



Rizzetta & Company

Lake St. Charles Community Development District

Board of Supervisors' Meeting October 24, 2025

District Office:
2700 S. Falkenburg Rd. Ste 2745
Riverview, Florida 33578
813.533.2950

www.lakestcharles.org

**LAKE ST. CHARLES
COMMUNITY DEVELOPMENT DISTRICT**

6801 Colonial Lake Drive Riverview, FL 33578

Board of Supervisors	Virginia Gianakos	Chairman
	Toni Marie Davis	Vice Chairman
	Yvonne Brown	Assistant Secretary
	John Hines Marshall	Assistant Secretary
	Benjamin Turinsky	Assistant Secretary
District Manager	Stephanie DeLuna	Rizzetta & Company, Inc.
District Counsel	Savannah Hancock	Kilinski Van Wyk
District Engineer	Ed Jimenez	Kimley-Horn

All cellular phones must be placed on mute 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, 1-800-955-8771 (TTY) or 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.

Board of Supervisors
Lake St. Charles
Community Development District

October 21, 2025

REVISED AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the Lake St. Charles Community Development District will be held on **Friday, October 24th , 2025, at 10:00 a.m.** at 6801 Colonial Lake Drive Riverview, FL 33578.

BOARD OF SUPERVISORS' MEETING:

- 1. CALL TO ORDER/ ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A.** District Counsel
 - i. CDD 101 Tab 1
 - ii. Consideration of Resolution 2026 – 02.
Adopting the Board of Supervisors'
Code of Conduct Policy Tab 2
 - B.** District Engineer
 - i. Summary of Trail Modifications Tab 3
 - ii. Presentation of Proposals for Trail Repairs USC
 - ii. Consideration of Renewal of
District Engineering Agreement Tab 4
 - C.** Operations Manager
 - i. Monthly Status Report Tab 5
 - D.** District Manager
- 4. BUSINESS ITEMS**
 - A.** Consideration of Staffing Proposal Tab 6
 - B.** Consideration of Pool Contract Tab 7
 - C.** Consideration of Pool Sensory Replacement Quote Tab 8
 - D.** Discussion of Bouy System Tab 9
 - E.** Consideration of Juniper Proposal # 355651& 357722 Tab 10
 - F.** Consideration of Resolution 2026 – 03; Adopting the
Amended Fiscal Year 2025 / 2026 Budget Tab 11
 - G.** Consideration of Resolution 2026-04 Adopting Informal
Procurement Policies Tab 12
 - H.** **Consideration of Resolution 2026-05; Re-Designating
Principal Headquarters and Local Records Office Tab 13**
 - I.** Discussion on Board Structure
 - J.** Consideration of Resolution 2026-06; Re-Designating Officers Tab 14
- 5. BUSINESS ADMINISTRATION (Consent Agenda)**
 - A.** Ratification of Operations and Maintenance Expenditures
for August & September 2025 Tab 15
 - B.** Ratification of License Agreement with Lake St. Charles
Master HOA for Fall Festival USC
 - C.** Consideration of Meeting Minutes from
September 03 and October 01,2025 Tab 16

7. SUPERVISOR REQUESTS

8. ADJOURNMENT

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

Sincerely,

Stephanie DeLuna

Stephanie DeLuna

District Manager

Tab 1

CDD 101



KILINSKI | VAN WYK

Lake St.
Charles
Community
Development
District

GENERAL BACKGROUND





What is a Community Development District (CDD)?

- Local unit of special purpose government
 - Established under the Uniform Community Development Act of 1980 (Chapter 190, F.S.)
 - Primary functions:
 - Provide a mechanism to finance, construct and maintain high-quality improvements and amenities
 - Issue tax-exempt bonds to finance cost of public infrastructure
 - Maintain roadways, facilities, amenities, common areas, and other public improvements
 - Collect revenues and pay operating expenses
 - Levy assessments on lands benefited by improvements
- 

Powers of CDDs



Allowed by Chapter 190

- Construct and maintain public infrastructure
- Issue long-term bonds
- Issue short-term bonds
- Levy and collect non-ad valorem assessments for debt service
- Levy and collect operating and maintenance assessments
- Contract for services
- Provide security/recreational services
- Etc.



Not allowed by Chapter 190

- Regulate land use/zoning
- Issue building permits
- Issue development orders
- Provide police services
- Enforce code compliance
- Enforce traffic regulations
- Etc.

Unit of Government

As a unit of government, a CDD is:

Subject to the Government in the Sunshine Law

Subject to Public Records laws

Subject to certain reporting and disclosure requirements

Subject to bidding requirements for certain projects

Able to issue tax-exempt bonds to finance public improvements

Able to enjoy the protections of sovereign immunity

Exempt from sales tax

CDDs vs HOAs

CDDs

- Unit of government.
- Subject to open government and public records laws.
- CDD assessments are co-equal with County taxes, making them very secure.
- Able to finance large improvements through bonds, resulting in less financial burden on homeowners.
- Required to hold public hearings for certain actions.
- Board begins turnover to resident Board members as early as 6 years from establishment.
- Tax-exempt.

HOAs

- Private entity (not-for-profit corporation).
- Financing limited to annual assessments, shorter-term loans, and other private financing.
- Required to hold homeowner votes for certain decisions.
- Turnover to resident control usually occurs over a longer period (based on percentages of sold lots).
- Has control over deed restrictions on private lots.

Responsibilities and Control (Lake St. Charles CDD)

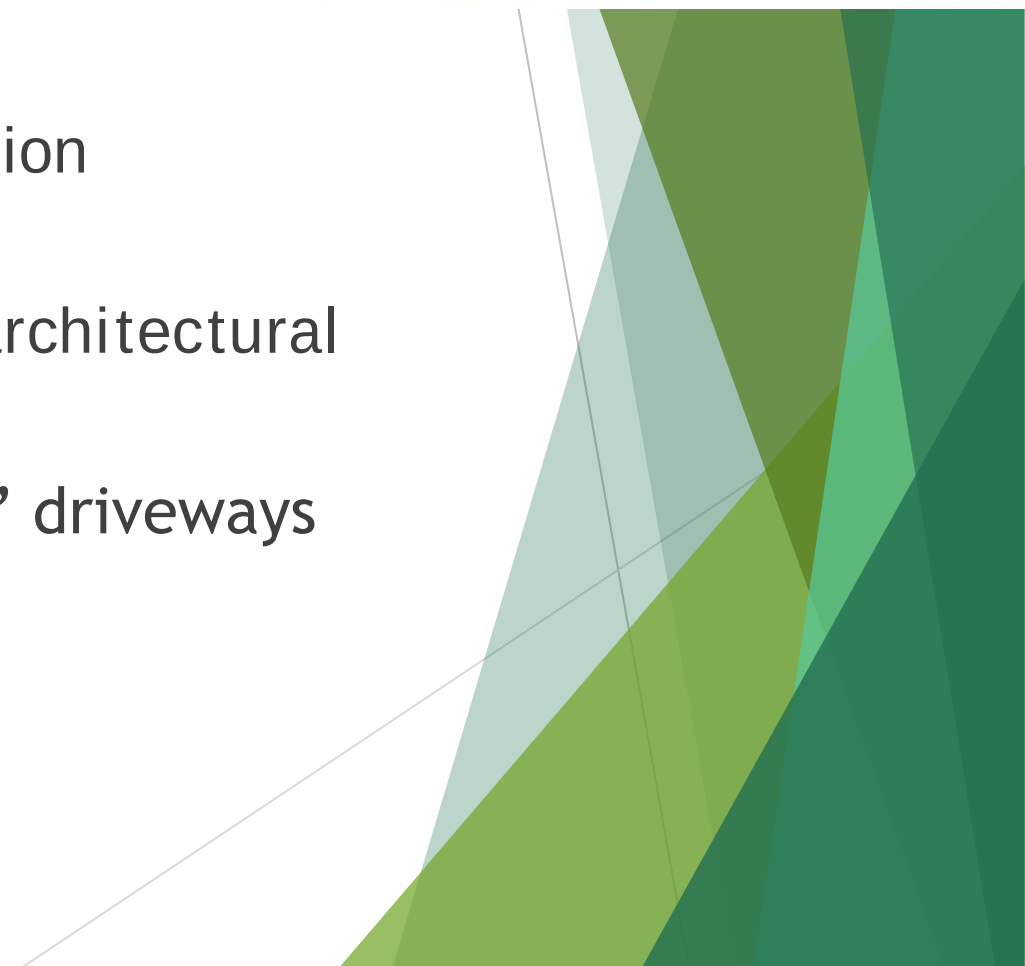


CDD

- Stormwater Management System (ponds and drainage systems)
- Common Area Landscaping/Irrigation
- Roadways and Sidewalks
- Amenities

HOA

- Deed restriction enforcement
- Community architectural control
- Homeowners' driveways and lawns



Key Legal Considerations for Supervisors



Chapter 190, Florida Statutes



Sets forth all powers and responsibilities of CDDs.



If Chapter 190 does not grant the power, the CDD cannot do it.

Comply with the Law - Sunshine Law

The Government in the Sunshine Law, Ch. 286, F.S. & Art. I, s. 24, Fla. Const.

Constitutional and statutory right of public access to governmental proceedings, at state or local level

Applies to any gathering of two or more members of the same Board to discuss some matter which may foreseeably come before that Board for action.

- Includes phone calls, text messages, emails, social media
- Applies to conversations with other Board members, not with Staff

Such discussions can only take place at a meeting that is (1) noticed, (2) open to the public, and (3) where minutes are taken.

A quorum (3/5 Supervisors) must be physically present to make any decisions.

Other Sunshine Law Considerations

Do not use other individuals (Staff, neighbors, etc.) as a conduit to have a conversation between Supervisors.

Reasonable notice is required for all Board meetings. This means notice must be published in the newspaper and an agenda should be posted at least 7 days in advance.

An opportunity for public comment is required before the Board takes action.

The public must be allowed to attend meetings. NOT required to provide a means for electronic attendance for the public.

Secret voting is not allowed.

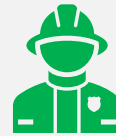
Minutes do not have to be a verbatim transcript.

Committees may be subject to the Sunshine Law if they have decision-making authority.

Narrow Exceptions



Pending litigation.



Security and fire safety system details.



(these can be discussed in a private session of the Board outside of the public attendance)

Penalties

Criminal penalties -
Knowing violation is a
2nd degree
misdemeanor (60 days
imprisonment and fine
of up to \$500).

Civil fines up to \$500.

Civil lawsuits - Must pay
attorneys' fees (can be
in your individual
capacity)

Removal from office.

Action is considered to
be invalid but can cure.



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"Let's start with five years ... if you need more
time, come back and see me later."

Comply with the Law - Public Records

With limited exceptions, documents related to District business must be preserved as public records and produced when requested.

- We recommend using a separate email address for all District business and keeping any hard copy files in a separate and easy-to-access place.

Forward any public records requests from the public to the District Manager for processing.

Comply with the Law - Ethics Law



Supervisors are subject to many of the same ethics laws as county and city officials.



Make required financial disclosures. The District Manager will provide the required forms (Form 1).



Do not accept a bribe.



Avoid conflicts of interest.

If there is ever an item before you for a vote that would provide a special benefit to you, a business associate, or a close family member, notify District Counsel so proper steps may be taken.



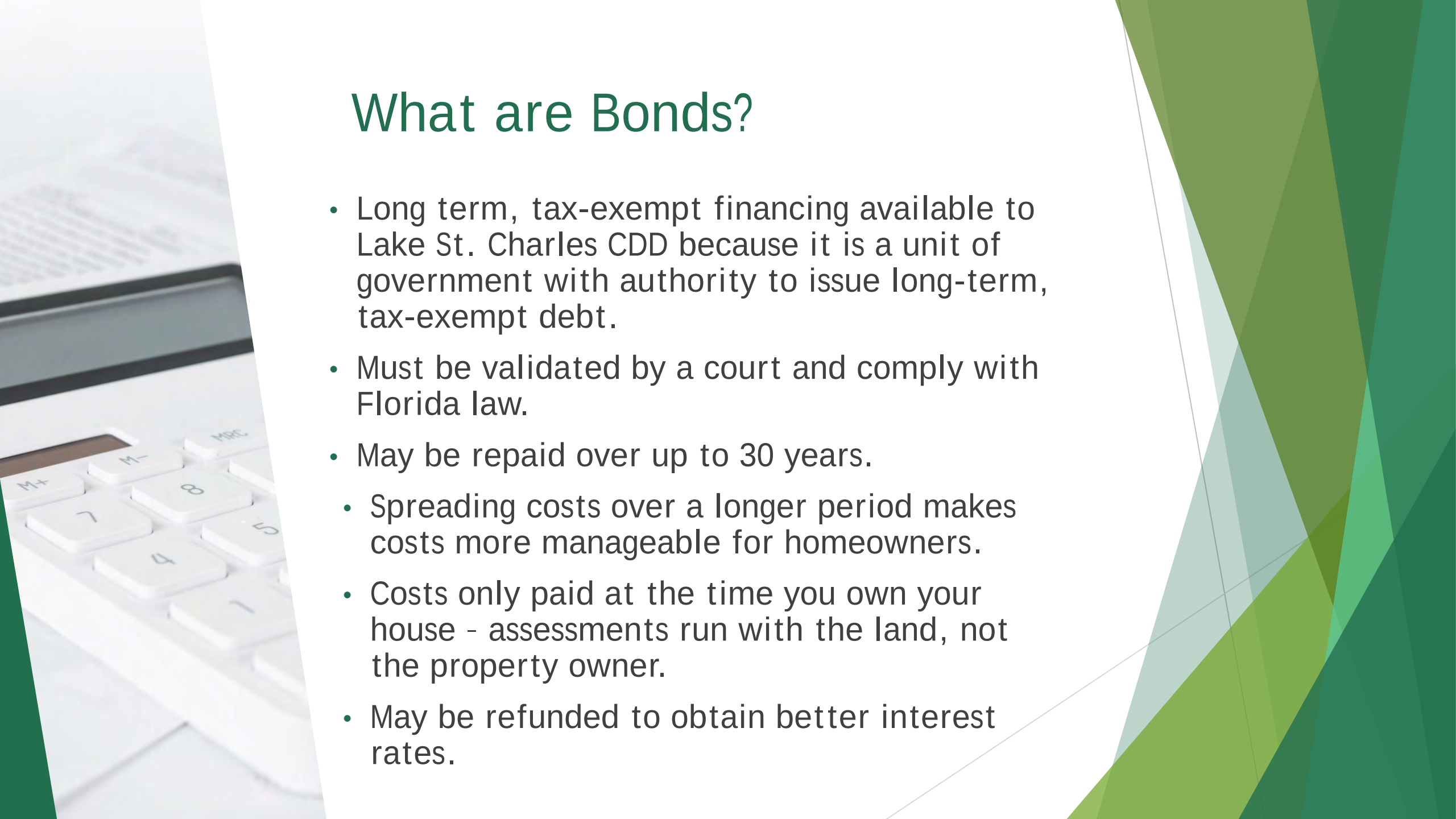
See Chapter 112, Florida Statutes, for other ethical considerations.

Finance Basics



Annual Budget

- Fiscal Year runs from October 1 to September 30.
- Proposed budget must be adopted before June 15 each year
- Final budget must be adopted after a public hearing before October 1 each year (or earlier if required by the County for assessment collection).
- Describes anticipated expenditures and sources of funds.
- Available on the District's website: <https://www.lakeestcharles.org>
- Funds may be moved amongst line items by motion, but large changes may require an amendment by resolution.



What are Bonds?

- Long term, tax-exempt financing available to Lake St. Charles CDD because it is a unit of government with authority to issue long-term, tax-exempt debt.
- Must be validated by a court and comply with Florida law.
- May be repaid over up to 30 years.
- Spreading costs over a longer period makes costs more manageable for homeowners.
- Costs only paid at the time you own your house - assessments run with the land, not the property owner.
- May be refunded to obtain better interest rates.

What are Assessments?



Debt Assessments

Levied to repay bonds.

One-time mailed and published notices + public hearing required.

Usually collected on the tax roll.



Operations & Maintenance Assessments

Levied to pay annual administrative, operational, and general maintenance costs of the District - adopted annually with budget.

Includes reserves and amounts for maintaining current infrastructure.

Mailed and published notices + public hearing required to increase above last noticed amount.

Usually collected on the tax roll.

Annual Audit



Required by statute.



Must be completed by June 30 each year (unless an earlier deadline applies for bonds).



Available on the Florida Department of Financial Services website.

Management and Control of the District



Staff Roles and Responsibilities

- District Manager
 - Receives authority from the same sources as the Chair, plus the agreement between the District and the management company.
 - The Board makes policy, and the District Manager implements the Board's policies.
 - Has “charge and supervision of the works of the District” and is responsible for preserving, operating and maintaining improvements, facilities, and equipment and for performing such other duties as may be prescribed by the Board.
 - May hire and fire professional, supervisory, and clerical employees as may be necessary and authorized by the Board. 190.007(1), *Florida Statutes*.

Staff Roles and Responsibilities (cont.)

- District Counsel
 - Works for the Board, not the District Manager or any Board member.
 - Works with the District Manager and Staff to help protect the District from legal perils and achieve its goals.
- District Engineer
 - Assists with the construction of the District's Capital Improvement Plan.
 - Assists in the acquisition and conveyance of infrastructure.
 - Assists with permit compliance.
 - Assists with maintenance of infrastructure.

Board of Supervisors

The CDD is controlled by an elected 5-member Board of Supervisors.

Phase 1: Landowner Elections

- Initially, Supervisors are elected on an at-large basis by those owning property within the CDD.
- 1 acre of land = 1 vote (partial acres are rounded up).
- Candidates must be Florida residents and U.S. citizens.

Phase 2: General Qualified Electors

- Beginning six years after the initial appointment of Supervisors and once the CDD has at least 250 qualified electors, Supervisors begin to be elected through the general election process.
- Supervisors elected through the General Election process must be qualified electors (residents of the District who are at least 18 years old and registered to vote in Polk County) and serve four-year terms with staggered expiration dates.

Role of the Board

- Chapter 190 of Florida Statutes
- Policy making
- Retention of staff to implement policy
- Holding staff accountable for policy implementation
- Making material business decisions for the District (example, whether to issue bonds or enter into significant contracts)

NOT the role of the Board:

- Directing on-site staff. Individual board members generally are not supposed to be operating the District unless delegated some limited authority by the Board.

Role of Individual Supervisors

Receive

Receive input from constituents

Propose

Propose new policies or policy changes

Vote on

Vote on proposals brought before the Board at meetings

District Officers

Chair

Elected by the Board; has certain powers to sign documents, convene meetings, authorize emergency expenditures, and take other actions permitted by law/rule/policy.

Vice Chair / Assistant Secretaries

- Vice Chair fulfills the duties of the Chair when the Chair is absent.
- Assistant Secretaries who are Board members can fulfill the role of Chair when the Chair and Vice Chair are both absent.
- Assistant Secretaries who are not Board members have certain signing/attestation authority.

Treasurer

Statutory position; has charge of the funds of the District. Required to provide a bond and/or insurance. Does not need to be a Board member.

Secretary

Does not need to be a Board member. Responsible for maintaining minutes, retaining records, coordinating certain disclosures. Required to provide a bond and/or insurance.

Best Practices for Board Member Success



1. Prepare for Board Meetings, Workshops and Conference Calls

- It is difficult to hide a lack of preparation.
- Anticipate questions regarding your positions on issues that are on the agenda.
- Make sure others are prepared. For example, if a have an engineering question, give the District Engineer a heads up before the meeting.
- Meeting time is limited and valuable. All questions on the materials in the agenda package should be raised to staff in advance of the meeting. This will save time, and potential embarrassment for you and staff (depending on the answer to the question).

2. Be Organized

- Avoid requesting last minute agenda items unless time is of the essence.
- Avoid audio and/or visual issues. Let staff know in advance if you have a PowerPoint or electronic presentation.
- Be consistent with treatment of the audience and do not perpetuate bad habits.
 - For example, it is “audience comments,” not “audience questions.” Do not invite questions from the audience unless the board has a formal policy to do so.
- While it may seem awkward to tell your neighbor to wait until audience comments to provide input, that is how effective governments operate.

3. Respect Fellow Board Members

- In a meeting, on social media, or in conversations in the community.
- Rarely will commenting negatively on another board member help the community.
- Keep criticism to “positions,” not “people.”

4. Respect Staff

- In a meeting, on social media, or in conversations in the community.
- Gotcha moments at a Board meeting may be fun in the moment, but really serve no purpose in achieving effective governance. You may see a victory, but all the community sees is dysfunction.
- If you have concerns with a staff member (other than the District Counsel or District Engineer who report directly to the Board), speak to the District Manager. If not resolved, bring it to the Board's attention for discussion.
- If you have concerns with the District Counsel or District Engineer, speak to them. If not resolved, bring it to the Board's attention for discussion.

5. Avoid Treating Staff as a Sixth Board Member

- Boards should not ask staff what they should do.
- Staff can provide legal or business advice, and advice based on experience.
- However, the Board undercuts the Board's perceived authority when it treats staff like a board member.
- The public sees staff as a “super board member” because staff is the expert.
- This is an entirely avoidable misperception.

6. Avoid Throwing another Board Member or Staff Under the Bus - When Possible

- It is easy to blame another when something goes wrong. While it feels good in the moment, it has little value to the community.
- Rather than blame, focus on the solution to the problem.
- If you have a concern with staff, pick up the phone. Email and texting does not build relationships or solve problems.

7. Avoid Encouraging Bad Behavior

- Be careful not to put staff in the middle of two feuding Board Members.
- Help staff provide equal access for Board Members to the same information.
- Do not engage in a surprise attack on another Board Member or staff member.
- Do not enable individual Board Members to exert more power than they actually have.
- Do not ignore your body language and facial expression. Assume everyone is watching you during the entire meeting.

8. Avoid Micromanagement

- The most successful Board Members do not micromanage staff or engage in the day-to-day operation of the District.
- Micromanagement is problematic for many reasons:
 - A. It creates potential liability for the Board Member.
 - B. It creates potential liability for the District.
 - C. It waters down the protections the District bargained for when it hired an independent contractor.
 - D. It creates uncertainty with staff as to who staff should take direction from.
 - E. It is inefficient governance.
 - F. It causes friction with other Board Members who may not feel the same way.

9. Identify Issues Requiring Consultation with District Counsel or Engineer

- With every issue you confront, you should ask “is this something that I should seek input on from the attorney, manager or engineer?”
- We can help you be proactive in preventing future problems.
- The longer you wait to seek input, the less options will be available to protect the district.
 - Recent Example: Trail Permit/Project

10. Be Responsible on Social Media

- ▶ Because of the Sunshine Law, once a supervisor speaks on an issue on social media, that supervisor has effectively occupied the space on that topic, cutting the other Board members out of the discussion.
- ▶ Great for announcements or providing purely factual information.
- ▶ Very ineffective tool for governance.
- ▶ Can be very destructive to Board Member relationships, which creates a sideshow at Board Meetings and perpetuates community discontent.

Meeting Procedures



- Call meeting to order
- Roll Call
- Public Comment (3 minutes, not a Q&A)
- District Business
 - Decisions are made by a majority vote of the Supervisors present (may vote by phone if a physical quorum is present)
 - Motion, second, all in favor
 - District has not adopted Robert's Rules of Order but does follow procedures to maintain decorum
- Public hearings (rules, assessments, etc.)
- Separate published notice
- Separate public comment opportunity

CONCLUSION

- If each team member (supervisors, manager, counsel, engineer, etc.) takes personal responsibility to (1) be prepared, (2) act with competence and (3) communicate effectively, we can work through issues together. When one of those aspects breaks down, all Board and staff members look bad in the eyes of the community.
- When each of these attributes is demonstrated, board meetings run smoothly and the public perception is that the Board is doing its job well.

Contact

- For additional information, please contact

Kilinski | Van Wyk PLLC

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Savannah Hancock: savannah@cddlawyers.com

DISCLAIMER: Nothing in this presentation should be interpreted as legal advice. This presentation is intended to provide a framework of general legal principles so that a person can ask the right questions to an attorney of their choice. This information is not intended to substitute for professional legal advice for any specific situation and does not create an attorney-client relationship. You should accept legal advice only from a licensed legal professional with whom you have established an attorney-client relationship.

