
		I	DECEI	VETT	
		1	11.10.2	23	
					ФО 400 OF
		Subtota	ı		\$2,188.05
		Total			\$2,188.05

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Date	Invoice #	
11/24/2023	INV0000085681	

Bill To:

	Services for the month of	Terms		Clie	nt Number
	November	Upon Receipt		000	
Description			Rate		Amount
Description Personnel Reimbursement		1.00			Amount \$1,293.45
		Subtotal		R	ECEIVE 11.27.23 \$1,293.45 \$1,293.45

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
11/1/2023	2554

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

		Terms	Pr	oject
		Due on receipt	CDD Engin	eering Services
Serviced	Description	Quantity	Rate	Amount
10/6/2023	Review invoices for sidewalk installation and forward to Rizzetta for payment.	0.25	160.00	40.00
10/11/2023	Prep work and attend CDD meeting. Site review following for fence at John's Island. Review files and documents for fence along Ever's Reservoir and prepare summary e-mail, send to all board members.	3	160.00	480.00
10/20/2023	Updates with vendor for bank repairs and update board members on schedule.	0.25	160.00	40.00
10/30/2023	Review photos and contractors invoice for pond 1 bank repairs and send to Rizzetta for payment.	0.25	160.00	40.00
		F	ECEIVE 11.01.23)
Please make checks p Thank you for your b	payable to Schappacher Engineering pusiness!	То	tal	\$600.00



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

Ship

To: Harbourage at Braden River CDD

Invoice Number:

Invoice Date:

Rizzetta and Company 9428 Camden Field Parkway Riverview, FL 33578

INVOICE

Page: 1

PSI021879

10/24/2023

15,500.00

Bill

Ship Via

FOUNTAIN INSTALL

To: Harbourage at Braden River CDD Rizzetta and Company 9428 Camden Field Parkway

Riverview, 33578

Customer ID 0376380

15,500.00

1

P.O. Number

 Ship Date
 10/24/2023
 P.O. Date
 10/24/2023

 Due Date
 11/23/2023
 Our Order No.

 Terms
 Net 30

 Item/Description
 Unit
 Order Qty
 Quantity
 Unit Price
 Total Price

 Fountain Install

 One-Time Service

 Harborage/Br VTX Fountain 1 Site #1

1



Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 15,500.00

 Subtotal:
 15,500.00

 Invoice Discount:
 0.00

 Total Sales Tax:
 0.00

 Payment Amount:
 7,750.00

 Total:
 7,750.00



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

Bill

Ship Via

Ship Date

Due Date

Terms

To: Harbourage at Braden River CDD

Rizzetta & Company 9428 Camden Field Pkwy

Riverview, 33578

11/1/2023

12/1/2023

Net 30

INVOICE

Page: 1

Invoice Number:

PSI022335

Invoice Date:

11/1/2023

Ship

To: Harbourage at Braden River CDD

Rizzetta & Company 9428 Camden Field Pkwy Riverview, FL 33578

Customer ID 9014

P.O. Number

P.O. Date 11/1/2023

Our Order No.

Item/DescriptionUnitOrder QtyQuantityUnit PriceTotal PriceAnnual Maintenance11488.80488.80

November Billing
11/1/2023 - 11/30/2023

Harbourage/Braden Cdd-Lake-ALL



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

 Subtotal:
 488.80

 Invoice Discount:
 0.00

 Total Sales Tax
 0.00

 Payment Amount:
 0.00

 Total:
 488.80

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

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

November 02, 2023 Client: 001435 Matter: 000001 Invoice #: 23752

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
10/10/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$122.00
10/10/2023	LB	REVIEW AND REVISE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY SPECIAL DISTRICT INVOICE AND PROFILE UPDATE FORM FOR FISCAL YEAR 2023-2024.	0.3	\$52.50
10/11/2023	KCH	REVIEW AGENDA, PREPARE FOR BOS MEETING; ATTEND BOS MEETING.	1.6	\$488.00
10/12/2023	JMV	PREPARE DEPARTMENT OF ECONOMIC OPPORTUNITY REGISTERED AGENT REPORT.	0.3	\$91.50
		Total Professional Services	2.6	\$754.00

