

Analysis of Claimed Charges - Harbor Bay CDD

Master Location	Unit Description	Property Schedule Unit #	Address	City	State	Total Insured value	Deductible % per Policy	% Deductible Amount	Support Link	Vendor	Description	As Claimed	Adjustment	Deductible/Limit Applied	Net Amount	McLarens Comment
Harbor Bay Community Development District	Waterpumps, controller, irrigation from pump	2	Mirabay Blvd & Mann Harbor Dr.	Apollo Beach	Florida	\$ 45,000.00	5.00%	\$ 2,250.00	<a href="#">Lee Te Kim Lawn Care &amp; Nursery no. OCT06609</a>	Lee Te Kim Lawn Care & Nursery	Clock C/Clubhouse: Irrigation Repair	\$ 2,555.60	\$ -	\$ (2,250.00)	\$ 305.60	Approved
Harbor Bay Community Development District	Waterpumps, controller, irrigation from pump	2	Mirabay Blvd & Mann Harbor Dr.	Apollo Beach	Florida	-		-	<a href="#">Lee Te Kim Lawn Care &amp; Nursery no. OCT06615</a>	Lee Te Kim Lawn Care & Nursery	Clock A/Manns Harbor: Irrigation Repair	2,738.84	-	-	2,738.84	Approved
						45,000.00		2,250.00				5,294.44	-	(2,250.00)	3,044.44	
Harbor Bay Community Development District	Gatehouse Facility #1	3	200 Mirabay Blvd	Apollo Beach	Florida	203,090.00	5.00%	10,154.50	<a href="#">Main Gate Enterprises quote no. 45586-81</a>	Main Gate Enterprises, Inc.	Entry/Exit Gate Barrier Arm and Operator Replacement	15,492.00	-	(10,154.50)	5,337.50	Approved
Harbor Bay Community Development District	Gatehouse Facility #1	3	200 Mirabay Blvd	Apollo Beach	Florida	-		-	<a href="#">Premier Technologies Est. 2024-0010</a>	Premier Technologies	Entry/Exit Gate Monitors and Display System Replacement	8,304.95	-	-	8,304.95	Approved
						203,090.00	-	10,154.50				23,796.95	-	(10,154.50)	13,642.45	
Harbor Bay Community Development District	Youth Clubhouse	5	107 Manns Harbor Dr.	Apollo Beach	Florida	221,376.00	5.00%	11,068.80	<a href="#">Rightway Restoration Estimate</a>	Rightway Restoration	Rebuild/Mitigation services	71,265.87	(71,265.87)	-	-	Not Approved. Please refer to Coverage Determination Letter for further detail.
Harbor Bay Community Development District	Youth Clubhouse	5	107 Manns Harbor Dr.	Apollo Beach	Florida	-		-	<a href="#">U.S. Shingle Quote</a>	U.S. Shingle	Replace Standing Seam Metal Roof system.	15,400.00	(15,400.00)	-	-	Not Approved. Please refer to Coverage Determination Letter for further detail.
Harbor Bay Community Development District	Youth Clubhouse	5	107 Manns Harbor Dr.	Apollo Beach	Florida	-	-	-	<a href="#">Florida Commercial Roofing Estimate</a>	Florida Commercial Roofing & Construction	Place tarp on Roof	27,236.00	(27,236.00)	-	-	Not Approved. Please refer to Coverage Determination Letter for further detail. Invoice includes charges for Unit 5 & 11.
						221,376.00	-	11,068.80				113,901.87	(113,901.87)	-	-	
Harbor Bay Community Development District	Playground Facility #1	6	107 Manns Harbor Dr.	Apollo Beach	Florida	125,000.00	5.00%	6,250.00	<a href="#">Top Line Quote no. TLRQ5825</a>	Top Line Recreation	Shade replacement	41,792.55	(35,126.74)	(6,250.00)	415.81	Approved. Portion of Vendor proposal for (1) shade sales less the tax.
Harbor Bay Community Development District	Clubhouse inclu gallery Café & covered walkway	11	107 Manns Harbor Dr.	Apollo Beach	Florida	5,428,100.00	5.00%	271,405.00	<a href="#">Rightway Restoration Estimate</a>	Rightway Restoration	Rebuild/Mitigation services	398,194.00	(398,194.00)	-	-	Not Approved. Please refer to Coverage Determination Letter for further detail.
Harbor Bay Community Development District	Clubhouse inclu gallery Café & covered walkway	11	107 Manns Harbor Dr.	Apollo Beach	Florida	-		-	<a href="#">Halliwell Estimate</a>	Halliwell	Reconstruction Estimate	11,800.97	-	-	-	Approved per Halliwell estimate based on Engineering report.
Harbor Bay Community Development District	Clubhouse inclu gallery Café & covered walkway	11	107 Manns Harbor Dr.	Apollo Beach	Florida	-		-	<a href="#">Florida Commercial Roofing Estimate</a>	Florida Commercial Roofing & Construction	Place tarp on Roof	27,236.00	(13,618.00)	-	-	Partially approved for portion of Tarp installed over the fitness center. Please refer to Coverage Determination Letter for further detail. Invoice includes charges for Unit 5 & 11
Harbor Bay Community Development District	Clubhouse inclu gallery Café & covered walkway	11	107 Manns Harbor Dr.	Apollo Beach	Florida	-		-	<a href="#">FSG Inspections no. 020426-1 Cat 3M</a>	FSG Inspections	Water and Mold assessment process	5,000.00	(5,000.00)	-	-	Not Approved. Please refer to Coverage Determination Letter for further detail.