Tab 2

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BOARD OF SUPERVISORS' CODE OF CONDUCT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, wishes to set forth a policy which encourages the civil and efficient discourse during District meetings, a copy of which is attached **Exhibit A**; and

WHEREAS, the Board of Supervisors of the District (“Board”) accordingly finds that it is in the best interest of the District to establish by resolution the *Board of Supervisors' Code of Conduct* (“Policy”), as may be amended or updated from time to time, for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Policy attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Policy shall remain in full force and effect until such time as the Board may amend or replace them.

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

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

PASSED AND ADOPTED this 24th day of October 2025.

ATTEST:

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Board of Supervisors' Code of Conduct*

EXHIBIT A

Lake St. Charles Community Development District Board of Supervisors' Code of Conduct

The Board of Supervisors ("Board") of the Lake St. Charles Community Development District ("District") adopted this Code of Conduct ("Code") to encourage public confidence in the integrity of local government and its fair and effective operation, and to enable the Board to communicate in an open, focused, and orderly manner on the issues brought before them. It is intended to enable each member of the Board to be heard on individual contributions without interference or distractions, while fostering an environment of mutual respect, constructive dialogue, and collaborative problem-solving among all Supervisors. Each member of the Board will sign a form acknowledging receipt of this Code at the time of commencing their term of office and commits to upholding these principles of civility and respectful discourse.

I. MEETING PROCEDURES.

A. Presiding Officer.

1. The "Presiding Officer" is the individual who conducts all meetings. The Chair of the Board and the District Manager shall jointly act as the Presiding Officer. In the absence of the Chair, the Vice Chair, or the Chair's designee should the Vice Chair be unavailable, shall perform the duties and functions of the Presiding Officer in conjunction with the District Manager.
2. ***Responsibilities.*** The Presiding Officer's responsibilities shall include, but not be solely limited to:
 - (a) Opening the meeting at the appointed time and call the meeting to order, having ascertained that a quorum is present.
 - (b) Designating an individual, generally the District Manager, to serve as the meeting's timekeeper.
 - (c) Announcing the amount of time, if different from the standard of three minutes, that shall be allocated to a member of the public each time they are recognized by the Presiding Officer and given the floor.
 - (d) Announcing the business to come before the Board, in accordance with the agenda.
 - (e) Recognizing all Supervisors, District staff, and members of the public who seek the floor under established procedure.
 - (f) Preserving decorum and order, and in case of disturbance or disorderly conduct, may cause the same to be cleared or cause any disruptive individual to be removed consistent with the District's public's right to speak and public decorum policy.
 - (g) Calling to order any Supervisor who violates any of these rules and deciding questions of order; provided, however, that the Board may overrule a decision on order by a majority vote.
 - (h) Declaring the Board meeting adjourned when all agenda items have

been introduced and disposed of by the Board, or at any time in the event of an emergency affecting the safety of those present, or in the event quorum is not maintained.

B. Rules of Discussion.

1. Every Supervisor desiring to speak will address the District Manager, and once recognized by the District Manager, shall confine discussion to the item under discussion.
2. An issue may be raised by any Supervisor, either extemporaneously or according to the agenda set forth before the meeting.
 - (a) The Presiding Officer shall decide whether to open discussion on an issue that was not included on the agenda. If discussion and a decision is to be made on an item not on the agenda, the public will also have a right to make comments on said item before a decision is rendered.
 - (b) No discussion will be held unless the Presiding Officer opens the floor and recognizes a speaker. Alternatively, the Presiding Officer may choose to defer discussion until a later point in the meeting.
 - (c) A majority of the attending Supervisors may override the Presiding Officer's decision.
3. A Supervisor may claim the floor only when recognized by the Presiding Officer.
4. The timekeeper shall track the time allowed for each speaker and shall notify the Presiding Officer when time has expired.
5. Supervisors shall refrain from the following behaviors, which undermine collegial discourse and productive deliberation:
 - (a) attacking, questioning, or impugning another Supervisor's motives, character, or good faith; disagreeing with opinions is acceptable, but such disagreement should be expressed respectfully and focus on the substance of the issue rather than personal criticism; and
 - (b) speaking adversely on a prior motion or a motion not currently pending; and
 - (c) interrupting or otherwise speaking while the Presiding Officer or another Supervisor has the floor; and
 - (d) speaking against their own motions; and
 - (e) using inappropriate or obscene language or gestures, shouting, making dismissive or contemptuous remarks, engaging in eye-rolling or other disrespectful body language, or otherwise exhibiting conduct unbecoming of an elected official. Supervisors should maintain composure and demonstrate respect even during moments of disagreement or frustration.

6. A Supervisor, once recognized, cannot be interrupted when speaking unless the Supervisor is being called to order. The Supervisor is required to then cease speaking until the question of order is determined, without debate, by the Presiding Officer. If in order, said Supervisor shall be at liberty to proceed.
7. A Supervisor will be deemed to have yielded the floor when he or she has finished speaking.

II. SUPERVISOR CONDUCT.

A. Basic Tenets.

1. ***Act in the Public Interest.*** Recognizing that stewardship of the public interest should be a Supervisor's principal concern, all members of the Board should work for the common good of the District and not for private or personal interest, and each Supervisor should endeavor to treat all persons (residents, staff, vendors), claims, and transactions in a fair and respectful manner.
2. ***Comply with the Law.*** All Supervisors and District staff shall comply with the laws of the nation and the State of Florida in the performance of their public duties. These laws include, but are not limited to, the United States and Florida constitutions; the State of Florida laws pertaining to code of ethics for public officers and employees; conflict of interest related laws; election campaigns laws; legally required financial disclosures; and the open processes of government, including Florida's public records and Sunshine Law.
3. ***Act Professionally and Civilly.*** All Supervisors should refrain from abusive conduct and verbal attacks upon the character or motives of other members of the Board of Supervisors or District staff. Supervisors should presume good faith on the part of fellow Board members and approach disagreements with a spirit of collaboration and mutual problem-solving. This is not to discourage public discourse and debate but rather to emphasize Supervisors should engage with each other and with the public in a thoughtful, respectful, and civil manner, seeking common ground and constructive solutions. Supervisors should refrain from abusive conduct and verbal attacks on the public, on District vendors and other service providers of and for the District. All Supervisors should deal fairly and equitably with District staff, vendors, contractors, and members of the public, and all Supervisors are expected to treat others with dignity and respect. Supervisors shall demonstrate the same level of respect and professionalism shown towards fellow Supervisors and District staff to the District's vendors and contractors, and shall refrain from making threats of violence, discriminatory remarks, personal insults, bullying, stalking, or advocating for any of the aforementioned behavior. Supervisors should refrain from social media and other communication that only tells one version of the story so as to spread misinformation or confusing information

to residents. When discussing District matters publicly, Supervisors should strive to present information accurately and completely and should acknowledge when matters involve differences of opinion among Board members rather than presenting their individual perspective as the Board's official position. This tenet applies to in-person contact, telephone conversations, social media posts and communications, and to any electronic communication or other written communication between and/or about any of the parties mentioned above. Specific examples and points of conduct are:

- (a) Use of Decorum with Public. Supervisors should use decorum in addressing fellow Supervisors and members of the public. No signs of partiality, prejudice or disrespect should be evident on the part of individual Board members toward an individual participating in a public forum. Supervisors should make every effort to be fair and impartial in listening to public comments.
- (b) Civility to Speakers. Speaking in front of the Board of Supervisors can be a difficult experience for some people. The way in which the Board treats people during public meetings can help members of the public relax or it can cause tense emotions. Supervisors should attempt to treat all members of the public and public comments with respect.
- (c) Actively Listening to Public Comments. Supervisors should endeavor to actively engage in each meeting, including actively listening to public comments. It is acceptable to look down at documents or to make notes but reading for a long period of time or gazing around the room gives the appearance of disinterest. Supervisors should be aware of facial expressions, especially those that could be interpreted as "smirking," disbelief, anger, or boredom.
- (d) Avoiding Uncivil Debate and Argument with Members of the Public and District staff. Supervisors should not belligerently challenge or intentionally belittle a member of the public or District staff who is providing public comment, update or otherwise. While public discourse is desirable, disagreements should be civil.
- (e) Avoiding Personal Attacks. Supervisors agree that they will be aware that their body language and tone of voice, as well as the words they use, can appear to be intimidating or aggressive and they should refrain from such actions. Supervisors should avoid making any personal, uncivil attacks on any member of the public, including fellow Supervisors or District staff. When disagreeing with a fellow Supervisor, focus should remain on the merits of the issue under discussion, not on personal characteristics, past votes, or perceived motivations. Supervisors should practice active listening and seek to understand differing perspectives before responding.

4. ***Follow Laws, Rules, and Policies.*** All Supervisors should perform their duties in accordance with the laws, rules and policies that affect the operations of the District, including the Rules of Procedure, processes and District policies approved or otherwise adopted by the Board. This includes, but is not necessarily limited to, the following:
- (a) Sunshine Law. All communication between and among members of the Board shall always be in compliance with Florida's Government in the Sunshine Law, found in Chapter 286, Florida Statutes. This includes communication between and among Board members via social media or other online or electronic forums regarding District business. Board members should be aware that any discussion or exchange by two or more Board Supervisors regarding District business on social media triggers the requirements of the Sunshine Law. Any questions regarding those requirements shall be directed to the District's legal counsel.
 - (b) Conflicts of Interest. In order to assure independence and impartiality on behalf of the public good, and to comply with Florida law, Board members shall comply with Florida's Code of Ethics for Public Officers and Employees, as found in Chapter 112, Florida Statutes. This shall include that no member of the Board or staff use its position to gain favor or give material benefit to themselves, which is not otherwise available to residents/users of the District. Any questions about what may be required in a potential matter of conflict of interest should be referred to the District's legal counsel.
 - (c) Gifts and Favors. Board members and District staff shall comply with Florida's "gift laws" found in Florida's Code of Ethics for Public Officers and Employees, sections 112.3148 and 112.3129, *Florida Statutes*, and other laws.
 - (d) Confidential Information. Board members should recognize that Florida has broad public records laws, as found in Chapter 119 of the Florida Statutes. It is the general rule that all documents received or disseminated in the conduct of District-related business are public records and not confidential in nature. However, when in doubt, Supervisors should consult with the District's legal counsel, as there are limited exemptions to Florida's public records laws.
5. ***Social Media Use.*** Board members should comply with all of the above Basic Tenets while using any form of social media websites and other online or electronic forums. Board members shall refrain from posting or disseminating information related to District business on social media websites and other online or electronic forums, that is, or appears to be derogatory, disrespectful, or discriminatory towards another Board member, District staff, vendors, and/or District residents/users. Although not prohibited, Board members are

encouraged to refrain from using any social media websites or other online or electronic forums to discuss District business. If a Board member does post information related to District business on any social media website and other online or electronic forum, the Board member must create a copy of that page or post, and submit it promptly to the District Manager's office, who will maintain the record as the District's records custodian to comply with the Sunshine Law.

B. Duties and Responsibilities. All Supervisors are expected to exercise the duties and responsibilities of their positions with integrity, collegiality, and care. Collegiality requires Supervisors to work together cooperatively, communicate openly and honestly with one another, and maintain professional relationships built on mutual respect and trust. This includes:

1. Making attendance at all meetings of the board a high priority and, when attendance is not possible, providing advance notice to fellow Board members and staff as a matter of courtesy and respect.
2. Being prepared to discuss the issues and business on the agenda, having reviewed the supporting material relevant to the topics at hand.
3. Behaving courteously in all board and committee meetings by cooperating with and respecting the opinions of fellow Supervisors, acknowledging the validity of differing viewpoints, and leaving personal prejudices out of all Board discussions. Supervisors should seek to understand the reasoning behind positions they disagree with and work collaboratively toward solutions that serve the District's best interests.
4. Conducting public deliberations and processes openly, in an atmosphere of respect and civility, and modeling constructive dialogue and collaborative problem-solving for the community.
5. Representing the District in a positive and supportive manner at all times and in all places, which includes supporting actions of the Board even when the Supervisor personally did not support the action taken.

I, _____, recognizing the important responsibility I am undertaking in serving as a member of the Board of Supervisors of Lake St. Charles Community Development District, hereby pledge to carry out in a trustworthy and diligent manner the duties and obligations associated with my role as a Supervisor and abide by this Code of Conduct.

Signature

Date

Tab 3

Project Location

The project is located within the Lake Saint Charles Community Development District (CDD) near Riverview, Hillsborough County Florida. The CDD is located along the east side of I-75 between the interchanges with Gibsonton Drive and US 301. The unincorporated community of Riverview is located to the southeast of the project location. The project location is shown in **Figure 1** below.

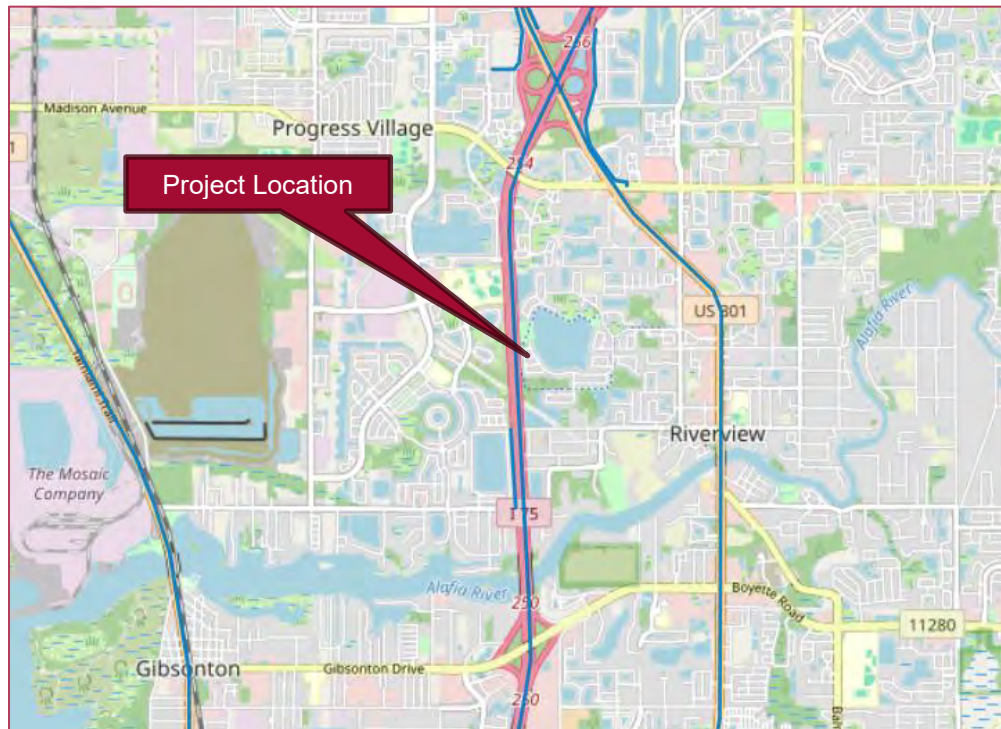


Figure 1: Project Location Map

Background Information

During the initial development of the Lake Saint Charles community, in 1996, an asphalt bike and walking trail system was permitted and constructed. The trail was built to circle the community development and was designed, permitted, and constructed to be used by residents, for jogging, biking and walking.

In 2020, Lake Saint Charles CDD selected a contractor to develop a repair program for a section of the trail. The repair program did not undergo a typical development process, and limited consideration was placed on planning, design and permitting. The trail repairs and modifications were implemented at the discretion of the contractor. The contractor reconstructed the trail out of concrete and typically utilized the existing asphalt trail as supporting base material for the concrete surface, resulting in finished trail elevations up to 0.5 feet above the previous trail grades.

The elevated trail surface impounded stormwater runoff in some locations, worsening the areas that were experiencing ponding and creating new ponding locations along the trail.

The trail was typically widened from 9 feet to 10 feet, and the contractor added split sections to create tree islands and widened the trail at bends which added impervious area along the entire section of the new concrete trail. New alignment sections of concrete trail were constructed along the west side of tennis courts northward to a parking area without removal of the existing asphalt trail, resulting in significant additional impervious areas being added. The limits of the trail modifications implemented in 2020 are shown below. The modifications began within the recreation area and continued south past the tennis courts and behind residences along Colony Pointe Drive, south then east through the preserve area, continues east behind residences along Bay Colony Drive, then north to Colonial Lake Drive. Refer to **Figure 2** below.

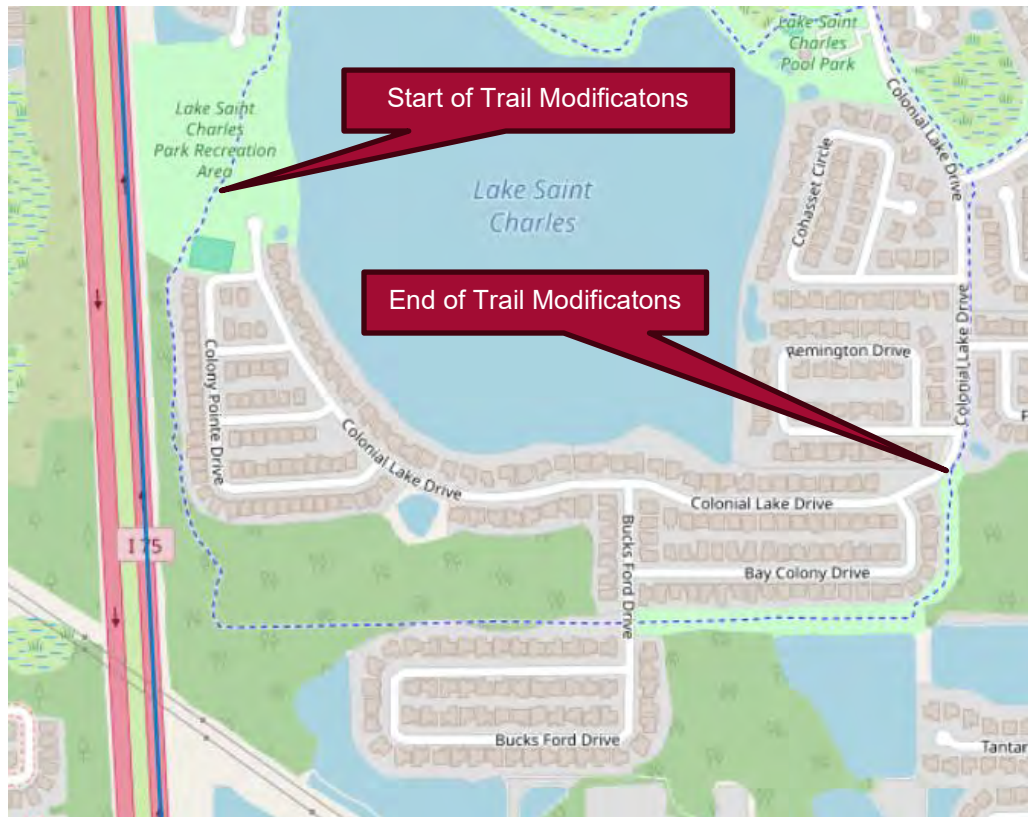


Figure 2: Project Limits Map

Purpose of Project

The purpose of this project is to propose modifications that will bring the Lake Saint Charles CDD trail system into compliance with Section 4.01 of the Land Development Code. This report is to serve as supporting documentation for the Natural Resources Permit application.

**AGREEMENT BY AND BETWEEN THE LAKE CHARLES COMMUNITY
DEVELOPMENT DISTRICT AND {CRISDEL GROUP, INC.}
FOR CONSTRUCTION SERVICES FOR TRAIL MODIFICATION PROJECT**

THIS AGREEMENT ("Agreement") is made and entered into this ____ day of October 2025, by and between:

LAKE CHARLES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District"), and

{CRISDEL GROUP, INC.}, a New Jersey corporation, authorized to do business in the State of Florida, whose mailing address is 220 Ryan Street, South Plainfield, New Jersey, 07080 (the "Contractor" and, together with the District, the "Parties").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining public infrastructure supporting community development within the District; and

WHEREAS, the District has a need to retain an independent contractor to complete trail modification services in Phase ____ of the District, which includes the repair and reconstruction of {one (1) trail} {pursuant to Hillsborough County NRO Permit #____}, with all work to be performed in strict compliance with applicable permits and specifications in favor of the District, all as more particularly described in the proposal attached hereto as **Exhibit A** (the "Project"); and

WHEREAS, Contractor represents and warrants to the District that it is qualified, capable and willing to provide such services and the District desires to enter into this Agreement with Contractor for the same; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of Contractor are to provide the construction materials, labor, experience and services for the construction services

as described in **Exhibit A**, attached hereto and incorporated herein, in {Phase ____ of the District ("Project Area"), with all work subject to inspection and approval by the District Engineer at each phase of construction}.

- B.** Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities in connection with completion of the Project are met to the satisfaction of the District. Contractor shall report directly to the {District's Engineer, Ed Jimenez or his designee}. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within three (3) business days of written notice from the District and shall notify the District in writing within twenty-four (24) hours of any such impairments or damage. If Contractor fails to complete such repairs within the specified timeframe, the District may complete the repairs using other contractors and deduct all costs from amounts due to Contractor or seek reimbursement. Contractor shall ensure that all equipment is operated only by individuals holding the proper licenses for such operation.
- C.** Should any error or inconsistency appear in the repair plans and/or construction specifications, Contractor, before proceeding with the Project, must notify the District for the proper adjustment, and in no case proceed with the Project in uncertainty.
- D.** This Agreement grants to Contractor the right to enter District lands which are subject to and necessary to complete the Project contemplated by this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- E.** Changes in the Project, labor, or materials for the Project may be accomplished only by written change order signed by both parties that specifies the change in the Project, the amount of adjustment in compensation (if any), and the extent of adjustment to the date of completion. No change order shall be valid or enforceable unless approved in writing by the District Manager or Board of Supervisors. Contractor shall not proceed with any changes without a fully executed change order. Any additional compensation for additional duties shall be paid only upon the written authorization of the District Manager or his designee.
- F.** Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under this Agreement. Additionally, Contractor must clean mud and debris from and repair any damage to the District streets used as access to and from the Project. At completion of the Project, Contractor shall remove from the site all waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If Contractor fails to clean up as provided in this Agreement, the District may do so and the cost thereof, if any, shall be reimbursable by Contractor.

SECTION 3. COMPENSATION.

- A.** Compensation for the Project shall be in a total amount not to exceed **{Two Hundred Sixty Three Thousand Two Hundred Twenty Six Dollars and 39/100 Cents (\$263,226.39)}**, as set forth in **Exhibit A**. Contractor shall submit monthly progress invoices for work completed, subject to verification and acceptance by the District Engineer. Final payment shall be made upon completion of the Project, final inspection and written acceptance by the District Engineer, receipt of all required lien releases and waivers, submission of all required closeout documentation including as-built drawings and warranties, and compliance with all requirements of subsection 3(D). The District may withhold final payment until all punch list items are completed to the District's satisfaction. All invoices shall be due and payable consistent with Florida's Prompt Payment Act for construction services.
- B.** If the District should desire additional services, Contractor agrees to negotiate in good faith to undertake such additional work or services. However, no additional services shall be provided by Contractor prior to the Parties' successful negotiations of the additional terms and compensation. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. Contractor shall be compensated for such agreed upon additional services upon mutual terms agreeable to the Parties and agreed to in writing.
- C.** The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an Affidavit relating to the payment of said indebtedness.
- D.** Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render invoices to the District, in writing, which shall be delivered or mailed to the District. These invoices are due and payable in accordance with Florida's Prompt Payment Act. Each invoice shall include such supporting information as the District may reasonably require Contractor to provide.

SECTION 4. DATE OF COMMENCEMENT. Contractor will commence the Project within five (5) business days of execution of this Agreement and receipt of written notice to proceed from the District, and complete such Project no later than _____, 2025, pursuant to Hillsborough County Magistrate Order, time being of the essence. Failure to complete the Project by the specified deadline shall result in liquidated damages of \$500 per day for each day of delay, which the parties agree represents a reasonable estimate of the District's damages and is not a penalty.