November 02, 2023 Client: 001435 Matter: 000001 Invoice #: 23752

Page: 2

RECEIVE D

Total Services \$754.00

Total Disbursements \$0.00

 Total Current Charges
 \$754.00

 Previous Balance
 \$762.50

 Less Payments
 (\$762.50)

 PAY THIS AMOUNT
 \$754.00

Please Include Invoice Number on all Correspondence

INVOICE NO	QUANTITY	DESCRIPTION	AMOUNT
1564-437664 153.3 gallons		PROPANE@\$4 665/GALLON SAFETY P&T FEE TRANSPORTATION INVOICE SUBTOTAL PLEASE PAYTHISAMOUNT	\$715.14 12.92 10.97 \$739.03 \$739.03
SUBURBAN PROPA PO# Name: THE HARBO ACCT#: 1564-09397 Tank Serial #: 25X01	Driver ID 241 RAGE ON BRADEN '2-001	The left P&T is noted above see Tees" on reverse for a description of this Safety & Training Practices Fee	
For Inquiries, please or your local office 94 Liquefied Petroleum Product: Propane, No	1-755-1531 Gas, 2.1, UN 1075,	RECEIVED BY:	
WHERE REQUIRED has been corrected to	. 21 000 10121110	Customer: Please see reverse side for safety infor Call 811 Before You Dig.	rmation

Item# 1515384 OPR 5209 1212 DUPLICATE

DATE
START COUNT
10.0 G CALLONS
END NET COLUNT
163.3 GALLONS
11 COBLIVERY
153.3 GALLONS
11 CORRECTED TO 80 DECI
SALE NUMBER
1200800103
UNIT D.

volume at 60 degrees Fahrenheit

SUBURBAN PROPANE

SUBURBAN PROPANE-1564 Local Office 941-755-1531

5705 KEY WEST PL BRADENTON FL 342038095

THE HARBORAGE ON BRADEN RIVER

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

ACCOUNT NO: 1564-093972 **DELIVERY DATE:** 11/18/23 1338 INVOICE NO. 1564-437664

INVOICE

AMOUNT DUE

DUE DATE

AMOUNT

ENCLOSED

\$739.03

DUPLICATE Item# 1515384 OPR 5209 1212

11/25/23

\$ 739.03

TO PAY BY CHECK PLEASE RETURN THIS PORTION PLEASE PAY FROM THIS INVOICE

WITH YOUR PAYMENT AND SEND TO SUBURBAN PROPANE-1564

PO BOX 260

Thank You For

Your Business!

WHIPPANY, NJ 07981

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

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



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



Account / Invoice Purchase Order 11957293726846

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

Trutech, LLC PO Box 6849 Marietta, GA 30065

00000011957298001000000250510900000001290045

Please Return this portion with your payment

Invoice 3726846

Date	Description	Quantity	Amount	Тах	Total
Service Address:	5705 Key West Pl Bradenton, FL 34203-8095				
11/3/2023	Monthly Service		\$129.00	\$0.00	\$129.00

preformed an exterior inspection and applied deterrent for snakes around the pool/pool hall. no snakes or snake skins were observed during the time of inspection

RECEIVED

Some customers may see a slight rate increase beginning February 2023

Adjustment \$0.00

Account#1195729 Lic#: JB187377 **Total:** \$129.00

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

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

Online Bill Pay Registration Number: 429E3D93



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

Billing@WaterBoyInc.com www.WaterboyInc.com

Rte-Day-Stop: RB06-10-OFF

Account # 025660

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

Item	Qty Price	Amount
5 Gal. Drinking	1 @ 6.30	6.30
Sales Bottle Deposits	Donosit Dotoil	6.30 7.00
5 Gallon Bottle	Deposit Detail Deliv: 1 Ret: 0 Net: 1	
Subtotal Sales Tax INVOICE TOTAL	RECEIVE D	13.30 0.00 13.30