Harbor Bay Community Development District	Clubhouse inclu gallery Café & covered walkway	11	107 Manns Harbor Dr.	Apollo Beach	Florida	-		-	<a href="#">Best Price Roofing no. 3136</a>	Best Price Roofing	Tarp Metal Roof	4,180.00	(2,090.00)	-	-	Partially approved for portion of Tarp installed over the fitness center. Please refer to Coverage Determination Letter for further detail.
Harbor Bay Community Development District	Clubhouse inclu gallery Café & covered walkway	11	107 Manns Harbor Dr.	Apollo Beach	Florida	-		-	<a href="#">Best Price Roofing no. 5572</a>	Best Price Roofing	Remove and install new Roof	259,000.00	(259,000.00)	-	-	Not Approved. Please refer to Coverage Determination Letter for further detail.
						5,428,100.00		271,405.00				705,410.97	(677,902.00)	-	-	
Harbor Bay Community Development District	Pool Slide & Lighthouse Fixture	14	107 Manns Harbor Dr.	Apollo Beach	Florida	440,000.00	5.00%	22,000.00	<a href="#">Rightway Restoration Estimate</a>	Rightway Restoration	Repairs to Lighthouse	180,000.00	(180,000.00)	-	-	Not Approved. Please refer to Coverage Determination Letter for further detail.
Harbor Bay Community Development District	Docks & 3 Boat Lifts	15	107 Manns Harbor Dr.	Apollo Beach	Florida	250,000.00	5.00%	12,500.00	<a href="#">Jay's Mobile Marine no. 0099</a>	Jay's Mobile Marine Service	Lift repairs	28,160.00	-	(12,500.00)	15,660.00	Approved
Harbor Bay Community Development District	Pier	16	107 Manns Harbor Dr.	Apollo Beach	Florida	70,000.00	5.00%	3,500.00	<a href="#">Jay's Mobile Marine no. 0098</a>	Jay's Mobile Marine Service	Dock repairs	11,275.00	-	(3,500.00)	7,775.00	Approved
Harbor Bay Community Development District	Playground Facility #2 - The Landing Park	19	200 Mirabay Blvd	Apollo Beach	Florida	125,000.00	5.00%	6,250.00	<a href="#">Top Line Quote no. TLRQ5825</a>	Top Line Recreation	Shade replacement	41,792.55	(8,463.50)	(6,250.00)	27,079.05	Approved. Portion of Vendor proposal for (5) shade sales less the tax.
Harbor Bay Community Development District	Playground Facility #2 - The Landing Park	19	200 Mirabay Blvd	Apollo Beach	Florida	-		-	<a href="#">Top Line Quote no. TLRQ5812</a>	Top Line Recreation	Removal of Shade	3,205.13	-	-	3,205.13	
						125,000.00	-	6,250.00				44,997.68	(8,463.50)	(6,250.00)	30,284.18	
Harbor Bay Community Development District	Storage Building - The Admiral Club	24	5248 Admiral Point Dr.	Apollo Beach	Florida	93,500.00	5.00%	4,675.00	<a href="#">Rightway Restoration Estimate</a>	Rightway Restoration	Roof repair estimate	90,061.59	(90,061.59)	-	-	Not Approved. No reported damage to the storage building listed on the property schedule. Reported damage is to a storage shed at Admiral Point Dr that is not listed on the property schedule.
Harbor Bay Community Development District	Pergola - The Admiral Club	27	5248 Admiral Point Dr.	Apollo Beach	Florida	30,000.00	5.00%	1,500.00	<a href="#">Rightway Restoration Estimate</a>	Rightway Restoration	Pergola Rebuild	31,500.00	-	(1,500.00)	30,000.00	
Harbor Bay Community Development District	Pergola - The Admiral Club	27	5248 Admiral Point Dr.	Apollo Beach	Florida	-		-	<a href="#">Lee Te Kim Lawn Care &amp; Nursery no. JAN06664</a>	Lee Te Kim Lawn Care & Nursery	Admiral Point: Haul away pergola from pool area	500.00	-	(500.00)	-	
						30,000.00		1,500.00				32,000.00	-	(2,000.00)	30,000.00	Approved. Total Insured Value Applied.
Harbor Bay Community Development District	Basketball Courts (2) w/Fencing, lights	31	MiraBay Blvd	Apollo Beach	Florida	110,000.00	5.00%	5,500.00	<a href="#">Triple D Fencing no. 10197</a>	Triple D Fencing	Replace Basketball court fencing	60,810.00	-	(5,500.00)	55,310.00	Approved
Harbor Bay Community Development District	Main Clubhouse Pool - 3 Big Boppers	32	107 Manns Harbor Drive	Apollo Beach	Florida	165,000.00	5.00%	8,250.00	<a href="#">FLA Pools Proposal</a>	FLA Pools	Repairs of Pool heaters and Electrical work.	38,700.00	-	(8,250.00)	30,450.00	Approved
Harbor Bay Community Development District	Not Listed on Property Schedule			Apollo Beach	Florida	-		-	<a href="#">Lee Te Kim Lawn Care &amp; Nursery no.</a>	Lee Te Kim Lawn Care & Nursery	Irrigation Repairs: Balibay and Admiral Pointe	895.00	(895.00)	-	-	Not Approved. Not listed on Property Schedule
						\$ 7,306,066.00		\$ 365,303.30				\$ 1,377,096.05	\$ (1,106,350.70)	\$ (56,654.50)	\$ 186,581.88	