SECTION 5. TERMINATION. Contractor agrees that the District may terminate this Agreement immediately for cause by providing a written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment only for material and labor actually incorporated into the Project and accepted by the District up until the effective termination of this Agreement, less any claims, offsets, damages, or costs incurred by the District as a result of Contractor's breach or deficient performance, including but not limited to costs to complete the Project with replacement contractors. The District shall have the right to withhold final payment pending resolution of any claims or determination of completion costs.

SECTION 6. WARRANTY. Contractor warrants to the District that all materials furnished under this Agreement shall be new, first-quality, and that all services, including specifically all construction and installation services contemplated and/or provided hereunder, and all materials shall be of good quality, free from faults and defects, and in conformance with all applicable industry standards and manufacturer specifications. Contractor hereby warrants all materials, services and workmanship for a minimum of two (2) years from the date of final acceptance by the District, and agrees to assign any and all of the materials and manufacturers' warranties to the District in writing within thirty (30) days of final completion. For any materials or components with manufacturer warranties exceeding two years, Contractor's warranty shall match the manufacturer's warranty period. Neither final acceptance of the Project, nor final payment therefore, nor any provisions of this Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services provided under this Agreement are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and/or replace such services and/or materials within ten (10) business days after receipt of written notice from the District, or within such shorter period as the District reasonably determines is necessary to prevent safety hazards or further damage and to correct and pay for any other damage resulting therefrom to the District property or the property of landowner's within the District such that the District receives the maximum benefit of the completed Project contemplated by this Agreement.

Contractor hereby covenants to the District that it shall perform the services necessary to complete the Project: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District. Contractor hereby covenants to the District that any work product of Contractor shall not call for the use of, nor infringe, any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

SECTION 7. INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers' Compensation	statutory
General Liability on an occurrence basis	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Umbrella/Excess Liability	\$3,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000/\$2,000,000

Contractor shall provide the District with a certificate naming the District, its officers, supervisors, professional staff, agents and employees as additional insureds on a primary and non-contributory basis. All insurance policies shall contain a waiver of subrogation in favor of the District and its officers, supervisors, professional staff, agents and employees. All policies shall be written on an occurrence basis (not claims-made) and shall include a provision that the policies are primary and non-contributory to any insurance carried by the District. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled, non-renewed, or materially changed during the term of this Agreement and for two (2) years following final completion without at least thirty (30) days' prior written notice to the District (ten (10) days for non-payment of premium). Any lapse in coverage shall constitute a material breach of this Agreement and grounds for immediate termination. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 8. INDEMNIFICATION.

- A.** To the fullest extent permitted by law, and in addition to any other obligations of Contractor under this Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and their respective officers, supervisors, employees, professional staff, managers, attorneys, engineers, consultants, agents, contractors and subcontractors, of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of the Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the Services, (ii) the Contractor's performance of, or failure to perform, Contractor's obligations pursuant to this Agreement or any Services or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Services.

- B.** Contractor shall ensure that any and all subcontractors include this express paragraph for the benefit of the Indemnitees. Obligations under this section shall include, but are not limited to, the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanics' liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 12. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third-party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

SECTION 13. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 14. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. Except as otherwise provided herein and to the extent that any provisions of **Exhibit A** conflict with provisions of this Agreement, this Agreement shall control.

SECTION 15. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

SECTION 16. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 17. NOTICES. Any notice, demand, request or communication required or permitted hereunder ("Notice" or "Notices") shall be in writing and sent by hand delivery, electronic mail, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District:

Lake Charles Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue,
Suite 200, Tampa, Florida 33614
Email: SDeLuna@rizzetta.com

With a copy to:

Kilinski | Van Wyk PLLC
517 E College Avenue
Tallahassee, Florida 32301
Attn: District Counsel
Email: jennifer@cddl原因.com

B. If to the Contractor:

Crisdel Group, Inc.
220 Ryan Street, South Plainfield
South Plainfield, New Jersey, 07080

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth in this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the exclusive venue for any litigation arising out of or related to this Agreement shall be in Hillsborough County, Florida.

SECTION 20. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Stephanie DeLuna** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of this Agreement, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO

THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, (813) 933-5571, SDELUNA@RIZZETTA.COM, OR 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 21. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 22. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 23. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

SECTION 24. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

SECTION 25. ASSIGNMENT. Contractor may not assign, transfer, or subcontract this Agreement or any rights, duties, obligations or monies to become due hereunder without the prior written approval of the District, which may be withheld in the District's sole discretion. Any assignments, transfers, or subcontracts attempted to be made by Contractor without the prior written approval of the District are void.

SECTION 26. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.095, *Florida Statutes*. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 27. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*.

SECTION 28. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents, warrants, and covenants that in entering into this Agreement and throughout the term of this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, affiliates, subcontractors, or agents is or will be on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement and Contractor shall be liable for any damages, costs, or expenses incurred by the District as a result of such misrepresentation or violation.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date set forth below, effective as of the date last signed.

**LAKE CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

Chair, Board of Supervisors

{ CRISDEL GROUP, INC. }

By: _____
Its: _____

Exhibit A: Proposal

EXHIBIT A
Proposal

DRAFT

Tab 4A

**PROFESSIONAL ENGINEERING SERVICES AGREEMENT
AMENDING AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of October 2025, by and between:

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (“**District**”); and

KIMLEY-HORN AND ASSOCIATES, INC., a North Carolina corporation authorized to do business in the State of Florida with a business address of 201 N. Franklin Street, Suite 1400, Tampa, Florida 33602 (“**Engineer**,” and collectively with the District, the “**Parties**,” and each separately a “**Party**”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, codified as Chapter 190, *Florida Statutes*, as amended; and

WHEREAS, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development of the lands within the District; and

WHEREAS, on November 8, 2024, and after soliciting proposals from qualified firms to provide professional engineering services on a continuing basis, the Parties entered into an *Agreement for Professional Engineering Services* (“**Master Agreement**”); and

WHEREAS, pursuant to Article 28 of the Master Agreement, the Master Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the District desires to amend the Master Agreement to incorporate statutory requirements; and

WHEREAS, the Engineer is to perform engineering services, including but not limited to, construction administration, surveying, planning, landscaping, inspection, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, upon authorization, Engineer shall serve as District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties and the payments by the District to Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

1. SCOPE OF SERVICES.

- a. Engineer will provide general engineering services, including but not limited to the following, subject to work authorizations with hourly or not to exceed amounts pre-authorized by the Board in writing:
 - i. Preparation of any necessary reports and attendance at meetings of the Board.
 - ii. Providing professional engineering services including but not limited to review and execution of documents under the District's Trust Indentures and monitoring and contract administration associated with District projects. Performance of any other duties related to the provision of infrastructure and services as requested by the Board, District Manager, or District Counsel.
 - iii. Any other items requested by the Board.
- b. Engineer shall, when authorized by the Board by written work authorization, provide general services related to construction of any District projects and shall provide such recommendations for such services as deemed appropriate in his or her professional experience, including, but not limited to:
 - i. Periodic visits to the site, part-time or full-time construction management of District projects, as may be recommended by Engineer and authorized by the District.
 - ii. Processing of Engineer's pay estimates.
 - iii. Preparation of, and/or assistance with the preparation of, work authorizations, requisitions, direct purchase orders, change orders and acquisitions for review by the District Manager, District Counsel and the Board.
 - iv. Final inspection and requested certificates for construction including the final certificate of construction.
 - v. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any Engineer(s) in which Engineer is named as owner's representative or "Engineer."
 - vi. Any other activity related to construction as authorized by the Board.
- c. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

2. REPRESENTATIONS. Engineer hereby represents to the District that:

- a. It has the experience and skill to perform the services required to be performed by this Agreement.
- b. It shall design to and comply with applicable federal, state, and local laws, and codes, including without limitation, professional registration and licensing requirements (both corporate and individual for all required basic disciplines) in effect during the term of this Agreement, and shall, if requested by the District, provide certification of compliance with all registration and licensing requirements.
- c. It shall perform said services with the reasonable skill and diligence required by customarily accepted professional engineering practices and procedures normally provided in the performance of the services at the time when and the location in which the services were performed, in accordance with applicable Florida law and regulations. This standard of care is the sole and exclusive standard of care that will be applied to measure Engineer's performance.
- d. It is adequately financed to meet any financial obligations it may be required to incur under this Agreement.

3. METHOD OF AUTHORIZATION. Each service or project shall be authorized in writing by the District. Engineer shall request such work authorizations in its professional capacity as Engineer when it is deemed desirable or necessary and the District is relying on Engineer to make such recommendations when Engineer deems professional engineering services appropriate for the facts and circumstances of any project. The written authorization shall be incorporated in a work authorization which shall include the scope of work, compensation, project schedule, and mutually agreed special provisions or conditions specific to the service or project being authorized, in substantially the form attached hereto as **Exhibit A ("Work Authorization")**. Authorization of services or projects under the contract shall be the sole option of the District but with advice and recommendations by Engineer.

4. COMPENSATION. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

- a. **Lump Sum Amount** - The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017, *Florida Statutes*, for CATEGORY FOUR, the District shall require Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was

increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one year following the completion of the work contemplated by the lump sum Work Authorization.

- b. Hourly Personnel Rates - For services or projects where scope of services is not clearly defined, or recurring services or other projects where the District desires to use the hourly compensation rates outlined in **Exhibit B** attached hereto. The District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization.
- c. Payments and Invoices – All payments and invoices shall be subject to Florida’s Local Government Prompt Payment Act, Sections 218.70 through 218.79, *Florida Statutes*. The Engineer shall have the right to suspend services being provided as outlined in this Agreement if the District fails to pay undisputed portions of the Engineer’s invoices in a timely manner and in accordance with the Prompt Payment Act, provided that Engineer has complied with all notice requirements under the Prompt Payment Act. The Engineer shall notify the District, in writing, at least ten (10) days prior to suspending services, and such suspension shall not relieve the District of its payment obligations for services already rendered.

5. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the project for the incidental expenses as listed as follows:

- a. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over an authorized project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.
- b. Expense of reproduction, postage and handling of drawings and specifications.

6. TERM OF CONTRACT. It is understood and agreed that this Agreement is for engineering services. It is further understood and agreed that the term of this Agreement will be from the time of execution of this Agreement until terminated pursuant to the terms herein.

7. SPECIAL SERVICES. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis with no markup. Engineer shall obtain written approval from the District before performing any additional or changed services. The District shall not be obligated to pay for any unauthorized additional or changed services.

8. BOOKS AND RECORDS. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for

a period of at least four (4) years from and after completion of any services hereunder (or such longer period to the extent required by Florida's public records retention laws). The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

9. OWNERSHIP OF DOCUMENTS.

- a. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement ("**Work Product**") shall be and remain the sole and exclusive property of the District when developed, upon full payment of all the undisputed monies owed to the Engineer for such work, and shall be considered work for hire.
- b. Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for Engineer in the District's sole discretion, to retain possession for a longer period of time. Upon early termination of Engineer's services hereunder, Engineer shall deliver all such Work Product whether complete or not. Upon full payment of all the undisputed monies owed to the Engineer for such work, the District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the project. If said Work Product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.
- c. Upon full payment of all the undisputed monies owed to the Engineer for such work, the District shall exclusively retain all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns, upon full payment of all the undisputed monies owed to the Engineer for such work, to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

10. ACCOUNTING RECORDS. Records of Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. Notwithstanding the foregoing, and unless otherwise required by law, the District's right to inspect, copy and audit shall not extend to the composition of the Engineer's rates and fees, percentage mark-ups or multipliers but shall apply only to their application to the applicable units.

11. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse or modification by District or others on extensions of the work for which they were provided or on any other project. Any reuse or modification without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

12. INSURANCE.

- a. Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

i. Workers' Compensation	Statutory
ii. General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
iii. Automobile Liability	Combined Single Limit \$1,000,000 Bodily Injury / Property Damage
iv. Professional Liability for Errors and Omissions	\$3,000,000

- b. If any such policy of insurance is a "claims made" policy, and not an "occurrence" policy, Engineer shall, without interruption, and at the District's option, maintain the insurance during the term of this Agreement and for at least five years after the termination of this Agreement.

- c. The District, its officers, supervisors, professional staff, employees and representatives shall be named as additional insured parties, except with respect to the Workers' Compensation Insurance and the Professional Liability for Errors and Omissions Insurance both for which only proof of insurance shall be provided. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all required

insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section prior to beginning any work under this Agreement, upon each renewal of such policies, and at least annually. Engineer shall provide thirty (30) days written notice to the District prior to any cancellation, non-renewal, or material modification of the required insurance. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective without written notice to the District per the terms of the applicable policy. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

- d. If Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

13. CONTINGENT FEE. Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

14. AUDIT. Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of four years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of Engineer involving transactions related to the Agreement. Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or four years after completion of all work under the Agreement.

15. INDEMNIFICATION. Engineer agrees to indemnify, and hold the District and the District's officers and employees harmless from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorney's fees, which come against the District and the District's officers, supervisors, professional staff, representatives and employees, to the extent caused wholly or in part by negligent, reckless, or intentionally wrongful acts, omissions, or defaults by Engineer or persons employed or utilized by Engineer in the course of any work done relating to this Agreement. Liability under this section shall in no event exceed the greater of (i) the total fees paid to Engineer under this Agreement, (ii) the fees paid to Engineer pursuant to the applicable Individual Work Authorization, or (iii) One Million Dollars (\$1,000,000) USD, aggregate. As the District's sole and exclusive remedy under this Agreement or any Individual Work Authorization,

any claim, demand or suit shall be directed and/or asserted only against Engineer and not against any of Engineer's employees, officers or directors.

Neither the District nor Engineer shall make any claim for any incidental, indirect or consequential damages arising out of or connected to this Agreement or the performance in accordance with an Individual Work Authorization. This mutual waiver includes, but is not limited to, damages related to loss of use, loss of profits, loss of income, unrealized energy savings, diminution of property value or loss of reimbursement or credits from governmental or other agencies.

16. INDIVIDUAL LIABILITY. UNDER THIS AGREEMENT, AND SUBJECT TO THE REQUIREMENTS OF SECTION 558.0035, *FLORIDA STATUTES*, WHICH REQUIREMENTS ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

17. SOVEREIGN IMMUNITY. Engineer agrees and covenants that nothing in this Agreement shall constitute or be construed as a waiver of District's limitations on liability pursuant to Section 768.28, *Florida Statutes*, or any other statute or law.

18. PUBLIC RECORDS. Engineer agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with work provided to the District and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Engineer agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Engineer must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if Engineer does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of Engineer or keep and maintain public records required by the District to perform the service. If Engineer transfers all public records to the District upon completion of this Agreement, Engineer shall destroy any duplicate public records that are exempt or confidential and exempt

from public records disclosure requirements. If Engineer keeps and maintains public records upon completion of the Agreement, Engineer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, (813) 933-5571, SDELUNA@RIZZETTA.COM, OR 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

19. EMPLOYMENT VERIFICATION. Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

20. E-VERIFY. Engineer shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Engineer shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that Engineer has knowingly violated Section 448.091, *Florida Statutes*. If Engineer anticipates entering into agreements with a sub-engineer for the Work, Engineer will not enter into the sub-engineer agreement without first receiving an affidavit from the sub-engineer regarding compliance with Section 448.095, *Florida Statutes*, and stating that the sub-engineer does not employ, contract with, or subcontract with an unauthorized alien. Engineer shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a sub-engineer has knowingly violated Section 448.095, *Florida Statutes*, but Engineer has otherwise complied with its obligations hereunder, the District shall promptly notify Engineer. Engineer agrees to immediately terminate the agreement with the sub-engineer upon notice from the District, provided that such termination shall not relieve Engineer of its obligations to complete the Work under this Agreement, and Engineer shall be responsible for engaging a compliant replacement subcontractor at no additional cost to the District. Further, absent such notification from the District, Engineer or any sub-engineer who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, Engineer represents that no public employer has terminated a contract with Engineer under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

21. CONFLICTS OF INTEREST. Engineer shall bear the responsibility for acting in the District's best interests, shall avoid any conflicts of interest and shall abide by all applicable ethical canons and professional standards relating to conflicts of interest.

22. SUB-ENGINEERS. Engineer may subcontract portions of the services, subject to the terms of this Agreement and subject to the prior written consent of the District, which may be withheld for any or no reason. Without in any way limiting any terms and conditions set forth in this Agreement, all sub-engineers of Engineer shall be deemed to have made all of the representations and warranties of Engineer set forth herein and shall be subject to any and all obligations of Engineer hereunder. Prior to any sub-engineer providing any services, Engineer shall obtain from each sub-engineer its written consent to and acknowledgment of the terms of this Agreement. Engineer shall be responsible for all acts or omissions of any sub-engineers.

23. INDEPENDENT ENGINEER. The District and Engineer agree and acknowledge that Engineer shall serve as an independent Engineer of the District. Neither Engineer nor employees of Engineer, if any, are employees of the District under the meaning or application of any federal or state unemployment, insurance laws, or any other potentially applicable laws. Engineer agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Engineer, if any, in the performance of this Agreement, and shall indemnify and hold harmless the District from any claims, damages, or liabilities arising from Engineer's failure to comply with such employment-related obligations. Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein or authorized by vote of the Board.

24. ASSIGNMENT. Neither the District nor Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent Engineer from employing such independent professional associates and consultants as Engineer deems appropriate, pursuant to the terms of this Agreement.

25. THIRD PARTIES. Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

26. CONTROLLING LAW. Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue for any action arising under this Agreement shall be in the state courts located in Hillsborough County, Florida, or the United States District Court for the Middle District of Florida.

27. FORCE MAJEURE. The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Agreement to the extent that such Party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures (except for payment obligations), governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the Party obligated to perform that could not have been avoided by the exercise of due care (collectively, a "**Force**

Majeure”), except with respect to amounts to be paid by the District for services actually provided by the Engineer pursuant to this Agreement during a Force Majeure. A Party seeking to invoke Force Majeure must provide written notice to the other Party within five (5) business days of the Force Majeure event and must use commercially reasonable efforts to mitigate the effects of the Force Majeure. Notwithstanding anything to the contrary contained in this Agreement, a Force Majeure shall excuse the performance of such Party for a period equal to any such prevention, delay or stoppage and, therefore, if this Agreement specifies a time period for performance of an obligation of either Party (other than payment to Engineer by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period of any delay in such Party’s performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Agreement.

28. TERMINATION. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or Engineer may terminate this Agreement without cause upon thirty (30) days’ written notice. At such time as Engineer receives notification of the intent of the District to terminate this Agreement, Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead Engineer’s sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets. The Engineer may terminate this Agreement upon thirty (30) days’ written notice in the event the District has committed material breach of this Agreement and failed to cure such breach within thirty (30) days after receiving written notice thereof. Failure to make payment of the undisputed amounts of the Engineer’s invoices as provided for under the Local Government Prompt Payment Act, sections 218.70 et seq., *Florida Statutes*, will be considered a material breach of this Agreement.

29. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys’ fees and costs at all judicial and appellate levels, as well as in any bankruptcy, mediation, or arbitration proceedings.

30. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto and formally approved by the Board.

31. AGREEMENT. This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

32. NOTICES. All notices, requests, consents and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or sent via electronic mail with read receipt to the Parties, as follows:

A. If to the District: Lake St. Charles CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue,
Suite 200, Tampa, Florida 33614
Attn: District Manager
rdurand@rizzetta.com

With a copy to: Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: District Counsel
jennifer@cddlattorneys.com

B. If to Engineer: Kimley-Horn and Associates, Inc.
201 N. Franklin Street, Suite 1400
Tampa, Florida 33602
Attn: District Engineer
ed.jimenez@kimley-horn.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. Eastern Time (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Engineer may deliver Notice on behalf of the District and Engineer. Any party or other person to whom Notices are sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

33. COUNTERPARTS. This Agreement may be executed in any number of counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute but one and the same instrument constituting this Agreement.

34. ACCEPTANCE. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and Engineer in the spaces provided below.

35. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Engineer certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Engineer agrees to execute the affidavit, in a form acceptable to the District, in compliance with Section 787.06(13), *Florida Statutes*.

[signatures on following page]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson / Vice Chairperson,
Board of Supervisors

KIMLEY-HORN AND ASSOCIATES, INC.

By: _____

Its: _____

Exhibit A: Form of Work Authorization

Exhibit B: Hourly Fee Schedule

EXHIBIT A
Form of Work Authorization

Lake St. Charles Community Development District
Hillsborough County, Florida

Subject: **Work Authorization Number ____**
 Lake St. Charles Community Development District

Dear Chairperson, Board of Supervisors:

KIMLEY-HORN AND ASSOCIATES, INC. (“Engineer”) is pleased to submit this work authorization to provide engineering services for Lake St. Charles Community Development District (“**District**”). We will provide these services pursuant to our current agreement dated October __, 2025 (“**Engineering Agreement**”) as follows:

I. Scope of Work

The District will engage Engineer to: [Include detailed description of scope of work with specific deliverables, timeline, and performance standards; or attach detailed scope exhibit]

II. Fees

The District will [compensate Engineer pursuant to the hourly rate schedule contained in the Engineering Agreement, not to exceed \$_____. The District will reimburse Engineer all pre-approved, reasonable and documented direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Agreement.] OR [will compensate Engineer in a flat fee amount of \$_____, inclusive of all effort, expenses, and costs to complete the work described herein].

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please return an executed copy to our office. Upon receipt, we will promptly schedule our services.

APPROVED AND ACCEPTED

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Authorized Representative

Date: _____

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

By: _____
 Authorized Representative

Date: _____

EXHIBIT B
Hourly Fee Schedule



Kimley-Horn and Associates, Inc.

Hourly Labor Rate Schedule

Classification	Rate
Analyst	\$155 - \$215
Professional	\$215 - \$280
Senior Professional I	\$260 - \$360
Senior Professional II	\$350 - \$380
Senior Technical Support	\$170 - \$265
Support Staff	\$125 - \$150
Technical Support	\$150 - \$180

Tab 5

Lake St. Charles Community Development District

2025 Clubhouse Monthly Status Report

Activity	January	Februrary	March	April	May	June	July	August	September	October	November	December	Final Totals
Scheduled Clubhouse Rentals	2	3	0	6	2	4	3	4	0	3			
Completed Clubhouse Rentals	1	0	1	2	2	1	3	3	3	2			
Cancelled Clubhouse Rentals	0	0	0	0	0	0	0	0	0	0			
Resident Access Cards	15	7	14	13	14	7	3	12	6	7			
Renter Access Cards	0	6	10	12	9	4	5	2	2	5			
Guest Access Cards	0	0	1	1	0	2	3	3	3	1			
Memorial Brick Engraving	0	0	0	0	0	0	0	0	0	3			
Parking Stickers	2	2	2	1	3	1	1	4	3	2			
Notary Services	6	7	5	4	5	1	0	0	0	1			
Online Purchases	0	0	0	0	0	0	0	0	0	0			
Monthly Total	26	25	33	39	35	20	18	28	17	24			

Service Report



Work Order 00891398

Work Order 00891398
Number

Created Date 10/8/2025

Account Lake St. Charles CDD

Contact David Eskra

Address 6801 Colonial Lake Drive
Riverview, FL 33578
United States

Work Details

Specialist Emailed listed contact.
Comments to
Customer

Prepared By MARC JULIAN

Work Order Assets

Asset	Status	Product Work Type
Lake St Charles Cdd-Lake-ALL	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Lake St Charles Cdd-Lake-ALL	DYE APPLICATION	No dye applied today.
Lake St Charles Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	Removed trash.
Lake St Charles Cdd-Lake-ALL	SHORELINE WEED CONTROL	Treated shoreline grasses and weeds on ponds 1-9, 20, 21, and 26.
Lake St Charles Cdd-Lake-ALL	LAKE WEED CONTROL	Treated water meal on pond 6. Treated duckweed on pond 21.
Lake St Charles Cdd-Lake-ALL	ALGAE CONTROL	Treated algae on ponds 1-3, 5-9, 21, 22, and 26.
Lake St Charles Cdd-Lake-ALL		Treated shoreline grasses and weeds on ponds 1-9, 20, 21, and 26. Treated algae on ponds 1-3, 5-9, 21, 22, and 26. Treated water meal on pond 6. Treated duckweed on pond 21. Removed trash.