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 6



951 Yamato Road • Suite 280 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

December 12, 2023

To Board of Supervisors
Harbourage at Braden River Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

We are pleased to confirm our understanding of the services we are to provide Harbourage at Braden River Community Development District, Manatee County, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Harbourage at Braden River Community Development District as of and for the fiscal years ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures-Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$3,700 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Harbourage at Braden River Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Harbourage at Braden River Community Development District.

By: Michael V. Malik

BOS Chairman, Harbourage at Braden River CDD

Date: December 20, 2023





Peer Review Program

FICPA Peer Review Program Administered in Florida by The Florida Institute of CPAs

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau Grau & Associates 951 Yamato Rd Ste 280 Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

Harbourage at Braden River CDD

Final Audit Report

2023-12-20

Created:

2023-12-15

By:

Crystal Yem (cyem@rizzetta.com)

Status:

Signed

Transaction ID:

CBJCHBCAABAAtHPUyEgUCD_67FrX7yJr6F7rlDPOeCXt

"Harbourage at Braden River CDD" History

- Document created by Crystal Yem (cyem@rizzetta.com) 2023-12-15 1:09:47 PM GMT
- Document emailed to hcddseat1@gmail.com for signature 2023-12-15 1:10:28 PM GMT
- Email viewed by hcddseat1@gmail.com 2023-12-15 2:31:12 PM GMT
- Signer hcddseat1@gmail.com entered name at signing as Michael V. Malik 2023-12-20 6:57:51 PM GMT
- Document e-signed by Michael V. Malik (hcddseat1@gmail.com)
 Signature Date: 2023-12-20 6:57:53 PM GMT Time Source: server
- Agreement completed. 2023-12-20 - 6:57:53 PM GMT

Tab 7



Proposal

Proposal# SPN101002

1/19/2024

Proposal Date: 12/20/2023 Valid Until:

2801 N. Powerline Road Pompano Beach, FL 33069 Tel 954-971-7350 Fax 954-975-0791

Customer # 5864 Harborage at Braden River Community Development

9428 Camden Field Parkway Riverview, FL 33578

Tel: 813.533.2950 Fax: 813-935-6212

Job Site: 5074 Harbourage SR 70 and Natalie Way Bradenton, FL 34203

Tel: 941-650-2780 Contact: Tony Gipe Model# HCF-25PDV-460/3-HMR3L-Z

Nature of Service:

S/O- Swing Check Valve Only Lake Replacement (Grooved)

During the recent service visit our technician found a failed pumping system suction line check valve. The check valve must be replaced immediately to prevent pump system, irrigation pipe & fitting failures, and loss of landscaping.

Hoover proposes the following:

- · Remove existing faulty check valve on suction line.
- · Install new Check Valve.
- Re-prime pump and suction line.
- · Test and calibrate operation.

Choose LABOR based on below and DELETE:

2-3in = 3hr4in = 4hr

6in = 6hr

8-10in = 8hr

Sub Total: \$4,215.17

Grand Total: \$4,215.17

TERMS: Full payment is due upon receipt of invoice. Interest will be due and shall accrue at the rate of 1-1/2% per month compounded on any overdue amount. Collection costs, including attorney's fees, will be due in the event of nonpayment. Warranty of parts and workmanship for one year from date of installation in accordance with Hoover standard Warranty Terms and Conditions. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Accepted By:

Hoover Pumping Systems, Corp.

haven J. Sleanon Ja.

Accepted By:

Harborage at Braden River Community Development

Michael V. Malik

Mulul V. Marth 12/20/2023 Signature/Printed Name/ Date

Charles Gleason

Tab 8

Habourage at Braden River CDD Capital Outlay Items 2023-2024

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