Tab 6

Additional Staffing

hr/wk

Clubhouse Attendant - PT
Total Additional Staff Hours

20
20

Tab 7

Pool Maintenance Contract

Lake St Charles

This Contract made during the month of September 2025, is between Lake St Charles, the (Proprietor) and Zebra Cleaning Team, Inc. the (Contractor). Both parties agree as follows.

Engagement: Contractor agrees to provide pool service to Lake St Charles and to engage the services of Zebra Cleaning Team, Inc.

1. **Term:** This Contract shall commence on the 01st day of October 2025 and shall terminate on the 31st of September 2026. This Contract will automatically renew unless new changes are agreed upon 30 days prior to end of Contract. This agreement shall be terminated by either party for any reason with thirty days' written notice.
2. **Duties:** The Contractor shall furnish all labor, tools, materials, and equipment for the performance and completion of such work as described as part of this agreement.
3. **Changes of Specifications:** Lake St Charles shall have the right to add to, change or modify the specifications during the term of this contract and will only be liable for additional payments when change results in a modification to the specifications. All changes must be made in writing and agreed to by both parties.
4. **Rules and Regulations:** Contractor shall perform all work in a professional and safe, courteous manner and shall comply with of all permits, federal and state laws, local ordinances and rules and regulations applicable to work being performed, including all environmental regulations. Contractor shall also, at its sole expense, secure permission for the following, if required:

- (1) Disposal of waste materials
- (2) Applicable licenses required to service commercial pools
- (3) Placing of materials on private property

Labor and Supervision: All labor employed to fulfill the terms of this Contract shall be employees of the Contractor and subject to his exclusive control and supervision or subcontracted labor may be utilized but all required insurances will be provided prior to any sub-contractor work on premises. All employees and or subcontractors must wear appropriate clothing, personnel protective equipment and follow all safety procedures related to the scope of work as defined in this agreement.

5. Disclaimers and Limitations of Liability

- a. The Proprietor agrees that the Contractor is not responsible for any repair of any present damages at the facility.

- b. The Proprietor agrees that the Contractor assumes no responsibility for damages to the Proprietor's property or equipment due to circumstances beyond its control including but not limited to, acts of God, power failures, equipment failures and lightning damage etc.
- c. By entering into this agreement the Contractor waives all claims whether property or personal in respect of incidental, special, consequential or punitive damages including but not limited to, loss of profits, loss of business opportunity, loss or use etc. which may result directly or indirectly from work performed by the Contractor, with the sole exception of claims for damages due to gross negligence on the part of the Contractor and/or its employees.

6. Arbitration

The Contractor and the Proprietor herein agree that any controversy or claim between them arising out of or relating to this agreement shall be settled exclusively by arbitration in Hillsborough County FL except address the parties to this agreement reserve the right legal action in a court of law for any amounts due the Contractor from the Proprietor, or for any to amounts due to the Proprietor from the Contractor. Such arbitration shall be conducted in accordance with the commercial arbitration rules then in force of the American Arbitration Association. The arbitration award shall be final and binding on both parties. Judgment upon such arbitration award may be entered in any court having jurisdiction.

7. Governing Law: This Contract shall be deemed to be a contract made under the laws of the State of Florida and for all Purposes shall be governed by and construed in accordance with the law of said state.

8. Insurance: Contractor shall provide and maintain, at its own expense, the following types of insurance for its employees:

**Bodily Injury \$1,000,000 Property Damage \$1,000,000 and Workers
Compensation Statutory Minimum. \$100,000**

9. Payment: As compensation for monthly service for pool service performed by Contractor as follows:

Three (3) Days a Week Service: Pool, Kid Feature and Spa

October 1, 2025- September 31, 2026 \$2125 monthly

The contractor will send the invoice on the 1st of each month. The payment is due by the 15th, but must be paid by the 30th of the same month. The proprietor must agree to make all repairs so Contractor may maintain the pool within the guidelines set forth by the local Health Department.

10. ASSIGNMENT: This Contract may not be assigned by either party without the expressed written consent of the other.

11. NOTICE: Any notice, document or other items to be given delivered, furnished or received under this Contract shall be deemed given delivered, furnished or received when given to the address set forth below.

12. **ENTIRE AGREEMENT:** This agreement is between the parties pertaining to the subject property. This Contract may not be modified, amended, supplemented or otherwise changed, except by a written agreement executed by each party.

13. **HOURS OF OPERATION:** The hours of operation for the pool will be 6:00am to 11:00pm. The normal scheduled cleaning and maintenance of the pool is to be completed during this time. We reserve the right to miss 4 days throughout the year due to inclement weather, holidays or things outside of our control. Our holidays are New Years Day, Jan 2, Thanksgiving Day, Christmas Eve, Christmas Day.

14. **CERTIFICATION REQUIRED:** Certified Pool Operator

STATEMENT OF WORK

The Contractor shall furnish all labor, material and equipment to perform the following services.

1. Pool and pool equipment will be serviced and maintained at all times.
2. The contractor will respond within a reasonable time to all requests.
3. Tile clean as necessary.
4. Surface skimmed and floating debris removed.
5. The pool floor will be vacuumed as needed.
6. Intake grates clear of debris.
7. Walls and floors will be brushed as necessary to remove scaling condition.
8. Gutters Cleaned and clear of debris.
9. Test water chemistry and adjust for proper balance on each visit.
10. Filters and strainer baskets will be cleaned as necessary to insure maximum filtration and flow.
11. Water levels will be monitored and adjusted to maintain a safe & properly operated pool.
12. Notify pool management of any items needing attention or approval for treatments.
13. All pool maintenance is conducted to meet the requirements of Hillsborough County Health Dept.
14. Maintain a service logbook and keep on property for health department when they inspect.
15. Complete Pool Service Tracking Form for Pool management on each service day.

Following is a list of chemicals provided by contractor:

- ✓ Chlorine as necessary to maintain pool between 4-6 PPM.
- ✓ Calcium chloride to maintain calcium levels between 200-400PPM
- ✓ Muriatic acid or soda ash as necessary to maintain pH between 7.2 - 7.8.
- ✓ Sodium bi-carb to maintain alkalinity levels between 80-120PPM.
- ✓ Phosphate maintained at target of 500 not to exceed 1000.
- ✓ Stabilizer maintained below 40 PPM in the main pools and 0 PPM in the Kids Pool.
- ✓ Back wash and Clean all Filters as needed.

Additional chemicals-special chemicals additives such as:

- Algaecides, stabilizing compounds, D.E. powder and water conditioners will be added to the pool at

no additional cost.

- Phosphate treatment \$200 per treatment.
- Black algae remover at cost of \$200 per treatment.

Additional fees for services such as:

- Labor hourly rate for repairs \$175.00
- Minimum Repair Charge \$100.00
- Fecal Clean-up Pool (Loose, Blood, Vomit) \$200.00
- Fecal Clean-up Pool (Solid) \$200.00
- Filter grids to be changed at minimum every two years.
- Hurricane, Tropical Storm and/or Acts of God clean-up fees with priority service to commercial contracts. \$500 Cleanup fee

Additional services such as:

- Pool Filter and Equipment shall be inspected, and any necessary repairs shall be reported to the Operations Manager. Any repairs not included in the contract must be submitted in the form of bid (whether in-house or outsourced) and must have prior approval of the management over the amount of \$100.
- Contractor to notify Manager when pool must be shut down for service. This may occur when excessive debris is found in the pool due to inclement weather or incidents involving human waste or other occurrences.
- Contact us via phone call or text if it is an emergency. Please do not email emergencies.
 - Lance Wood 813-291-0456
 - Misty McCormick 813-446-0151

Signature

Printed Name

Chairman

Date

Lake St Charles
6801 Colonial Lake Dr
Riverview, FL 33578

Brandon Wood

Signature

Brandon Wood

Printed Name

owner

President

09/30/2025

Date

Zebra Cleaning Team, Inc
P.O. Box 3456
Apollo Beach, FL 33572

Tab 8



Quote

Quote Number: 25083818
Our Reference: Jackson Blase Settecase
Quote Date: Oct 1, 2025 03:36 PM
Valid Until: Dec 31, 2025
Your Reference: Replacement Sensors
Payment Term: Other

Invoice address:

Lake St Charles
6801 Colonial Lake Drive
33578
Riverview
Florida
U.S.A

Delivery address:

Lake St. Charles CCD
7376 Colonial Lake Drive
33578
Riverview
FL
United States

Product Code	Product Name	Qty	List Price	Total
86241	DO Sensor Dissolved Oxygen Sensor	2	\$ 2,157.42	\$ 4,314.83
	HS Code: 9015 8020 00 - Meteorological, hydrological and geophysical instruments and apparatus			
85135	pH Sensor pH Sensor	1	\$ 1,498.21	\$ 1,498.21
	HS Code: 9015 8020 00 - Meteorological, hydrological and geophysical instruments and apparatus			
84125	Turbidity Sensor Sensor for turbidity measurements	1	\$ 3,997.21	\$ 3,997.21
	HS Code: 9015 8020 00 - Meteorological, hydrological and geophysical instruments and apparatus			
Sub Total				\$ 9,810.25
Tax				\$ 0.00
Grand Total				\$ 9,810.25

Terms and conditions

Replacement Sensors for Lake St. Charles including 2 DO, 1 pH, and 1 Turbidity Sensor.

Payment

- Credit card (VISA / MasterCard / American Express): Till 10.000 USD + 4% Creditcard Fee
- Wire transfer
- Check payment

Please mention your quote number in your payment details.

Orders are standard being shipped with an Invoice and Packing list. If you require additional export documents please indicate this with your order.

Please transfer payment including the bank charges for successful handling of your order.

All the units are ready to work on AC power supply. If your device will work on DC supply, please let us know so we can prepare it in advance.

Company details

201 Lackawanna Ave. Suite 222
Scranton
Pennsylvania
18503

United States

Tel: +1 833 547 6642

E-mail: g.eiffert@lgsonic.com

Terms and conditions at: www.lgsonic.com/terms

Tab 9

Single Buoy Analytics Actions

Date Range
2025-10-07 ~ 2025-10-14

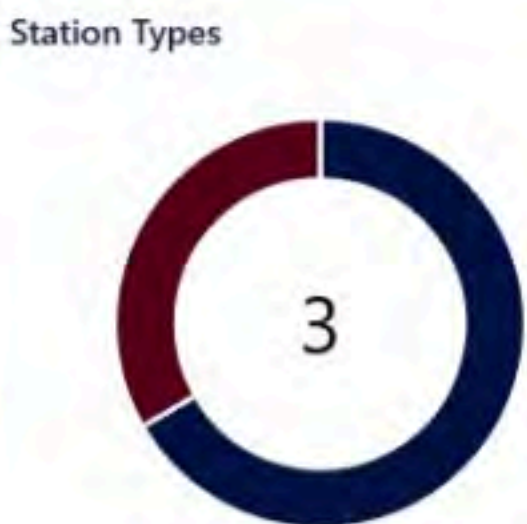
Project (1)
Lake St. Charles Project

Parameters (26)
10 Selected

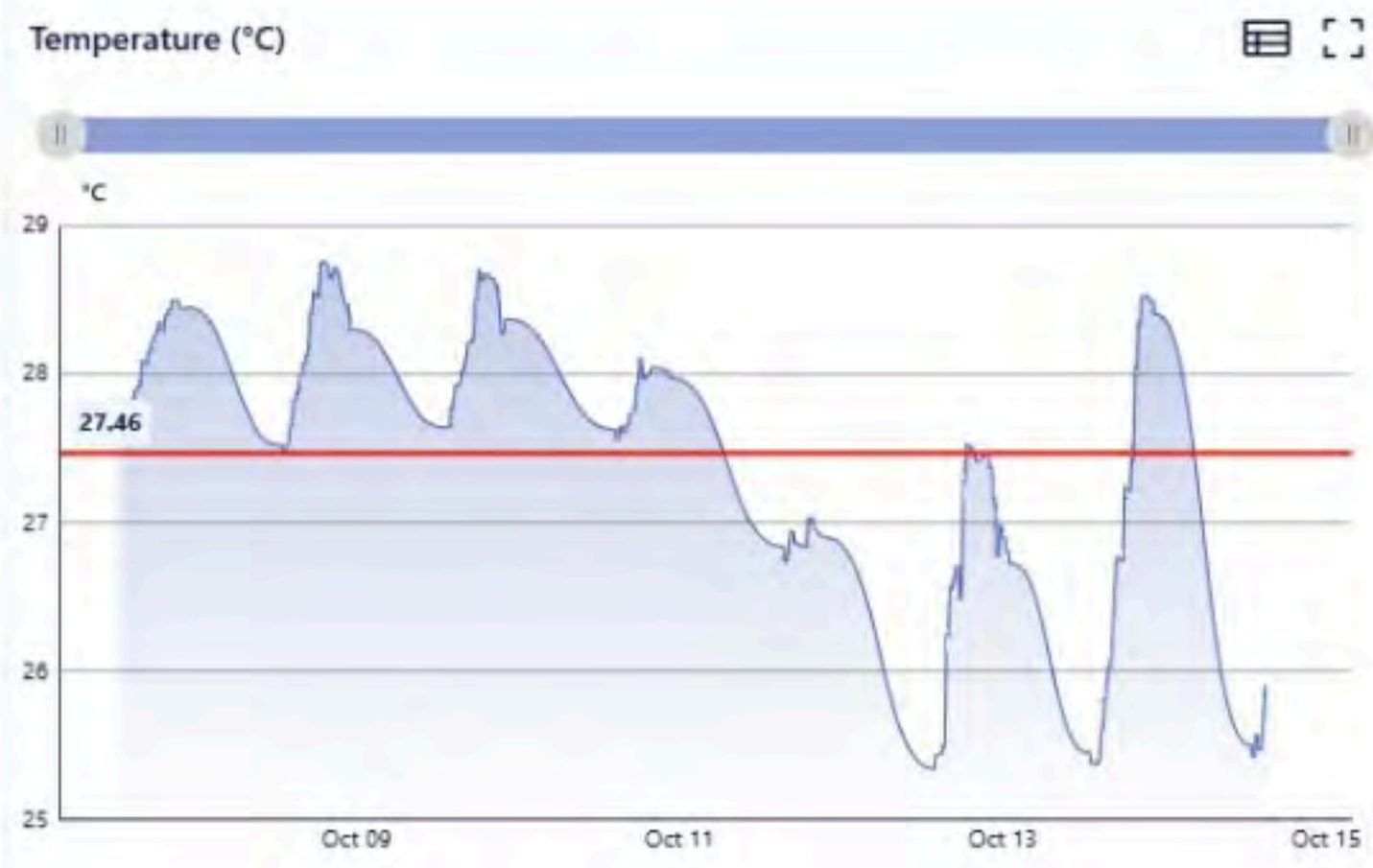
Station (3)
Pro-73D



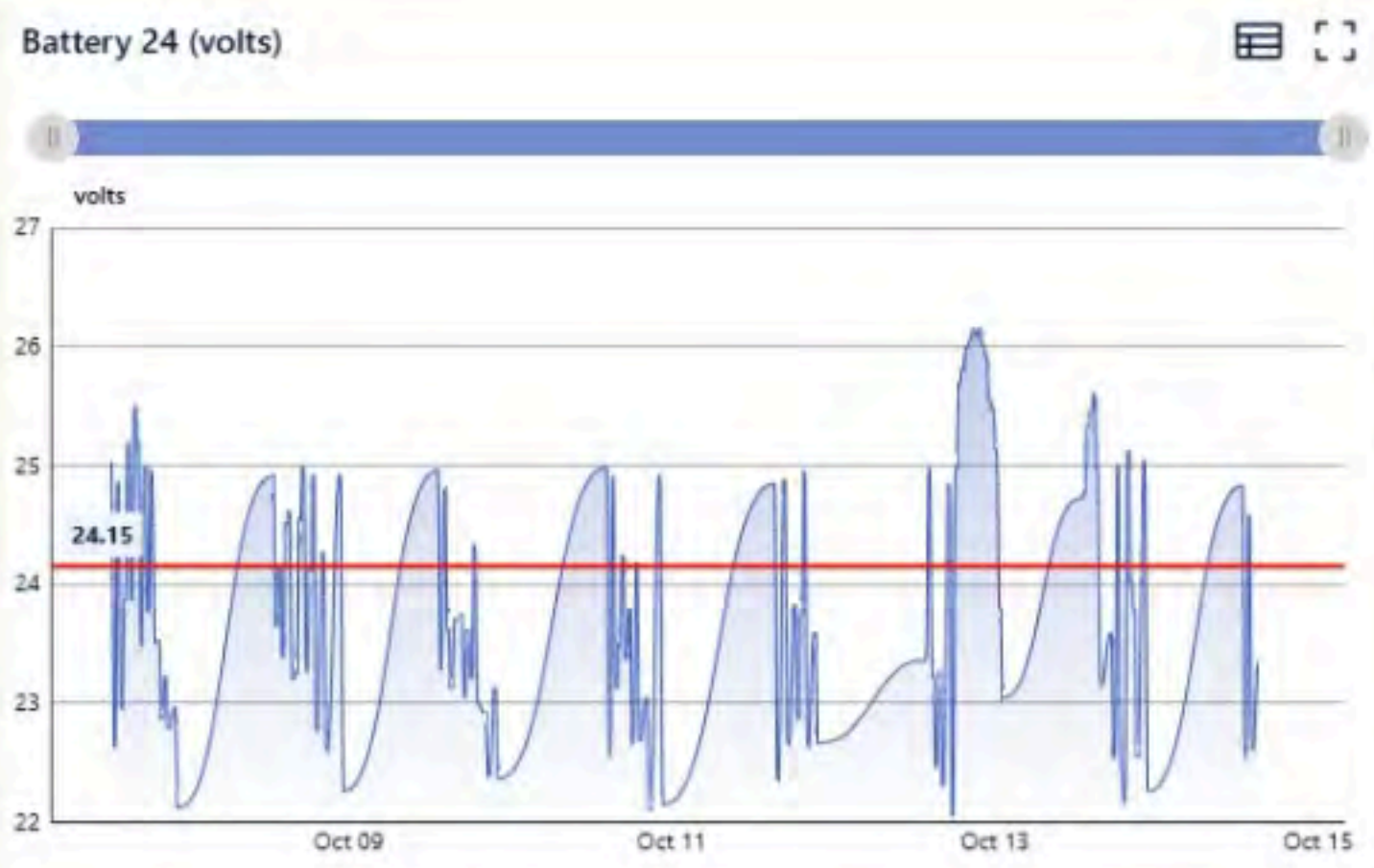
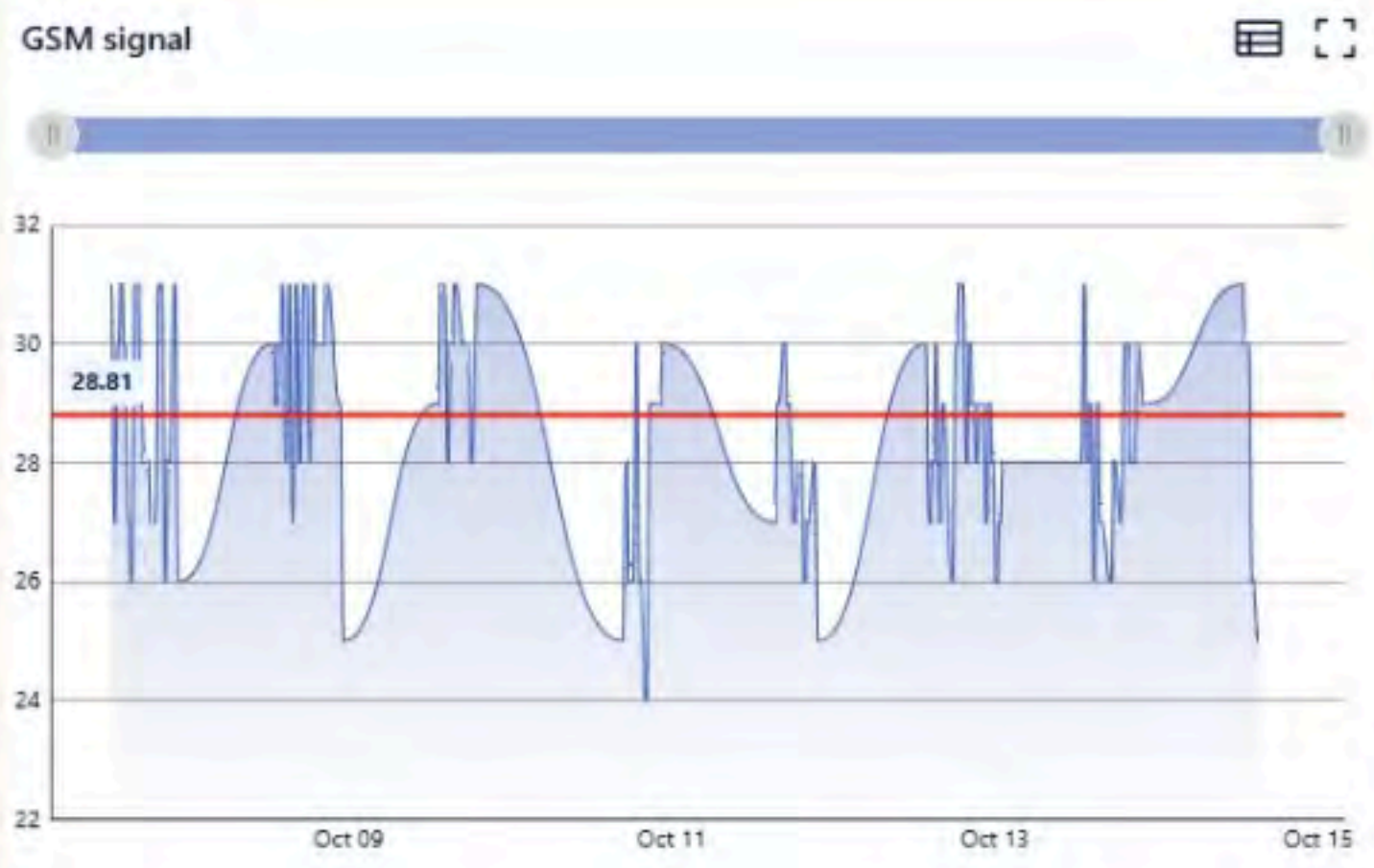
Ultrasound
Urgent



No addons on this project
Contact us to know more



No data for this date range
Please change the period



Single Buoy Analytics Actions

Date Range
2025-10-07 ~ 2025-10-14

Project (1)
Lake St. Charles Project

Parameters (26)
10 Selected

Station (3)
Pro-73D



Ultrasound

Urgent

Station Types



No addons on this project
[Contact us to know more](#)

Chlorophyll ($\mu\text{g/L}$)



Phycocyanin ($\mu\text{g/L}$)



Dissolved Oxygen (mg/L)



Turbidity (FNU)



pH



Dissolved Oxygen Saturation (%sat)



Single Buoy Analytics Actions

Date Range
2025-10-07 ~ 2025-10-14

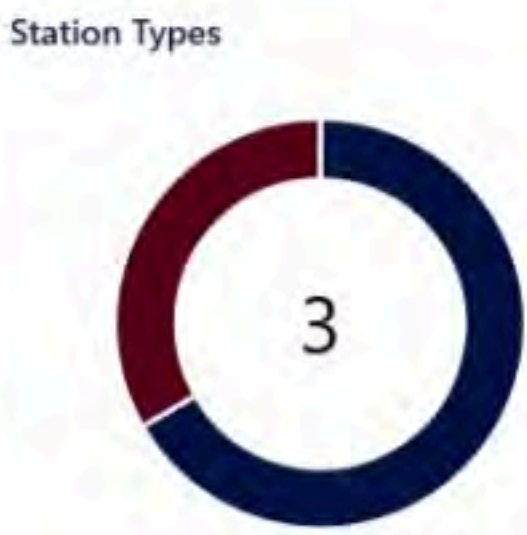
Project (1)
Lake St. Charles Project

Parameters (28)
10 Selected

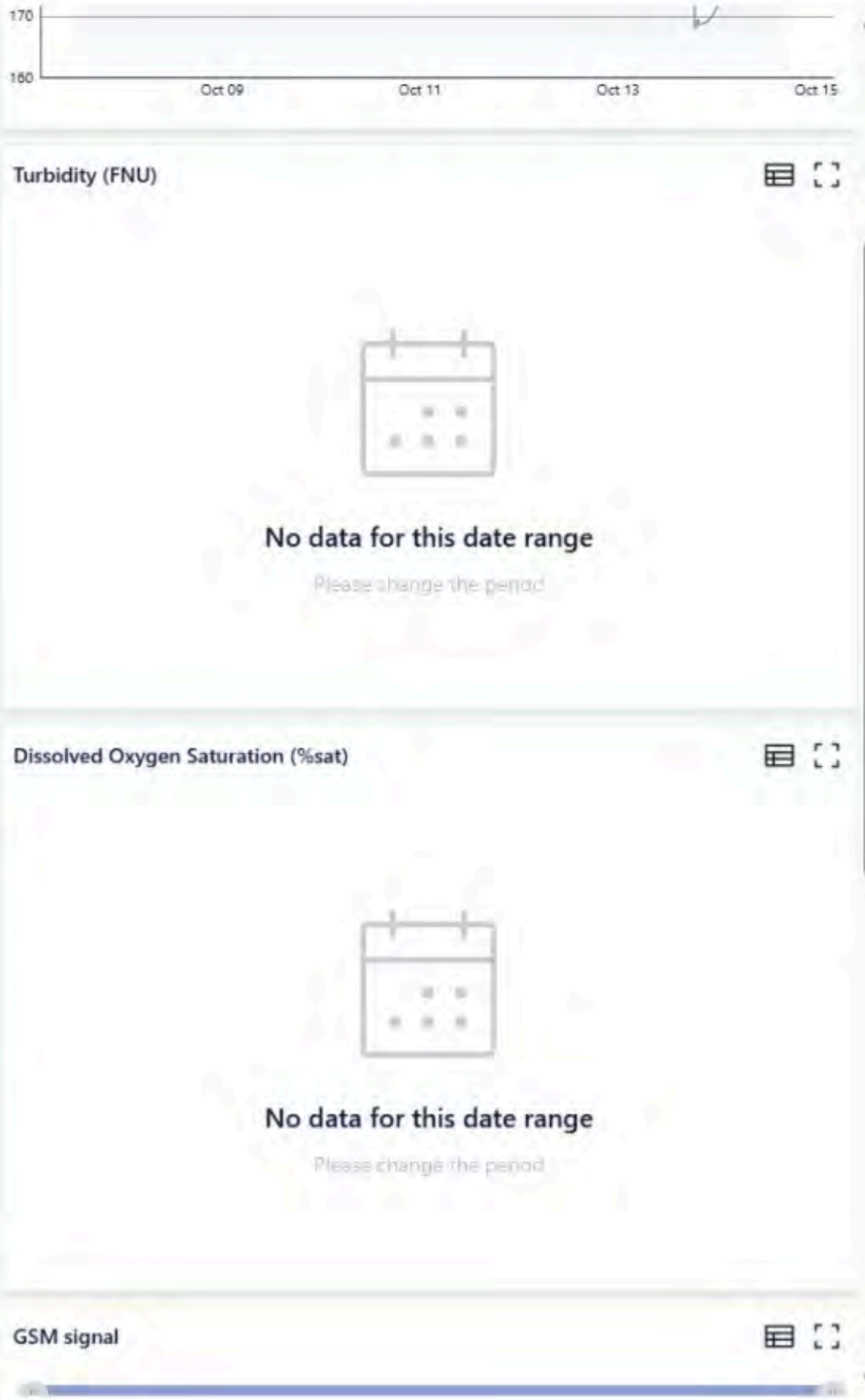
Station (3)
Pro-73D



Ultrasound
Urgent



No addons on this project
Contact us to know more



Tab 10



Proposal

Proposal No.: 355651

Proposed Date: 08/13/25

PROPERTY:	FOR:
Lake St Charles CDD Tiffany Judd 6801 Colonial Lake Drive Riverview, FL 33578	Annual Install

New Annual Install: Installation of annuals at The Villas entrance, 4 Way Stop at Krycul & the Directory signage

ITEM	QTY	UOM	TOTAL
New Annuals			
Landscape Material			\$1,892.00
Seasonal Annuals - 04"	580.00	04"	
Seasonal Annuals, Premium 04"	40.00	04"	
Total:			\$1,892.00

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	_____
Signature - Representative	Date



Proposal

Proposal No.: 357722

Proposed Date: 08/21/25

PROPERTY:	FOR:
Lake St Charles CDD Tiffany Judd 6801 Colonial Lake Drive Riverview, FL 33578	Debris Pile / Palm Removal(2)

Remove 2 dead palm trees in the park area.



Remove the debris piles by the maintenance shed that is from Lake St Charles maintenance team



ITEM	QTY	UOM	TOTAL
Debris Pile			
Site Prep			\$2,085.00
Debris Removal	5.00	HR	
Debris by the truck	1.00	1	
Tree Removal - Flush Cut	2.00	CT	
Total:			\$2,085.00

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Tab 11

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2025 GENERAL BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) previously adopted a final General Fund Budget (“**Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”); and

WHEREAS, the Board desires to amend the Fiscal Year 2025 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2025; and

WHEREAS, pursuant to Chapters 189 and 190, *Florida Statutes*, the Board is authorized to amend the Fiscal Year 2025 Budget within sixty (60) days following the end of Fiscal Year 2025; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2025 Budget to reflect the actual appropriations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for Lake St. Charles Community Development District for the Fiscal Year Ending September 30,

2025, as amended and adopted by the Board of Supervisors effective October 24, 2025.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND _____

TOTAL ALL FUNDS _____

SECTION 3. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this 24th day of October 2025.

ATTEST:

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2025 Budget

EXHIBIT A:
Amended Fiscal Year 2025 Budget

Tab 12

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING INFORMAL PROCUREMENT POLICIES PURSUANT TO CHAPTER 218, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lake St. Charles Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Hillsborough County, Florida; and

WHEREAS, the Florida Statutes establish certain bidding thresholds for formal bidding but leaves flexibility for contracting for goods and services below the formal bid thresholds; and

WHEREAS, the Board of Supervisors of the District (“Board”) accordingly finds that it is in the best interest of the District to establish by resolution Informal Procurement Policies as may be amended or updated from time to time for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Informal Procurement Policies attached hereto as **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Informal Procurement Policies shall remain in full force and effect until such time as the Board may amend or replace them.

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

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

PASSED AND ADOPTED this 24th day of October 2025.

ATTEST:

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Informal Procurement Policies

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
Policy Relating to Spending Authority and Procurement of Good and Services

1.0 PURPOSE OF POLICY.

- 1.1** This Policy for Spending Authority and Procurement of Goods and Services (“**Policy**”) is designed to establish clear standards delineating the authority of certain contractors and employees of the Lake St. Charles Community Development District (“**District**”), specifically the District Manager and District staff, to enter into certain contracts or purchase orders for goods or services on behalf of the District. This Policy is further designed to establish uniform procedures for the informal procurement of goods and services that are under the statutory threshold for formal public procurement under Florida law. Please refer to the District Rules of Procedure for the processes required when purchases exceed the public procurement threshold.
- 1.2** The fundamental purpose of this Policy is not to restrict the effectiveness of the individuals involved in the day to day activities related to the procurement of goods and services, but to provide a sound foundation for effective, consistent and fair procurement practices and ensure fiscal responsibility, accountability and consistency. This Policy applies to the pre-authorization of funds and procurement of goods and services as provided for hereunder; the District Board of Supervisors (“**Board**”) are not required in any instance to sign checks, the authority for check signature rests with the District Manager and other individuals authorized pursuant to District Resolution.
- 1.3** Any and all questions regarding this Policy should be directed to the District Manager or District Counsel.

2.0 DEFINITIONS.

- 2.1** *Emergency.* A sudden or unexpected situation, event, or circumstance negatively impacting or impairing the health, safety, and welfare of the District’s residents; or an unexpected failure of a District physical asset that significantly impacts the general operation, integrity or function of the District’s operations. Examples of an Emergency include, but are in no way limited to: acts of God; pandemics; riots; fires; floods; hurricanes; accidents; structural, electrical or chemical failures of a District facility; or other similar circumstances.
- 2.2** *Emergency Approval.* An approval of an Emergency Contract or Purchase Order (defined herein) by the District Manager on behalf of the District, when an Emergency Authorization (defined herein) authorizes the District Manager to approve such Emergency Contract or Purchase Order.
- 2.3** *Emergency Authorization.* A written authorization of the Chairperson of the Board (“**Chairperson**”), or another representative of the Board as provided in this Policy, authorizing the District Manager and/or District staff to approve an Emergency

Contract or Purchase Order (defined herein). The Emergency Authorization should contain the following minimum information, collected by the District Manager: a declaration that an Emergency exists; the reasons supporting such a declaration; the Emergency Contract or Purchase Order that the District Manager or Facility Manager expects to approve and a statement certifying that such goods or services will address the Emergency; the expected cost of the Emergency Contract or Purchase Order; language stating that the signing representative of the Board approves the information in such Emergency Authorization; and a statement that any expenses resulting from the District entering into the Emergency Contract or Purchase Order shall be presented to the Board for ratification at the next Board meeting.

- 2.4** *Emergency Contract or Purchase Order.* A contract or purchase order for goods or services entered into to address an Emergency that otherwise exceeds the approval authority set forth in this Policy.

3.0 DISTRICT MANAGER APPROVAL AUTHORITY.

- 3.1** Per Florida law, the District Manager shall have charge and supervision of the District's works, and bear responsibility for preserving and maintaining any improvement or facility that is constructed or erected pursuant to Chapter 190, *Florida Statutes*; for operating and maintaining District-owned equipment; and for performing such other duties as are prescribed by the Board.
- 3.2** The District Manager has the authority to approve a contract or purchase order for goods or services on behalf of the District if the cost of such contract or purchase order is less than or equal to (\$5,000.00), and the District Manager is authorized to sign such contract or purchase order on behalf of the District. The contract or purchase order need not be presented for ratification by the Board but will appear in the check register in due course.
- 3.3** Purchases that are recurring purchases or services approved by the Board at a public meeting need not come back to the Board unless and until the terms of the contract for such purchase expires or requires formal Board renewal or action.
- 3.4** If the cost of a contract or purchase order for goods or services exceeds (\$5,000.00), or for purchases that are recurring purchases or services that would, when combined, exceed (\$5,000.00), the Board must approve such contract or purchase order at a public meeting, except as specified herein.

4.0 DISTRICT COUNSEL APPROVAL AUTHORITY.

- 4.1** This Policy is in no way intended to repeal, diminish or otherwise conflict with the Board approved Resolution which provides for the legal support and legal defense of the District, Board, and District Staff. The provisions of that Resolution remain

in full force and effect. This Policy is intended to cover legal actions that are not covered by that Resolution.

- 4.2 Due to unique nature of any given legal proceeding or legal situation, a specific approval threshold is not provided for so as not to limit the District's ability to affirmatively defend itself against actual or potential claims. The Board may, however, at any time during a public meeting budget, delay, or cease legal proceedings or legal actions by affirmative vote as the Policy setting body with fiduciary responsibility to the District. The Board will be advised of any potential legal implications and risks of such action for consideration prior to voting.
- 4.3 Outside normal day-to-day operational considerations in which the District's Counsel participates (including but not limited to meeting attendance, drafting of routine agreements, counsel on policy or legal decisions in the normal course or other similar circumstances), any agreement for legal services, representation, or outside counsel must be signed by the Chair or Vice Chair to be deemed duly executed. Due to the urgent, confidential, or exempt matter of legal issues, or so as not to impair the District's legal position or strategy, such contracts/retainers/agreements are not required to be brought for a discussion and vote before the Board so long as the Chair or Vice Chair has signed authorizing such execution. The Board retains full authority to be apprised of ongoing expenditures and to limit or cease any legal proceeding or legal services by affirmative vote. To that end, District Staff shall update the Board at each Board meeting as to the status of expenditures on legal proceedings entered into pursuant to this Policy but shall not be required to discuss items that are confidential or exempt from public disclosure or that would impair the District's legal position.
- 4.4 Any final judgements, settlements, or dispositions must be approved by the Board.

5.0 FACILITY MANAGER APPROVAL AUTHORITY.

- 5.1 The Facility Manager shall have the authority to approve a contract or purchase order for goods or services on behalf of the District if the cost of such contract or purchase order is less than or equal to One Thousand Dollars and No Cents (\$500.00), and the Facility Manager are authorized to sign such contract or purchase order on behalf of the District. The contract or purchase order need not be presented for ratification by the Board but will appear in the check register in due course.
- 5.2 If the cost of a contract or purchase order for goods or services exceeds (\$500.00), or for purchases that are recurring purchases or services that would, when combined, (\$500.00) but do not exceed the District Manager's purchasing authority set forth above, the District Manager may approve such expenditure.

6.0 DISTRICT MANAGER'S EMERGENCY APPROVAL AUTHORITY.

- 6.1 The District Manager has the discretion to determine whether a situation, event, or circumstance constitutes an Emergency as set forth under this Policy.
- 6.2 Unless an Emergency has been declared pursuant to the Emergency Policy, the District Manager is in charge of securing an Emergency Authorization, signed by the Chairperson, before an Emergency Approval may be issued. If the Chairperson is unavailable to sign the Emergency Authorization, then the Vice Chairperson may sign. If the Vice Chairperson is unavailable to sign the Emergency Authorization, then another Board Supervisor may sign. The District Manager shall prepare the Emergency Authorization as set forth herein. Following the execution of the Emergency Authorization, District Manager may make an Emergency Approval of the Emergency Contract or Purchase Order set forth in the Emergency Authorization. Any Emergency Contract or Purchase Order shall be presented to the Board for ratification at the next Board meeting.
- 6.3 In the event that the District Manager is unable to secure an Emergency Authorization that he or she reasonably deems necessary as set forth in this Policy, and acts in good faith and within the scope of their authority, the District agrees to hold the District Manager harmless in the event that such actions are challenged legally as inconsistent with the District Manager's statutory duties set forth in Chapter 190, *Florida Statutes*.

7.0 APPROVAL AUTHORITY OF OTHER DISTRICT CONTRACTORS OR EMPLOYEES.

- 7.1 Except for the approval authority of the Board, District Manager and Facility Manager, as set forth in this Policy and the District's Rules of Procedure, District contractors or employees have no authority to approve or sign a contract or purchase order for goods or services, or a recurring obligation under a contract or purchase order for goods or services, on behalf of the District. Any such approval by such contractor or employee shall constitute an unauthorized approval.

8.0 PROCUREMENT PROCESS FOR PURCHASE OF GOODS AND SERVICES

- 8.1 To comply with Chapters 190 and 287, *Florida Statutes*, a District must abide by several procedures if it desires to enter into a contract for the purchase of professional services; insurance; construction; design-build services; goods, supplies, or materials; contractual services; and maintenance services over statutory bid thresholds. Please refer to the District Rules of Procedure for the processes required when purchases exceed the public procurement threshold.
- 8.2 If the cost of construction will be less than \$527,444.79, the cost of electrical purchases is less than \$131,861.20, or the cost of goods or services will be less than \$195,000, it is appropriate to informally solicit proposals for the work.** These should be written proposals, bid from a standard scope of services or scope of materials. The proposals should be included in the District agenda package and reviewed by the District's Board of Supervisors. The proposals presented to the Board shall be as provided by the proposer(s), in an unaltered format. The Facility

Manager shall secure, when reasonably possible, a minimum of three written proposals. In those instances when securing three proposals is not practicable, the Facility Manager shall provide written justification of such upon request by the Board. When applicable to the proposed project, companies must be properly authorized, licensed and insured to perform the work. The provisions of this section shall apply to purchases that exceed Five Thousand Dollars (\$5,000.00) for a single item or recurring item.

****** Note that the threshold amounts identified herein are established by Florida law and are subject to change; the construction and electrical thresholds change each calendar year. Please confer with the District Counsel for up to date numbers.

- 8.3** Where, for any reason, a proposer is given an opportunity to re-bid on a solicitation, all competing proposers should also be given an equal opportunity to re-bid the requirement. Those conditions in which it is in the District's best interests to allow a rebid may include changes in requirements or changes in specifications.
- 8.4** Unless an Emergency exists, as defined in this Policy, or the purchase is under the thresholds set forth in Section 3.0, the District's Board of Supervisors shall pre-approve the proposal at a Board meeting prior to the execution of an agreement. If this pre-approval does not occur, it is possible that the agreement may not be honored by the District. The Facility Manager should seek District Counsel's review or drafting of an agreement once the proposal is approved by the Board.
- 8.5** Once the agreement is in place, provide copies of the executed agreement to the District Manager. The District Manager is the official records custodian of the District.
- 8.6** For District Capital Improvement Projects authorized by the District's Board of Supervisors, keep the District Engineer updated on the process of installation or construction. The District Engineer is ultimately responsible for the proper construction and installation of the District's improvements, so the District Engineer needs to know when construction commences, when inspections are scheduled, etc. Projects designed by other professionals should be inspected by that professional and accepted under terms set forth in agreement with the District.

9.0 POLICY ETHICS.

- 9.1** All District employees and contractors shall abide by the provisions of Chapter 112, *Florida Statutes*, including Section 112.313, pertaining to standards of conduct for public officers.
- 9.2** Acceptance of gifts by District employees at any time from contractors or suppliers is prohibited.
- 9.3** District employees shall not bid for, enter into, or be in any manner interested in any contract for District purchases or public works, nor shall District employees seek to influence the purchase or a product or service from any proposer.

9.4 No contract or purchase shall be subdivided to evade the threshold amounts or other requirements of this Policy or other purchasing policies of the District, including the Rules of Procedure. Purchases, orders, or contracts that are subdivided to circumvent this Policy or other purchasing policies of the District shall be considered unauthorized purchases.

9.5 Any and all offers of employment must be authorized by only the Board, upon the Board's affirmative vote authorizing the position and accompanying funds, and such offers of employment shall not be made by any entity or person other than the Board. This shall not be construed to prohibit hiring of independent contractors to provide goods or services to the District but rather is meant to prohibit offers of employment without Board authorization.

10.0 SEVERABILITY.

10.1 If any section, paragraph, clause, or provision of this Policy shall be held to be invalid or ineffective for any reason, the remainder of this Policy shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Policy would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

11.0 INTERPRETATION.

11.1 This Policy shall be interpreted and construed as consistent with Florida law and the District's Rules of Procedures. This Policy shall not be interpreted or construed as restricting, undermining, or contravening the legal authority of the Board or the District.

Tab 13

RESOLUTION 2026-05

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE PRINCIPAL HEADQUARTERS OF THE DISTRICT; RE-DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*; and

WHEREAS, the District further desires the District Manager, Rizzetta & Company, Inc., to move all physical hard copy records located at the District’s facilities to the local records office designated by this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. The District’s principal headquarters for the purpose of establishing proper venue shall be located at the offices of Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578, and the District Manager is hereby authorized to update this location upon providing written notice to the Board of Supervisors if Rizzetta & Company, Inc. relocates its offices.

SECTION 2. The District’s local records office shall be located at the offices of Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578, within Hillsborough County, Florida, and shall be open to the public during regular business hours, Monday through Friday, excluding legal holidays, as required by Section 190.006(7), *Florida Statutes*. The District Manager is hereby authorized to update this location upon providing written notice to the Board of Supervisors if Rizzetta & Company, Inc. relocates its offices within Hillsborough County.

SECTION 3. The District Manager, Rizzetta & Company, Inc., shall take the necessary steps to move all physical hard copy of public records currently located at the District’s facilities to the local records office designated by this Resolution within twenty (20) calendar days of the effective

date of this Resolution. The District Manager shall maintain an inventory of all records transferred and shall provide written confirmation to the Board of Supervisors upon completion of the transfer.

SECTION 4. This Resolution shall take effect immediately upon adoption and shall supersede any prior resolutions or designations regarding the District's principal headquarters or local records office location.

PASSED AND ADOPTED THIS 24TH DAY OF OCTOBER 2025.

ATTEST:

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson / Vice Chairperson
Board of Supervisors

Tab 14

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKES ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Lake St. Charles Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
Stephanie DeLuna _____ is appointed Assistant Secretary.
Matthew Huber _____ is appointed Assistant Secretary.
Shawn Wildermuth _____ is appointed Assistant Treasurer.
Scott Brizendine _____ is appointed Treasurer.

Section 4. This Resolution shall not supersede any appointments made by the Board other than those specified in Sections 1, 2 and 3.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 24th DAY OF OCTOBER, 2025.

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST SECRETARY

Tab 15

Lake St. Charles Community Development District

DISTRICT OFFICE · RIVERVIEW, FL 33527

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

www.lakestcharlescdd.org

Operation and Maintenance Expenditures For Board Approval August 2025

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$149,820.67**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Architectural Fountains, Inc	100000	05132411E	Service Call - Fountain (Clubhouse) 05/24	\$ 125.00
Architectural Fountains, Inc	100000	INV-032983	Service Call - (2) Fountains (Blvd. & South) 11/24	\$ 150.00
Architectural Fountains, Inc	100000	INV-036440	Service Call - Fountain 01/25	\$ 150.00
Architectural Fountains, Inc	100000	INV-039683	Service Call - Fountain #1 (Villas) 02/25	\$ 200.00
Benjamin Turinsky	300017	BT070125	Board of Supervisors Meeting 07/01/25	\$ 200.00
Benjamin Turinsky	300017	BT071425	Board of Supervisors Meeting 07/14/25	\$ 200.00
Benjamin Turinsky	300017	BT080625	Board of Supervisors Meeting 08/06/25	\$ 200.00
Brandon Electric	300008	398379	Service Call - Install Switch (Tennis Court) 06/25	\$ 932.53
Brandon Electric	100001	398379-2	Service Call #2 - Install Switch (Tennis Court) 06/25	\$ 175.00
Brandon Electric	300008	40993	Service Call - Tennis Court Lighting 05/25	\$ 175.00
FCC Environmental Services, LLC	100005	FCCFL/25/1045627 07/25	Waste Services - 6801 Colonial Lake Dr. 07/25	\$ 229.94
FCC Environmental Services, LLC	100005	FCCFL/25/1046117	Waste Services - 7323 Colonial Lake Dr. 07/25	\$ 217.71
FCC Environmental Services, LLC	100005	FCCFL/25/1059196 08/25	Waste Services - 6801 Colonial Lake Dr. 08/25	\$ 229.94

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Department of Revenue	20250818-4	39-8017580120-2 04/25	Late Fee - April 2025 Sales Tax	\$ 50.00
Florida Department of Revenue	20250818-5	39-8017580120-2 07/25	Sales and Use Tax 07/25	\$ 15.99
Frontier Florida, LLC	20250818-1	813-741-1802-052521-5 05/25	Clubhouse Internet 05/25	\$ 133.82
Frontier Florida, LLC	20250818-2	813-741-1802-052521-5 06/25	Clubhouse Internet 06/25	\$ 135.04
Frontier Florida, LLC	20250818-3	813-741-1802-052521-5 07/25	Clubhouse Internet 07/25	\$ 163.07
Hillsborough County BOCC	20250812-1	4678710000 6/25	6801 Colonial Lake Dr. 06/25	\$ 502.17
Hillsborough County BOCC	20250812-2	4678710000 7/25	6801 Colonial Lake Dr. 07/25	\$ 460.95
Hillsborough County BOCC - Citizen Board	300031	5169 Alarm	HSCO - False Alarm Violation 08/25	\$ 100.00
Hillsborough County Sheriffs Office	300024	CI-2025-25427	Off Duty Officer Administrative Fees 07/25	\$ 16.00
John H. Marshall	300018	JM070125	Board of Supervisors Meeting 07/01/25	\$ 200.00
John H. Marshall	300018	JM071425	Board of Supervisors Meeting 07/14/25	\$ 200.00
John H. Marshall	300018	JM080625	Board of Supervisors Meeting 08/06/25	\$ 200.00
Johnson Jackson, PLLC	300019	15171	Legal Services - Employment Law 06/25	\$ 90.00

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kilinski Van Wyk, PLLC	300028	12880	Legal Services 07/25	\$ 23,004.25
Kimley-Horn and Associates, Inc.	300014	145624002-0525	Engineering Services - Hillsborough Violation 05/25	\$ 19,638.65
Landscape Maintenance Professionals, Inc.	300020	343036	Landscape Maintenance 07/25	\$ 14,606.25
Landscape Maintenance Professionals, Inc.	300020	343789	Irrigation Repairs 07/25	\$ 730.49
Landscape Maintenance Professionals, Inc.	100006	348603	Landscape Maintenance 08/25	\$ 13,263.95
Landscape Maintenance Professionals, Inc.	100002	351141	Irrigation Repairs 08/25	\$ 69.59
Landscape Maintenance Professionals, Inc.	100002	351142	Irrigation Repairs 08/25	\$ 420.00
Leaf Commercial Capital, Inc.	20250804-1	18677644	Copier Lease 08/25	\$ 161.99
Luis Salvador Martinez	100009	082825 Martinez	Wage Settlement - Litigation 08/25	\$ 12,000.00
Manuel Santos	300009	070125 Santos	Off Duty Patrol 07/01/25	\$ 187.50
Manuel Santos	300016	070125 Santos (REV)	Off Duty Patrol 07/01/25	\$ 112.50
Mitchell Feldman, Esquire PA	100010	082825 Feldman Legal	Wage Settlement - Legal Expenses 08/25	\$ 7,000.00
Rizzetta & Company, Inc.	300013	INV0000101273	District Management Services 08/25	\$ 4,996.00

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300012	INV0000101321	General Management & Oversight 08/25	\$ 7,223.77
Rizzetta & Company, Inc.	300030	INV0000101358	Out of Pocket Expense 08/25	\$ 375.24
Rizzetta & Company, Inc.	100004	INV0000101394	Personnel Reimbursement 08/15/25	\$ 6,122.28
Sniffen & Spellman, P.A.	300010	49403	Legal Services - Litigation 06/25	\$ 510.00
Sniffen & Spellman, P.A.	300029	49670	Legal Services - Litigation 07/25	\$ 900.00
Sniffen & Spellman, P.A.	300033	49703	Legal Services - Litigation 07/25	\$ 13,916.00
Solitude Lake Management, LLC	300025	PSI161515	Service Call - Fountain 04/25	\$ 2,942.72
Solitude Lake Management, LLC	300025	PSI180314	Annual Maintenance - Mitigation Area (Site 5) 07/01/25-09/30/25	\$ 173.00
Solitude Lake Management, LLC	300025	PSI180462	Aquatic Maintenance 07/25	\$ 1,388.77
Solitude Lake Management, LLC	300025	PSI180589	Annual Fountain Maintenance (Site 21) 07/01/25-09/30/25	\$ 146.15
Solitude Lake Management, LLC	100007	PSI188954	Aquatic Maintenance 08/25	\$ 1,388.77
TECO	20250818-7	221003603224 7/25	6801 Colonial Lake Dr. 07/25	\$ 252.71
TECO	20250818-6	311000010257 7/25	Electric Summary 07/25	\$ 4,030.86

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

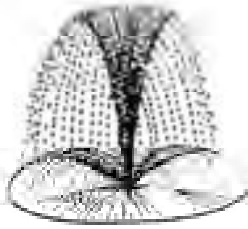
Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
The Observer Group, Inc.	300026	25-02308H	Legal Advertising 08/08/25	\$ 61.25
The Observer Group, Inc.	300034	25-02408H	Legal Advertising 08/15/25 & 08/22/25	\$ 245.00
The Observer Group, Inc.	300034	25-02409H	Legal Advertising 08/15/25	\$ 96.25
TIGRIS Aquatic Services, LLC	100003	3932307	Fountain/Aeration Repair 04/25	\$ 125.00
TIGRIS Aquatic Services, LLC	100003	3932891	Fountain/Aeration Repair 04/25	\$ 165.00
TIGRIS Aquatic Services, LLC	100003	4002488	Fountain/Aeration Repair 05/25	\$ 200.00
TIGRIS Aquatic Services, LLC	100003	4059696	Fountain/Aeration Repair 06/25	\$ 380.75
TIGRIS Aquatic Services, LLC	100003	4077211	Fountain/Aeration Repair 06/25	\$ 481.78
TIGRIS Aquatic Services, LLC	100008	4160216	Fountain/Aeration Repair - Motor 08/25	\$ 922.00
TIGRIS Aquatic Services, LLC	100008	4166431	Fountain/Aeration Repair - Blvd & Villas 08/25	\$ 440.00
Times Publishing Company	300011	45403 07/06/25	Legal Advertising 07/06/25	\$ 640.00
Toni Marie Davis	300021	TD070125	Board of Supervisors Meeting 07/01/25	\$ 200.00
Toni Marie Davis	300021	TD071425	Board of Supervisors Meeting 07/14/25	\$ 200.00

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Toni Marie Davis	300021	TD080625	Board of Supervisors Meeting 08/06/25	\$ 200.00
Total Community Maintenance, LLC	300027	7991	Janitorial Services 08/25	\$ 1,200.00
Truist Bank	20250817-1	Truist CC ACH 07/25	Credit Card Expenses 07/25	\$ 125.04
Virginia Gianakos	300022	VG070125	Board of Supervisors Meeting 07/01/25	\$ 200.00
Virginia Gianakos	300022	VG071425	Board of Supervisors Meeting 07/14/25	\$ 200.00
Virginia Gianakos	300022	VG080625	Board of Supervisors Meeting 08/06/25	\$ 200.00
Yvonne R. Brown	300023	YB070125	Board of Supervisors Meeting 07/01/25	\$ 200.00
Yvonne R. Brown	300023	YB071425	Board of Supervisors Meeting 07/14/25	\$ 200.00
Yvonne R. Brown	300023	YB080625	Board of Supervisors Meeting 08/06/25	\$ 200.00
Zebra Cleaning Team, Inc.	300015	8095	Monthly Pool Service 08/25	\$ 1,925.00
Total				\$ 149,820.67



Architectural Fountains, Inc

- Commercial • Residential
- Floating Fountains • Aeration Systems

2010 28th Street North • St. Petersburg, FL 33713
Toll Free 800-323-6068 • Phone (727) 323-6068 • Fax: (727) 323-1480

SOLD TO: LAKE ST CHARLES CDD

Customer: Lake St. Charles CDD
Address: 3434 Colwell Ave., Ste 200
Tampa, FL 33614
City:
State, Zip
Phone:
FAX:

Invoice Number: 05132411E
Contract/P.O. #
Job Name: FOUNTAIN
DATE: 5/13/2024

DESCRIPTION

- Item 1. **SERVICE CALL TO CHECK FOUNTAIN BY ROAD LEADING TO CLUBHOUSE**
- Item 2.
- Item 3.
- Item 4.
- Item 5.
- Item 6.

Items	Price Each	Quantity	Ext. Price
1.	\$125.00	1	\$125.00
2.			
3.			
4.			
5.			
6.			

Subtotal	\$125.00
Labor	X
Deposit Received	X
Total Due	\$125.00

PAYMENT DUE UPON RECEIPT OF INVOICE
1.5 % Service Charge After 30 Days.

Thank You for Your Business



**ARCHITECTURAL
FOUNTAINS**
Your Fountain Experts

DeAngelo Contracting Services
100 N. Conahan Drive
Hazleton, PA 18201

INVOICE

Date	Invoice #
11/18/2024	INV-032983

SOLD TO
Lake St. Charles ,

ACCOUNT NO
C02346

Lake St. Charles CDD
3434 Colwell Ave., Ste 200
Tampa, FL 33614

TERMS	PAGE
Net 30	1

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENDED
AF Service	Service call to repair fountains. Reset two timers on the Blvd fountain and South fountain. Fountain #3 needs control panel replaced. Work approved and Architectural Fountains executing.	1	150.00	\$150.00
			Subtotal	\$150.00
			Total	\$150.00

Make Check payable to Architectural Fountains
Remit to: 100 N. Conahan Drive, Hazleton, PA 18201
Thank you for your business



DeAngelo Contracting Services
 100 N. Conahan Drive
 Hazleton, PA 18201

INVOICE

Date	Invoice #
01/17/2025	INV-036440

SOLD TO
Lake St. Charles ,

ACCOUNT NO
C02346

Lake St. Charles CDD
 3434 Colwell Ave., Ste 200
 Tampa, FL 33614

TERMS	PAGE
Net 30	1

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENDED
AF Service	Service call to assess down fountain. Determined there was a clog. Unclogged, up and running now.	1	150.00	\$150.00
Subtotal				\$150.00
Total				\$150.00

Make Check payable to Architectural Fountains
 Remit to: 100 N. Conahan Drive, Hazleton, PA 18201
 Thank you for your business



DeAngelo Contracting Services
100 N. Conahan Drive
Hazleton, PA 18201

INVOICE

Date	Invoice #
02/22/2025	INV-039683

SOLD TO
Lake St. Charles ,

ACCOUNT NO	Lake St. Charles CDD
C02346	3434 Colwell Ave., Ste 200
	Tampa, FL 33614

TERMS	PAGE
Net 30	1

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENDED
AF Service	Service call to check fountain #1 Villas. Replaced one 10 MFD capacitor on fountain.	1	200.00	\$200.00
Subtotal				\$200.00
Total				\$200.00

Make Check payable to Architectural Fountains
Remit to: 100 N. Conahan Drive, Hazleton, PA 18201
Thank you for your business

LAKE ST. CHARLES CDDMeeting Date: July 1, 2025**SUPERVISOR PAY REQUEST**

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Virginia Gianakos	☒	VG070125
Yvonne Brown	☒	YB070125
John Hines Marshall	☒	JM070125
Toni Marie Davis	☒	TD070125
Benjamin Turinsky	☒	BT070125

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
08/07/2025**EXTENDED MEETING TIMECARD**

Meeting Start Time:	7:00 PM
Meeting End Time:	9:25 PM
Total Meeting Time:	2hr 25min

Time Over <u>3</u> Hours:	
---------------------------	--

Total at \$175.00 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	\$0.700
Mileage to Charge	\$0.00

DM Signature: R. Drand

LAKE ST. CHARLES CDD
Meeting Date: July 14, 2025

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Virginia Gianakos	☒	VG071425
Yvonne Brown	☒	YB071425
John Hines Marshall	☒	JM071425
Toni Marie Davis	☒	TD071425
Benjamin Turinsky	☒	BT071425

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
08/07/2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00 PM
Meeting End Time:	8:08 PM
Total Meeting Time:	2 hrs 8 mins

Time Over <u>3</u> Hours:	
---------------------------	--

Total at \$175.00 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	\$0.700
Mileage to Charge	\$0.00

DM Signature: R. Durand

LAKE ST. CHARLES CDD
Meeting Date: August 6, 2025

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Virginia Gianakos	☒	VG080625
Yvonne Brown	☒	YB080625
John Hines Marshall	☒	JM080625
Toni Marie Davis	☒	TD080625
Benjamin Turinsky	☒	BT080625

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
08/07/2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	2:02pm	
Meeting End Time:	4:15pm	4:56pm
Total Meeting Time:	2hrs 13mins	2hrs 54mins

Time Over 3 Hours:	
--------------------	--

Total at \$175.00 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	\$0.700
Mileage to Charge	\$0.00

DM Signature: Z. Durand



Lake St. Charles
Lake St. Charles
7321 Colonial Lake Dr
Riverview, FL 33578

☎ (813) 990-7555
✉ propertymgr@lakestcharles.org

INVOICE	#398379
SERVICE DATE	Jun 10, 2025
INVOICE DATE	Jun 10, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Jun 10, 2025
AMOUNT DUE	\$932.53

CONTACT US
1034 Skipper Road
Tampa, FL 33613

☎ (813) 653-1473
✉ accounting@brandonel.com

Service completed by: Nicholas Carbonell

INVOICE

Services	qty	unit price	amount
Service Call - Install- Switch Tennis Court	1.0	\$0.00	\$0.00
Remove (2) Defective 30A 2/P 120V coil contactors (#1 Top) and (#2 Middle) located in the contactor cabinet.			
Remove (1) defective T101 NEMA 3R timeclock from the contactor control cabinet.			
Supply and install (2) 30A 2/P 120V coil contactors (#1 Top) and (#2 Middle) located in the contactor cabinet where the existing ones were removed.			
Supply and install (1) T101 NEMA 3R timeclock in the contactor control cabinet where the existing one was removed.			
NOTES: Any unforeseen changes may incur an additional cost. Price does not include any additional work or troubleshooting that is not listed in the above proposal.			
Install- Switch	1.0	\$932.53	\$932.53

Reason for Call
Customer requested completion of a pre-approved job to replace two faulty contactors controlling the tennis court lighting. On a previous visit, the existing contactors were found arcing and welded closed. The scope of work also included replacing a single Intermatic single pole single throw timer used to control the lighting system.

System Evaluation
Technician arrived on site and confirmed the presence of two contactors and one single pole single throw Intermatic timer. For safety, the system had been left de-energized during the previous visit.

Troubleshooting
Technician verified system components and ensured the incoming power was within proper parameters. Visual inspection confirmed the contactors previously identified as welded and non-operational. The timer was not engaging the lighting circuit.

Solution
Technician removed and replaced both damaged contactors and the existing Intermatic timer. The new contactors are functioning correctly, and the lighting system is now engaging as expected. Two of the front-facing lights, although now receiving correct voltage, are still not illuminating. These fixtures may require further inspection or replacement. The new timer was set per HOA representative Lewis's request to turn on at 9:00 p.m. and off at 10:00 p.m. Timer is verified to be receiving voltage and operating the contactors as intended.

- Today's Work
- ✓ Replaced two contactors for tennis court lighting
 - ✓ Replaced single pole single throw Intermatic timer
 - ✓ Verified voltage at timer and contactors
 - ✓ Set timer to operate from 9:00 p.m. to 10:00 p.m. as requested
 - ✓ Verified all lights powered on except two fixtures requiring further evaluation

Services subtotal: \$932.53

Subtotal	\$932.53
Job Total	\$932.53
Amount Due	\$932.53

Remit checks to:

Brandon Electric
1034 Skipper Rd.
Tampa, FL 33613

See our [Terms & Conditions](#)



Lake St. Charles c/o Rizzetta & Company
Lake St. Charles
7321 Colonial Lake Dr
Riverview, FL 33578

☎ (813) 990-7555
✉ deskra@rizzetta.com

INVOICE	#398379-2
SERVICE DATE	Aug 18, 2025
INVOICE DATE	Aug 18, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Aug 18, 2025
AMOUNT DUE	\$175.00

CONTACT US

1034 Skipper Road
Tampa, FL 33613

☎ (813) 653-1473
✉ accounting@brandonel.com

Service completed by: David Borkowski

INVOICE

Services	qty	unit price	amount
Troubleshoot	1.0	\$175.00	\$175.00
Reason For Call:			
Property manager called about tennis court lights & card reader not working. Spoke with property manager on the phone. Equipment was unlocked.			
System Evaluation/Troubleshoot:			
Electricians took meter readings at main panel and lighting panel. Everything reads 120V/240V. There is power at the panels, time clock, contactors and card reader control box. The card reader equipment controls the (3) contactors that turn the lights on/off. Property manager need to contact the company that works on the card reader equipment.			
Solution:			
Electrical power is good at all locations. Card reader equipment needs to be fixed.			
Today's Work:			
- Meter readings at main panel, lighting panel, time clock, contactors and card reader equipment are all good. - Customer needs to contact company that repairs card reader equipment. - Spoke to property manager.			

Services subtotal: \$175.00

Subtotal	\$175.00
Job Total	\$175.00
Amount Due	\$175.00

Remit checks to:

Brandon Electric
1034 Skipper Rd.
Tampa, FL 33613

See our [Terms & Conditions](#)



Lake St. Charles
Lake St. Charles
7321 Colonial Lake Dr
Riverview, FL 33578

☎ (813) 990-7555
✉ propertymgr@lakestcharles.org

INVOICE	#40993
SERVICE DATE	May 21, 2025
INVOICE DATE	May 21, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	May 22, 2025
AMOUNT DUE	\$175.00

CONTACT US

1034 Skipper Road
Tampa, FL 33613

☎ (813) 653-1473
✉ accounting@brandonel.com

Service completed by: Nicholas Carbonell

INVOICE

Services	qty	unit price	amount
Troubleshoot	1.0	\$175.00	\$175.00
Reason for Call Today we were called out to troubleshoot the tennis court lights. The reported issue was that the lights were remaining on at all times and not shutting off.			
System Evaluation Technician arrived at the tennis courts and located the service on the corner of Colony Point Drive and Colonial Lake Drive. A control box was found mounted on the furthest left light pole containing a sub panel feeding the tennis court lighting area, along with a communication section mounted on the adjacent right-side pole.			
Troubleshooting Upon receiving access from the HOA to the locked cabinets, technician checked line-side voltage from the panel to the Intermatic timer and recorded 120 volts. The timer was turned on, and correct voltage was recorded going to a set of three contactors. The contactors did engage, but technician observed visible arcing and intermittent disconnection within the contactors, indicating contact failure. It was also discovered that the Intermatic timer had failed and was no longer recording time, which explains why the lights were remaining on continuously.			
Solution Today's solution is to gather all pertinent information for the replacement of the Intermatic T101 single pole single throw timer and the replacement of the three failing contactors. Technician will forward all details to the Brandon Electric team so an estimate can be prepared. Please note that additional information may be required by the Brandon Electric team.			
Today's Work ✓ Gained HOA access to locked control boxes ✓ Verified 120V line-side voltage at timer ✓ Confirmed voltage output to contactors ✓ Observed arcing and failure within contactors ✓ Determined Intermatic timer no longer functions ✓ Documented all findings and equipment for estimate preparation			

Services subtotal: \$175.00

Subtotal	\$175.00
Job Total	\$175.00
Amount Due	\$175.00

See our [Terms & Conditions](#)

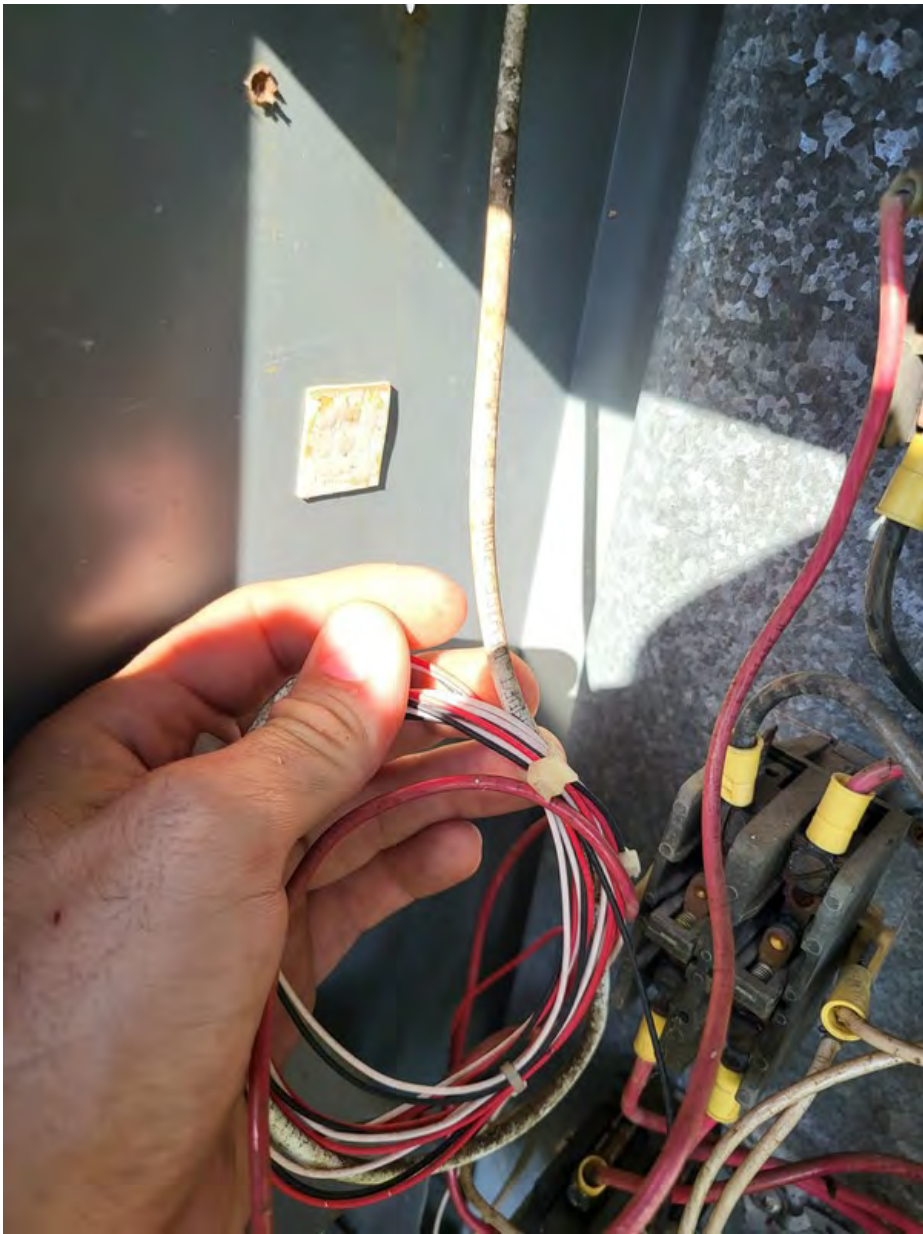


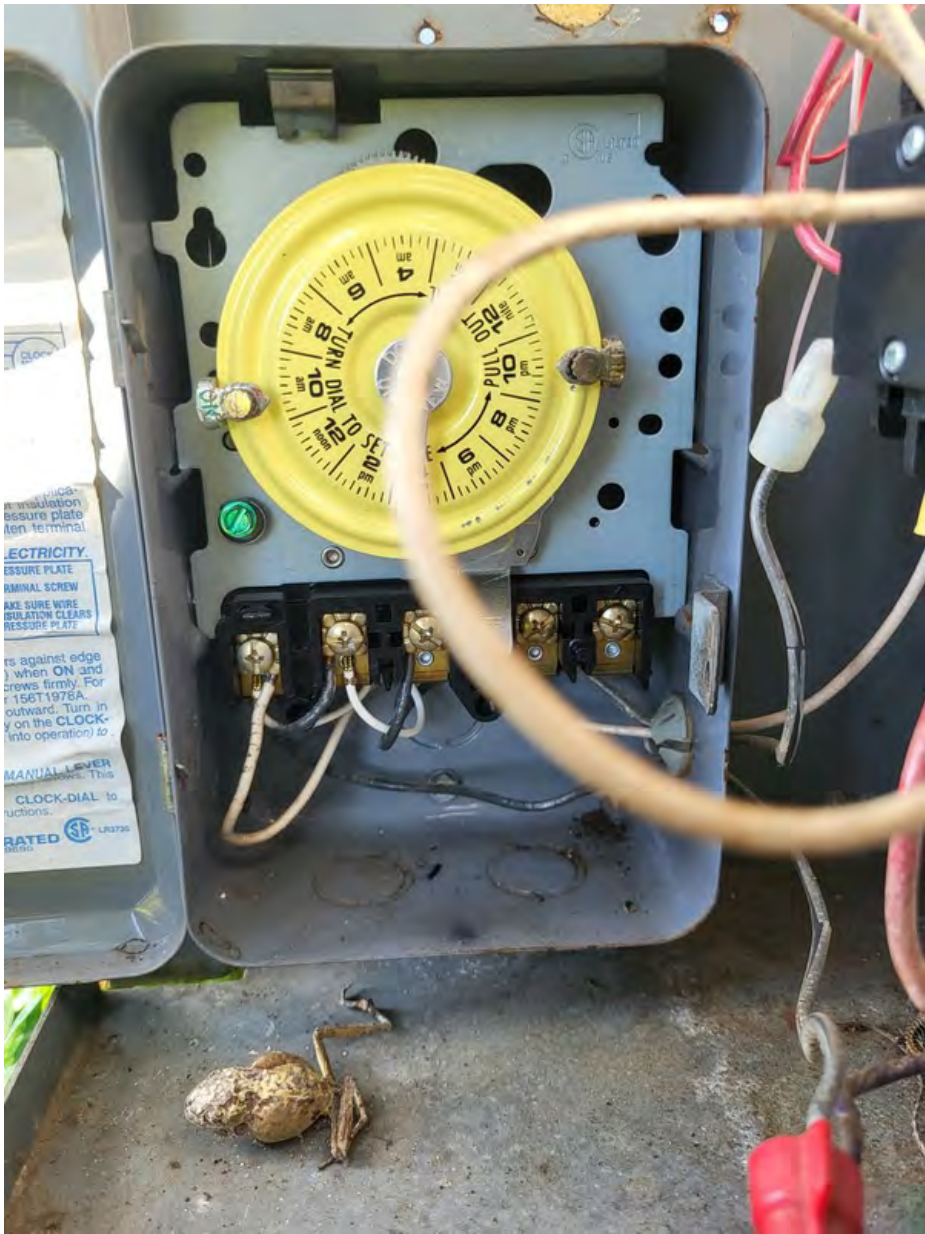
















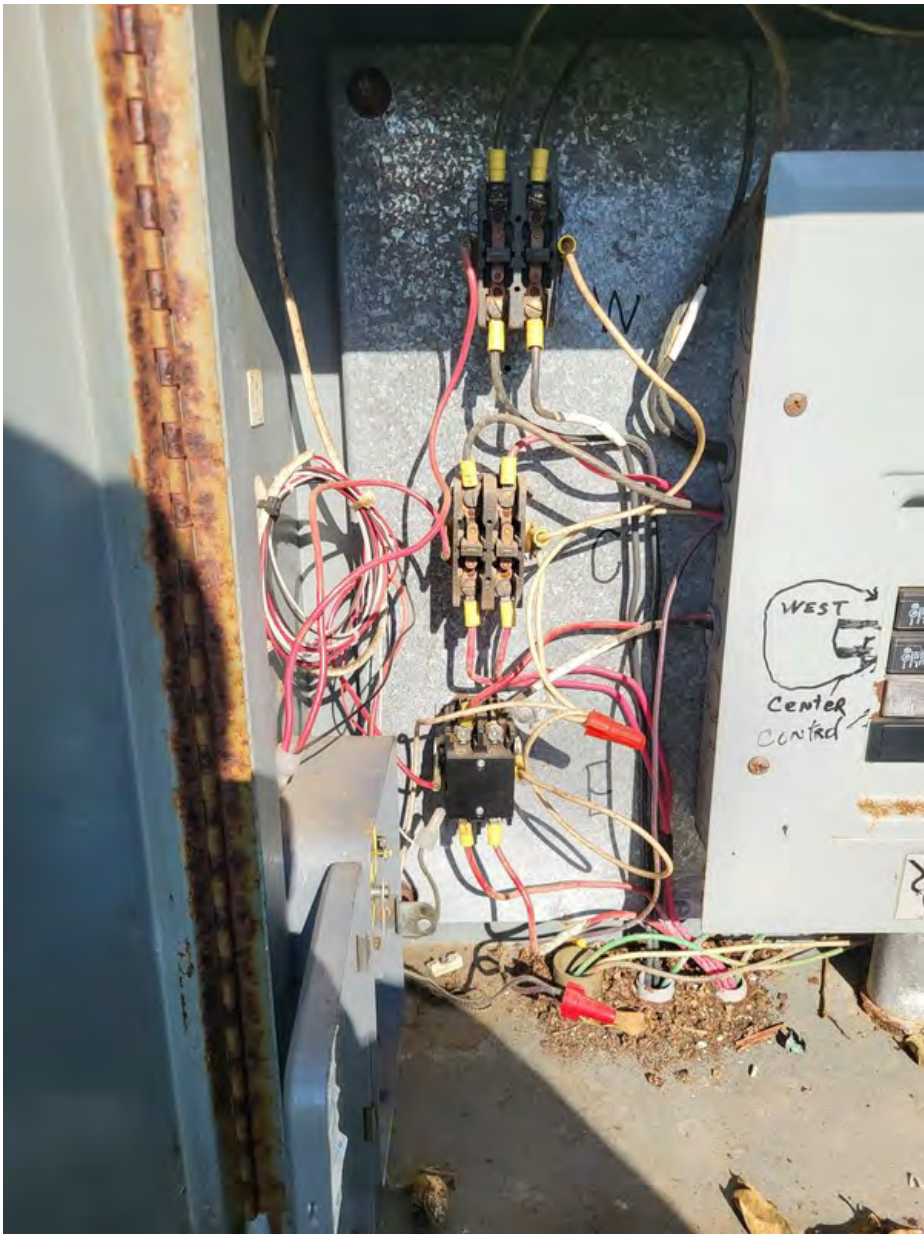
















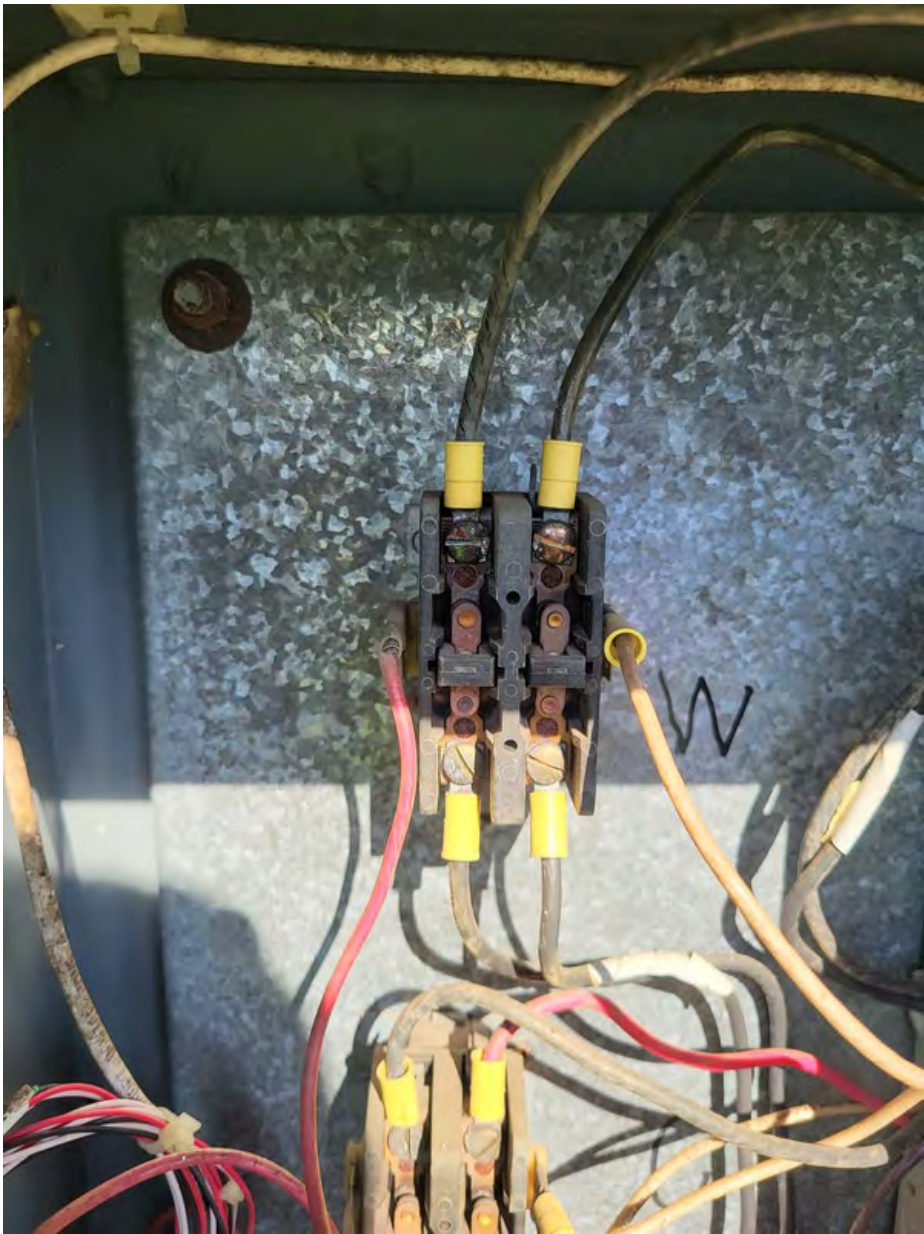


















MODEL T101 24 HOUR DIAL TIME SWITCH

SINGLE POLE SINGLE THROW (SPST)
40 AMP RESISTIVE, INDUCTIVE, TUNGSTEN
OR 1000 VA PILOT DUTY 120/208/240 VOLT AC
2 HP (24 FLA) - 120V AC; 5 HP (28 FLA) - 240V AC
CLOCK MOTOR: 110-125 VOLTS - 60 HZ



WIRING INSTRUCTIONS: To wire switch follow diagram above. Use solid or stranded COPPER only wire with insulation to suit installation. See gauge selection table for normal service applications. To make power connections remove top pressure plate from wire ends. (Insert flat bladed screwdriver to tighten terminal screws firmly. (25 lb-in minimum).

REPLACE INSULATOR BEFORE TURNING ON ELECTRICITY.

WIRE SIZE (AWG)		WIRE SIZE (MM ²)		WIRE SIZE (CM ²)		WIRE SIZE (IN ²)	
MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
14	10	2.0	16.7	0.31	2.60	0.0044	0.0417
12	8	3.3	26.7	0.51	4.24	0.0071	0.0674
10	6	5.3	40.0	0.78	6.46	0.0107	0.1018
8	4	8.0	64.0	1.27	10.43	0.0161	0.1550

- PROGRAMMING INSTRUCTIONS**
1. TO SET "ON" AND "OFF" TIMES: Hold trippers against edge of CLOCK-DIAL, pointing to time (AM or PM) when ON and OFF operations are desired, tighten tripper screws firmly. For additional tripper pairs on CLOCK-DIAL order 156T1978A.
 2. TO SET TIME-OF-DAY: Pull CLOCK-DIAL outward. Turn in either direction and align the exact time-of-day on the CLOCK-DIAL (the time now, when switch is being put into operation) to the pointer. DO NOT MOVE POINTER.
- OPERATING INSTRUCTIONS**
- TO OPERATE SWITCH MANUALLY: Move MANUAL LEVER.
 - IN CASE OF POWER FAILURE, reset CLOCK-DIAL to proper time-of-day. See programming instructions.

LISTED
UL
508
INTERMATIC INCORPORATED
SPRING LAKE, ILLINOIS 60077-1001
SP-1 LISTED









FCC Environmental Services FL
5619 E Columbus Dr
Tampa, FL 33619

INVOICE

Invoice Number : FCCFL/25/1045627
Invoice Date : 07/01/25
Page No. : 1/1

BILL TO :

Lake St. Charles CDD
Adreana Urbina
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Service Address :

Lake St. Charles Community Development District
6801 Colonial Lake Dr
Riverview, FL 33578
United States

Customer ID :	Payment Terms	Posting Date	Due Date
HIL1185	Net 30 days	07/01/25	NET 30

QTY	Item	Description	Task Date	WM Order No.	Price	Amount
		TS00146576 Lake St. Charles Community Development District 6801 Colonial Lake Dr Riverview, 33578 United States				
1	Monthly Service Fee	Comm. FL - MSW Dumpster - 4 Yard	07/01/25	OHIL861795	217.75558	217.76
1		Comm. FL - MSW Dumpster - 4 Yard	07/01/25	OHIL861796	12.176	12.18
						229.94

Total USD 229.94
TAX Amount 0.00
Total USD Incl. TAX 229.94

PLEASE REMIT PAYMENTS TO:
FCC Environmental Services
PO BOX 654383
Dallas, TX 75265-4383

For Overnight Packages:
FCC Environmental Services
Attn: Lockbox Operations box #654383
2701 East Grauwylar Rd., BLDG 1
Irving, TX 75061

Invoice Number : FCCFL/25/1045627
Invoice Date : 07/01/25
Customer ID : HIL1185
Total Due : 229.94
Post Code : 33578

For Online Payments:
<https://fccenvironmental.com/pay-your-bill/>





FCC Environmental Services FL
5619 E Columbus Dr
Tampa, FL 33619

INVOICE

Invoice Number : FCCFL/25/1046117
Invoice Date : 07/01/25
Page No. : 1/1

BILL TO :

Lake St. Charles CDD
Adreana Urbina
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Service Address :

Lake St. Charles Community Development District
- Maintenance Shed
7323 Colonial Lake Dr
Riverview, FL 33578
United States

Customer ID :	Payment Terms	Posting Date	Due Date
TS00153054	Net 30 days	07/01/25	NET 30

QTY	Item	Description	Task Date	WM Order No.	Price	Amount
1	Monthly Service Fee	TS00153054 Lake St. Charles Community Development District - Maintenance Shed 7323 Colonial Lake Dr Riverview, 33578 United States Comm. FL - MSW Dumpster - 2 Yard	07/01/25	OHIL863777	217.70688	217.71
						217.71

Total USD 217.71
TAX Amount 0.00
Total USD Incl. TAX 217.71

PLEASE REMIT PAYMENTS TO:

FCC Environmental Services
PO BOX 654383
Dallas, TX 75265-4383

For Overnight Packages:
FCC Environmental Services
Attn: Lockbox Operations box #654383
2701 East Grauwyler Rd., BLDG 1
Irving, TX 75061

Invoice Number : FCCFL/25/1046117
Invoice Date : 07/01/25
Customer ID : TS00153054
Total Due : 217.71
Post Code : 33578

For Online Payments:

<https://fccenvironmental.com/pay-your-bill/>





FCC Environmental Services FL
5619 E Columbus Dr
Tampa, FL 33619

INVOICE

Invoice Number : FCCFL/25/1059196
Invoice Date : 08/01/25
Page No. : 1/1

BILL TO :

Lake St. Charles CDD
Adreana Urbina
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Service Address :

Lake St. Charles Community Development District
6801 Colonial Lake Dr
Riverview, FL 33578
United States

Customer ID :	Payment Terms	Posting Date	Due Date
HIL1185	Net 30 days	08/01/25	NET 30

QTY	Item	Description	Task Date	WM Order No.	Price	Amount
		TS00146576 Lake St. Charles Community Development District 6801 Colonial Lake Dr Riverview, 33578 United States				
1	Monthly Service Fee	Comm. FL - MSW Dumpster - 4 Yard	08/01/25	OHIL941070	217.75558	217.76
1		Comm. FL - MSW Dumpster - 4 Yard	08/01/25	OHIL941071	12.176	12.18

Total USD 229.94
TAX Amount 0.00
Total USD Incl. TAX 229.94

PLEASE REMIT PAYMENTS TO:

FCC Environmental Services
PO BOX 654383
Dallas, TX 75265-4383

For Overnight Packages:
FCC Environmental Services
Attn: Lockbox Operations box #654383
2701 East Grauwyler Rd., BLDG 1
Irving, TX 75061

Invoice Number : FCCFL/25/1059196
Invoice Date : 08/01/25
Customer ID : HIL1185
Total Due : 229.94
Post Code : 33578

For Online Payments:

<https://fccenvironmental.com/pay-your-bill/>





Notice of Final Assessment List of Amount(s) Due

07/28/2025

DR-307004
R. 08/17

LAKE ST CHARLES COMMUNITY DEVELOPMENT DISTRICT
6801 COLONIAL LAKE DR
RIVERVIEW FL 33578-8318

Tax : Sales and Use Tax
Business Partner # : 1648620
Contract Object # : 17580120
Certificate # : 39-8017580120-2

Location Address:

LAKE ST CHARLES COMMUNITY DEVELOPMENT DISTRICT
6801 COLONIAL LAKE DR
RIVERVIEW FL 33578-8318

The following list may include two types of outstanding liabilities where:

1. **You did not file a tax return.** In this case, the Department may have estimated the amount due, noted as "estimated delinquency," or simply noted that you did not file a return. In either case, you must use your records to calculate the amount of tax, penalty and interest due for each delinquent period and complete and mail the applicable tax returns with your payment.
2. **You filed a tax return,** but you owe an extra amount.

Florida law allows this assessment to be based on estimates and does not preclude future assessments if additional liabilities are discovered. A tax warrant that includes periods for which you have not filed your tax return, will be filed and will include estimates for tax, penalty, interest, and fees due.

Reporting Period	Tax Due	Penalty Due	Interest Due	Fees Due	TOTAL DUE
04/2025 Estimated Delinquency	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
TOTALS:	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00



Sales and Use Tax Return

DR-15
R. 01/25
Rule 12A-1.097, F.A.C.
Effective 02/25
Page 1 of 2

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), incorporated by reference in Rule 12A-1.097, F.A.C., before you complete this return. Instructions are posted at floridarevenue.com/forms.

Certificate Number: 39-8017580120-2		Sales and Use Tax Return		HD/PM Date: / /		DR-15 R. 01/25			
Florida		1. Gross Sales		2. Exempt Sales		3. Taxable Amount		4. Tax Due	
A. Sales/Services/Electricity		213.20		.		213.20		15.99	
B. Taxable Purchases		Include use tax on Internet / out-of-state untaxed purchases →		.		.		.	
C. Commercial Rentals		.		.		.		.	
D. Transient Rentals		.		.		.		.	
E. Food & Beverage Vending		.		.		.		.	
Surtax Rate:		Reporting Period		JUNE 2025		5. Total Amount of Tax Due		15.99	
Name		Lake St. Charles Community Development District		6. Less Lawful Deductions		.		.	
Address		3434 Colwell Ave., Ste 200		7. Net Tax Due		15.99		.	
City/St		Tampa, FL 33614		8. Less Est Tax Pd / DOR Cr Memo		.		.	
ZIP				9. Plus Est Tax Due Current Month		.		.	
				10. Amount Due		15.99		.	
				11. Less Collection Allowance		E-file/E-pay Only		.	
				12. Plus Penalty		.		.	
				13. Plus Interest		.		.	
				14. Amount Due with Return		15.99		.	
FLORIDA DEPARTMENT OF REVENUE		5050 W TENNESSEE ST		TALLAHASSEE FL 32399-0120					
Due: 07/20/25		Late After:		9100 0 20259999 0001003031 5 4999999999 0000 5					

Certificate Number:		Sales and Use Tax Return		HD/PM Date: / /		DR-15 R. 01/25			
Florida		1. Gross Sales		2. Exempt Sales		3. Taxable Amount		4. Tax Due	
A. Sales/Services/Electricity		.		.		.		.	
B. Taxable Purchases		Include use tax on Internet / out-of-state untaxed purchases →		.		.		.	
C. Commercial Rentals		.		.		.		.	
D. Transient Rentals		.		.		.		.	
E. Food & Beverage Vending		.		.		.		.	
Surtax Rate:		Reporting Period				5. Total Amount of Tax Due		.	
Name				6. Less Lawful Deductions		.		.	
Address				7. Net Tax Due		.		.	
City/St				8. Less Est Tax Pd / DOR Cr Memo		.		.	
ZIP				9. Plus Est Tax Due Current Month		.		.	
				10. Amount Due		.		.	
				11. Less Collection Allowance		E-file/E-pay Only		.	
				12. Plus Penalty		.		.	
				13. Plus Interest		.		.	
				14. Amount Due with Return		.		.	
FLORIDA DEPARTMENT OF REVENUE		5050 W TENNESSEE ST		TALLAHASSEE FL 32399-0120					
Due:		Late After:		9100 0 20259999 0001003031 5 4999999999 0000 5					

File and Pay Online to Receive a Collection Allowance. When you electronically file your tax return and pay timely, you are entitled to deduct a collection allowance of 2.5% (.025) of the first \$1,200 of tax due, not to exceed \$30. To pay timely, you must initiate payment and receive a confirmation number, no later than 5:00 p.m. ET on the business day prior to the 20th. More information on filing and paying electronically, including a *Florida eServices Calendar of Electronic Payment Deadlines* (Form DR-659), is available at floridarevenue.com.

Due Dates. Returns and payments are **due on the 1st and late after the 20th day of the month** following each reporting period. **A return must be filed for each reporting period, even if no tax is due.** If the 20th falls on a Saturday, Sunday, or a state or federal holiday, returns are timely if postmarked or hand delivered on the first business day following the 20th.

Penalty. If you file your return or pay tax late, a late penalty of 10% of the amount of tax owed, but not less than \$50, may be charged. The \$50 minimum penalty applies even if no tax is due. A floating rate of interest also applies to late payments and underpayments of tax.

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

_____ Signature of Taxpayer	_____ Date	Tiffany Judd _____ Signature of Preparer	_____ Date
(_____) Telephone Number		(813) 994-1001 ext 3099 _____ Telephone Number	

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

15(a).	Exempt Amount of Items Over \$5,000 (included in Column 3)	15(a).	_____
15(b).	Other Taxable Amounts NOT Subject to Surtax (included in Column 3)	15(b).	_____
15(c).	Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	15(c).	_____
15(d).	Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d).	3.20
16.	Florida Tax Credit Scholarship Program Motor Vehicle Sales Tax Credits (included in Line 6)	16.	_____
17.	Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17.	_____
18.	Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18.	_____
19.	Taxable Sales from Amusement Machines (included in Line A)	19.	_____
20.	Rural or Urban High Crime Area Job Tax Credits	20.	_____
21.	Other Authorized Credits	21.	_____

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

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

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

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



LAKE ST CHARLES CDD Account Number:
813-741-1802-052521-5

PIN:

Billing Date:
May 25, 2025
Billing Period:
May 25 - Jun 24, 2025

Hi LAKE ST CHARLES CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$133.82
Payment received by May 25, thank you	-\$133.82

Service summary

	Previous month	Current month
Internet	\$119.99	\$119.99
Additional Services	\$12.99	\$12.99
Taxes and Fees	\$0.84	\$0.84
Total services	\$133.82	\$133.82
Total balance		\$133.82

Total balance

\$133.82

Auto Pay is scheduled
Jun 18



Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 NO RP 25 05272025 NNNNNNNN 01 995695

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.

LAKE ST CHARLES CDD
ATTN: DIST. MGR. (PARK INTERNET)
6801 COLONIAL LAKE DR
RIVERVIEW FL 33578-8318

08100781374118020525210000000000000000133825



LAKE ST CHARLES CDD Account Number:
813-741-1802-052521-5

PIN:

Billing Date:
May 25, 2025
 Billing Period:
May 25 - Jun 24, 2025

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
 Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

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

SERVICE TERMS

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



LAKE ST CHARLES CDD Account Number:
813-741-1802-052521-5

PIN:

Billing Date:
May 25, 2025

Billing Period:
May 25 - Jun 24, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup

 Internet			
Monthly Charges			
05.25-06.24	Business Fiber Internet 1 Gig		\$104.99
	Price Protected through 06/20/25		
	1 Usable Static IP Address		\$20.00
	Auto Pay Discount		-\$5.00
Internet Total			\$119.99

 Additional Services			
Monthly Charges			
05.25-06.24	Secure Pro		\$12.99
Additional Services Total			\$12.99

 Taxes and Fees			
	FL State Sales Tax		\$0.78
	County Sales Tax		\$0.06
	State Taxes		\$0.84
Taxes and Fees Total			\$0.84

Total current month charges **\$133.82**

Important promotional pricing information.

The term service plan to which you subscribe includes an early termination fee if you cancel or change services before your term expires. Refer to the Monthly Service Charges section of this bill for applicable term dates. Questions? Please contact Frontier or visit frontier.com/terms or frontier.com/tariffs for other important service Terms, Conditions, and Policies.

NOTICE OF RATE INCREASE...

Effective with your next bill, your Secure Pro service will increase to \$14.00 per month, per line. Questions? Please contact customer service.



LET FRONTIER BE YOUR TECH SUPPORT

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

business.frontier.com



LAKE ST CHARLES CDD

Account Number:

813-741-1802-052521-5

PIN:

Billing Date:

May 25, 2025

Billing Period:

May 25 - Jun 24, 2025





LAKE ST CHARLES CDD Account Number:
813-741-1802-052521-5

PIN:

Billing Date:
Jun 25, 2025
Billing Period:
Jun 25 - Jul 24, 2025

Hi LAKE ST CHARLES CDD,

Your account is past due, please pay immediately to avoid any service interruptions.

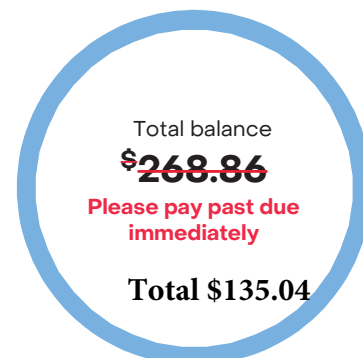
Bill history

Previous balance	\$133.82
Payment not received by Jun 25	\$0.00
Prior bill period balance	\$133.82
Please pay past due immediately	\$133.82

Service summary

	Previous month	Current month
Internet	\$119.99	\$119.99
Additional Services	\$12.99	↑\$14.00
Taxes and Fees	\$0.84	↑\$1.05
Total services	\$133.82	\$135.04
Total balance		\$268.86

\$135.04 due Jul 21



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Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 NO RP 25 06262025 NNNNNNNN 01 995721

LAKE ST CHARLES CDD
ATTN: DIST. MGR. (PARK INTERNET)
6801 COLONIAL LAKE DR
RIVERVIEW FL 33578-8318

You are currently enrolled in Auto Pay but a one-time payment may be needed to take care of a past-due balance. Please ensure your account is up to date by visiting frontier.com or the MyFrontier app.

881072813741180205252100000133820000268865



LAKE ST CHARLES CDD Account Number:
813-741-1802-052521-5

PIN:

Billing Date:
Jun 25, 2025

Billing Period:
Jun 25 - Jul 24, 2025

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

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

SERVICE TERMS

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



LAKE ST CHARLES CDD Account Number:
813-741-1802-052521-5

PIN:

Billing Date:
Jun 25, 2025

Billing Period:
Jun 25 - Jul 24, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup



Internet

Monthly Charges

06.25-07.24	Business Fiber Internet 1 Gig	\$104.99
	1 Usable Static IP Address	\$20.00
	Auto Pay Discount	-\$5.00

Internet Total **\$119.99**



Additional Services

Monthly Charges

06.25-07.24	Secure Pro	\$14.00
-------------	------------	---------

Additional Services Total **\$14.00**



Taxes and Fees

FL State Sales Tax	\$0.84
County Sales Tax	\$0.21
State Taxes	\$1.05

Taxes and Fees Total **\$1.05**

Total current month charges **\$135.04**

Avoid account suspension by paying your past-due balance immediately. Log in to frontier.com or use the MyFrontier app for latest balances and due dates.

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NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase to \$25.00 per month, per line. Questions? Please contact customer service.

NOTICE OF RATE INCREASE...

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BE YOUR
TECH SUPPORT**

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business.frontier.com





LAKE ST CHARLES CDD Account Number:
813-741-1802-052521-5
PIN:

Billing Date:
Jun 25, 2025
Billing Period:
Jun 25 - Jul 24, 2025





LAKE ST CHARLES CDD Account Number:
813-741-1802-052521-5

PIN:

Billing Date:
Jul 25, 2025
Billing Period:
Jul 25 - Aug 24, 2025

Hi LAKE ST CHARLES CDD,

Your account is past due, please pay immediately to avoid any service interruptions.

Bill history

Previous balance	\$268.86
Payment not received by Jul 25	\$0.00
Prior bill period balance	\$268.86
Please pay past due immediately	\$268.86

Service summary

	Previous month	Current month
Internet	\$119.99	↑\$129.99
Additional Services	\$14.00	\$14.00
One-Time Charges		\$18.03
Taxes and Fees	\$1.05	\$1.05
Total services	\$135.04	\$163.07

Total balance

\$431.93

\$163.07 due Aug 18

Total balance

~~\$431.93~~

Please pay past due immediately

Total \$163.07

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P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 NO RP 25 07282025 NNNNNNY 01 995650

LAKE ST CHARLES CDD
ATTN: DIST. MGR. (PARK INTERNET)
6801 COLONIAL LAKE DR
RIVERVIEW FL 33578-8318

Total balance
\$431.93

Due by
Aug 18

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

Account number
813-741-1802-052521-5

Amount enclosed
\$

181022813741180205252100000268860000431935



LAKE ST CHARLES CDD Account Number:
813-741-1802-052521-5

PIN:

Billing Date:
Jul 25, 2025

Billing Period:
Jul 25 - Aug 24, 2025

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



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LAKE ST CHARLES CDD Account Number:
813-741-1802-052521-5

PIN:

Billing Date:
Jul 25, 2025
Billing Period:
Jul 25 - Aug 24, 2025

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Internet

Monthly Charges

07.25-08.24	Business Fiber Internet 1 Gig	\$104.99
	1 Usable Static IP Address	\$25.00

Internet Total	\$129.99
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If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$18.03 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



Additional Services

Monthly Charges

07.25-08.24	Secure Pro	\$14.00
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Additional Services Total	\$14.00
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Avoid account suspension by paying your past-due balance immediately. Log in to frontier.com or use the MyFrontier app for latest balances and due dates.



One-Time Charges

Late Payment Fee	\$18.03
------------------	---------

One-Time Charges Total	\$18.03
------------------------	---------

NOTICE OF RATE INCREASE...

Effective with this bill, your Static IP product has increased to \$25.00 per month, per line. Questions? Please contact customer service.



Taxes and Fees

FL State Sales Tax	\$0.84
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County Sales Tax	\$0.21
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State Taxes	\$1.05
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Taxes and Fees Total	\$1.05
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Total current month charges	\$163.07
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LET FRONTIER BE YOUR TECH SUPPORT

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

business.frontier.com



LAKE ST CHARLES CDD Account Number:
813-741-1802-052521-5
PIN:

Billing Date:
Jul 25, 2025
Billing Period:
Jul 25 - Aug 24, 2025

Account Activity

8137411802

Qty	Description	Order number	Effective date	Charge
1	Late Payment Fee		2025-07-25	\$18.03
Total				\$18.03





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LAKE ST CHARLES CDD	4678710000	07/10/2025	07/31/2025

Service Address: 6801 COLONIAL LAKE DR

Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61044054	06/06/2025	18147	07/08/2025	18331	18400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$55.57
Water Base Charge	\$90.14
Water Usage Charge	\$18.95
Sewer Base Charge	\$211.51
Sewer Usage Charge	\$119.97

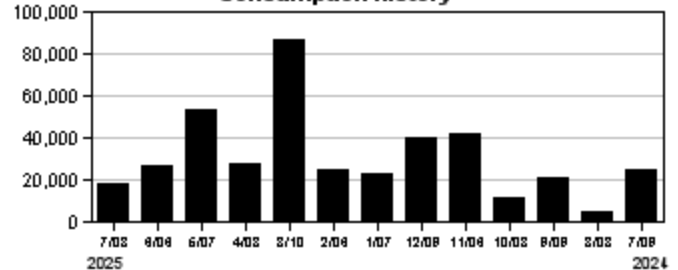
Summary of Account Charges

Previous Balance	\$586.73
Net Payments - Thank You	\$-586.73
Total Account Charges	\$502.17
AMOUNT DUE	\$502.17

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4678710000



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



LAKE ST CHARLES CDD
6801 COLONIAL LAKE DR
RIVERVIEW FL 33578-8318

47160

DUE DATE 07/31/2025

**Auto Pay Scheduled
DO NOT PAY**



0046787100000 00000502179



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LAKE ST CHARLES CDD	4678710000	08/08/2025	08/29/2025

Service Address: 6801 COLONIAL LAKE DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61044054	07/08/2025	18331	08/06/2025	18476	14500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$43.79
Water Base Charge	\$90.14
Water Usage Charge	\$14.94
Sewer Base Charge	\$211.51
Sewer Usage Charge	\$94.54

Miscellaneous Charges

Late Payment Charge	\$25.10
Total Miscellaneous Charges	\$25.10

Summary of Account Charges

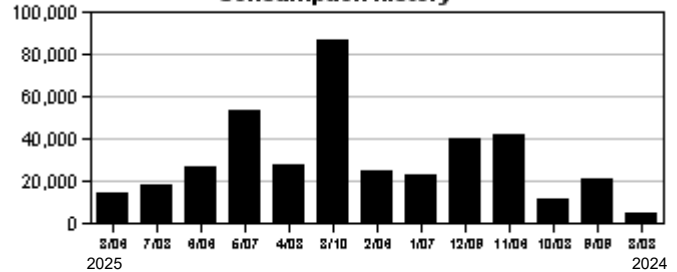
Previous Balance	\$502.17
Net Payments	\$0.00
Past Due Amount	\$502.17
Bill Adjustments	\$25.10
Total Account Charges	\$460.95

AMOUNT DUE	\$988.22
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Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4678710000



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



****NOTICE** THIS BALANCE REFLECTS A PAST DUE AMOUNT THAT MUST BE PAID IMMEDIATELY TO AVOID DISCONNECTION. THE DUE DATE IS FOR CURRENT CHARGES ONLY.**



LAKE ST CHARLES CDD
6801 COLONIAL LAKE DR
RIVERVIEW FL 33578-8318

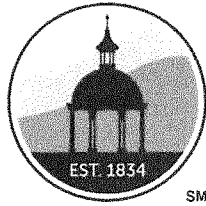
417 0

DUE DATE 08/29/2025

**Auto Pay Scheduled
DO NOT PAY**



0046787100000 00000988220



Hillsborough County Florida

LAKE ST CHARLES CDD

6801 COLONIAL LAKE DR
RIVERVIEW FL 33578-8318

Registration # 5169

Registration Address

LAKE ST CHARLES CDD
6801 COLONIAL LAKE DR
RIVERVIEW FL 33578-8318

FALSE ALARM VIOLATION NOTICE # 4

Incident Number

2250707 COPY

Date of False Alarm 08/04/2025 Time of False Alarm 8:49:00 PM Notice Dated: 08/05/2025

This is a FALSE ALARM VIOLATION NOTICE. The purpose of this letter is to inform you that the Hillsborough County Sheriff's Office responded to an alarm at the above noted address, which proved to be a false alarm. The Ordinance requires Hillsborough County to notify the property owner and the violation location when a false alarm occurs, to track the number of false alarm occurrences within a revolving 365 day-period, and to assess a fine as indicated:

1st and 2nd False Alarm =Warning letter, 3rd False Alarm=\$ 75.00 fine, 4th False Alarm= \$100.00 fine, 5th False Alarm=\$150.00 fine, 6th False Alarm=\$300.00 fine, 7th or more additional False Alarms= \$500.00 fine per alarm

A FINE IN THE AMOUNT OF \$100.00 IS HEREBY ASSESSED. If fines are not paid and /or an appeal is not filed within ten (10) business days from this notification, it will constitute a separate violation of Ordinance #04-16 and this case will be referred to the Code Enforcement Special Magistrate for a hearing. Payments, made payable to the Board of County Commissioners, may be sent to Citizen Boards Support, 601 E Kennedy Blvd., 16th Floor, Tampa FL 33602. NO CASH PAYMENTS ACCEPTED.

TO FILE AN APPEAL -Alarm users and alarm businesses have ten (10) business days, from the date of written notification of a fine assessed under Ordinance #04-16, to submit a written request for an appeal. Please send your appeal, identifying this violation, to: Alarm Administrator, False Alarm Section, 2306 N Falkenburg Rd Tampa FL 33619

AN APPEAL WILL ONLY BE CONSIDERED FOR ONE OF THE FOLLOWING 3 REASONS WITH APPROPRIATE DOCUMENTATION:

THE FALSE ALARM DID NOT ORIGINATE AT THE ALARM SITE OF THE ALARM USER WHO HAS BEEN ASSESSED THE PENALTY - verification from the alarm company, such as an event history or an activity report of the violation date, must be submitted;

THE FALSE ALARM SIGNAL WAS IN FACT, NOT FALSE, BUT DUE AN ACTUAL ATTEMPTED BURGLARY, ROBBERY OR OTHER EMERGENCY AS DETERMINED BY THE LAW ENFORCEMENT AGENCY - a copy of the police report must be submitted;

THE FALSE ALARM SIGNAL WAS ACTIVATED BY A LIGHTNING STRIKE, ELECTRICAL SURGE OR ANY ACT OF NATURE THAT CAUSED PHYSICAL DAMAGE TO THE ALARM SYSTEM - a written statement testifying to the stated cause of the damage, accompanied by a copy of receipts or invoices for corrective work performed, must be submitted on letter-head of the state certified or registered alarm system contractor who repaired the damage.

It is the owner's /occupant's responsibility to ensure the alarm system is kept in good repair. In order to prevent future false alarm occurrences and to avoid future penalties, please contact your alarm company to provide them with notification information for at least two valid Key-Holder Representatives, in addition to the Alarm User, for each Alarm Site. Also, please ensure the above location is maintained in working order and that future alarm activations are verified prior to requesting Law Enforcement. As required by the Burglar Alarm Ordinance #04-16, a copy the Ordinance can be obtained from the alarm system provider. The Ordinance can also be viewed on our website at: www.HCFLGOV.NET.

Save Time - Pay Online: WWW.HCFLGOV.NET/CODE

If you have any questions, please contact the Alarm Administrator at (813) 274-6662. You may also contact our office by email at FalseAlarmAdmin@HCFLGOV.NET.

Hillsborough County Sheriff's Office
2008 East 8th Avenue
Tampa, FL 33605



INVOICE

accountsreceivable@hcsso.tampa.fl.us
https://www.teamhcsso.com/
(813) 247-8000

Date	Invoice Number
07/31/2025	CI-2025-25427
Payment Terms	Due Date
Net 30	08/30/2025

Bill To
Lake St Charles CDD 6801 Colonial Lake Drive Riverview, FL 33578 United States of America

Remit-To
Hillsborough County Sheriff's Office 2008 East 8th Avenue Tampa, FL 33605 United States of America (813) 247-8000

Description: 0825-542010

Page 1 of 1

Purchase Order Number				Customer ID
				CID-261721
Quantity	Sales Item	Item Description	Price Each	Amount
4		2025-07-01 - 2025-07-01: Santos Manuel A - AdminFees 4.00 @4.00/hr	4.00	16.00

Net Amount	16.00
Tax	0.00
Total	USD 16.00

If you would like to pay this invoice by credit card, please provide the following information and return a copy of this invoice to the attention of the Accounts Receivable Department at the "Remit To" address above:

Credit Card Type (please check one) ☐ VISA ☐ MasterCard ☐ American Express ☐ Discover

Credit Card Number _____ Expiration Date (MM/YY) _____
CSV Number _____
Card Holder Name (please print) _____ Signature _____

INVOICE

Johnson Jackson PLLC
100 N Tampa St, Suite 1800
Tampa, FL 33602

Invoice #: 15171
Date: 07-09-2025
Due On: 08-08-2025

Lake St. Charles Community Development District
6801 Colonial Lake Drive
Riverview, FL 33578

Matter Number:0605.0001 Lake St. Charles Community Development District/ General

Services

Date	TK	Description	Hours	Rate	Total
06-06-25	EGJ	Phone conference with Virginia Gianakos	0.10	225.00	\$22.50
06-09-25	EGJ	Exchange correspondence with Virginia Gianakos regarding PTO accrual pay out/carry over.	0.30	225.00	\$67.50

Services Subtotal: \$90.00

Subtotal:	\$90.00
Total Invoice Due:	\$90.00
Payment	\$0.00

Please make all amounts payable to: Johnson Jackson PLLC
TAX ID: 82-0921194



Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Lake St. Charles CDD
6801 Colonial Lake Drive
Riverview, FL 33578

INVOICE

Invoice # 12880
Date: 08/12/2025
Due On: 09/11/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$23,004.25	) - (\$0.00	) = \$23,004.25

LSCCDD-01

Lake St. Charles CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	JK	07/01/2025	Agenda call with Rizzetta (.8); prepare multiple correspondence to Board members regarding claims, applicable statutes, protection of district assets and related matters and field correspondence from supervisors and management staff (.7); review prior staff claims and respond to same (.3); consult with employment counsel (.5); prepare for and attend Board of Supervisors meeting, including preparation of spending resolution, shade session notice and script and related matters	5.80	\$500.00	-	\$2,900.00
Service	LM	07/01/2025	Confer with Rizzetta re: prepare for meeting and possible agenda	3.70	\$350.00	50.0%	\$647.50

			revisions; Prepare for meeting; Confer with J. Marshall re: bank accounts; Review revised Agenda; Confer with M. Herring re: FLSA claim.				
Service	LM	07/01/2025	Prepare for and attend regular Board meeting, and assist with transition afterwards.	4.60	\$350.00	100.0%	\$0.00
Service	MH	07/01/2025	Review draft agenda; confer with District staff regarding meeting matters.	1.50	\$400.00	100.0%	\$0.00
Expense	KB	07/01/2025	Travel: Mileage - LM.	45.00	\$0.70	-	\$31.50
Service	LM	07/02/2025	Confer with E. Augello re: withdrawal in FLSA case granted; Confer with M. Herring re: withdrawal granted; Confer with M. Huber re: action items from Board meeting; Confer with R. Duran re: shade session notice; Work on action items from Board meeting; Confer with V. Gianakos re: status of management transition.	2.40	\$350.00	-	\$840.00
Service	SR	07/02/2025	Draft proposal for facility and dog station cleaning between the District and Total Community Maintenance.	0.60	\$300.00	-	\$180.00
Service	CD	07/02/2025	Review and respond to emails from District staff (3); Research federal court docket; Emails to and from Court Reporter (3); Prepare Shade Session Notice; Research Lake St. Charles Website for Supervisor information and District Manager location.	0.80	\$200.00	-	\$160.00
Service	JK	07/02/2025	Call on District operations/ turnover status; call on records transition status; review various district contracts including	1.60	\$500.00	-	\$800.00

			amenity management contract and dog filling stations; review correspondence on bank accounts and from chair on inability to access records/messages; confer re: record retention; update shade notice and court reporter status; confer re: notice of retention/evidence and prepare same				
Service	LM	07/03/2025	Distribute pending tasks; Request document transfer to Rizzetta; Confer with Rizzetta re: possible agenda items for next meeting; Review file for engineer contact.	0.70	\$350.00	-	\$245.00
Service	CD	07/03/2025	Emails to and from District Staff regarding documents and files from prior counsel.	0.30	\$200.00	-	\$60.00
Service	JK	07/03/2025	Review meeting agenda materials and confer with staff on same	0.20	\$500.00	-	\$100.00
Service	JK	07/06/2025	Review status of PRR with Chair; review status of document/electronic mail turnover; confer re: draft agenda and items for same	0.30	\$500.00	-	\$150.00
Service	LM	07/07/2025	Confer with R. Sniffen re: fiduciary obligations and inability to waive privilege; Confer with V. Gianakos re: inventory due to transition; Review Memorandum of Agreement between the CDD and the HOA; Confer with T. Nielsen re: language of amenity contract; Confer with R. Durand re: meeting date; Confer with Supervisors re: shade session and meeting date.	0.90	\$350.00	-	\$315.00
Service	CD	07/07/2025	Review and Respond to emails regarding file and	0.10	\$200.00	-	\$20.00

			resolutions; Confer with District Staff.				
Service	JK	07/07/2025	Confer with management re: public records document turnover and status of electronic mail; follow up on amenity contract; follow up on shade notice; review correspondence on public records retention	0.30	\$500.00	-	\$150.00
Service	LM	07/08/2025	Confer with Y. Piedra re: confirming all files transferred; Review and revise Amenity Contract; Review petty cash reconciliation; Confer with V. Gianakos re: records during transition; Confer with M. Herring re: spoliation; Review and revise agenda for shade session	2.30	\$350.00	50.0%	\$402.50
Service	CD	07/08/2025	Prepare Resolutions and documents relating to Public Decorum Policy, Goals and Objectives; and Prompt Payment Policy. Communications with District Staff	1.10	\$200.00	-	\$220.00
Service	JK	07/08/2025	Analyze shade session agenda and posting requirements for same; confer re: litigation hold	0.20	\$500.00	-	\$100.00
Service	LM	07/09/2025	Confer with V. Gianakos and Rizzetta re: contract for dog and waste stations, email re-set, and EGIS deposit; Confer with M. Herring re: public records custodian; Review previous coverage decision letter; Review revised agenda package.	0.60	\$350.00	-	\$210.00
Service	JK	07/09/2025	Comprehensive review of amenity management contract and significant rewrite and analysis of same; call with FIA on various coverage/claim	1.90	\$500.00	-	\$950.00

			items; follow up on litigation hold and Chapter 119 hold				
Service	SR	07/10/2025	Draft LMP contract.	0.30	\$300.00	-	\$90.00
Service	LM	07/10/2025	Review invoice from Johnson Jackson; Confer with J. Marshall re: meeting date change and procedure for closed shade meetings; Confer with M. Huber and B. Jost re: request for confirmation; Confer with M. Herring re: FLSA case and status of employment records	0.70	\$350.00	-	\$245.00
Service	JK	07/10/2025	Field call from Huber on various CDD issues with former district management including public records transfer, ADP/payroll records, draw of funds, status of electronic records and related matters; analyze correspondence from multiple Board members re: same; call with Sniffen on pending matters; research EEOC/COE claim status; confer with Chair on outstanding claims/ADP; coordinate call with Herring; review demand	1.60	\$500.00	-	\$800.00
Service	LM	07/10/2025	Confer re: status of FLSA case and records	0.70	\$350.00	100.0%	\$0.00
Service	CD	07/11/2025	Review and respond to email from Court Reporter's office confirming Shade Session.	0.20	\$200.00	-	\$40.00
Service	LM	07/11/2025	Review ADP invoice and status of obtaining access; Confer with M. Herring re: letters regarding District records; Revise amenity contract	1.40	\$350.00	-	\$490.00
Service	CD	07/11/2025	Review email from District Staff (2); Finalize Letter to	1.10	\$200.00	-	\$220.00

			ADP and transmit to ADP; Review and respond to emails from District Manager(3); Review and Respond to Court Reporter's email confirming Shade Session.				
Service	JK	07/11/2025	Field call from Rizzetta and ADP; prepare notice/ demand to ADP; coordinate with employment counsel on same; research on notice/ agenda publication options and confer with staff on same; prepare for shade meeting	0.90	\$500.00	-	\$450.00
Service	JK	07/13/2025	Confer re: updates to ADP responses	0.10	\$500.00	-	\$50.00
Service	SR	07/13/2025	Draft notice of rulemaking (rules of procedure, amenity rates, disciplinary rules); resolution adopting records retention policy with two options and memo; examine records for details of pool vendor contract.	1.20	\$300.00	-	\$360.00
Service	LM	07/13/2025	Revise Amenity Facilities Contract	1.30	\$350.00	25.0%	\$341.25
Service	JK	07/13/2025	Review updates to amenity management contract	0.30	\$500.00	-	\$150.00
Service	LM	07/14/2025	Review affidavit of publication for shade session; Confer with V. Gianakos re: EGIS; Prepare letter to ADP re: access needed; Confer with E. Jimenez re: his current projects and meeting availability; Prepare for and attend meeting	5.70	\$350.00	25.0%	\$1,496.25
Service	MH	07/14/2025	Review and revise demand letter to ADP regarding access to District records.	0.40	\$400.00	-	\$160.00

Service	JK	07/14/2025	Prepare for and attend shade session and regular meeting and prepare for Board meeting on same	2.40	\$500.00	25.0%	\$900.00
Expense	KB	07/14/2025	Travel: Mileage - LM.	45.00	\$0.70	-	\$31.50
Service	JK	07/15/2025	Prepare outline of shade session, budget documents, demand letters to Urbina and transition timing	0.50	\$500.00	-	\$250.00
Service	LM	07/15/2025	Revise amenity contract; Process general Fee Agreement with Sniffen & Spellman; Review legal counsel background; Review task orders from E. Jimenez; Confer with B. Turinsky re: notice received; Review EEOC notification; Confer with M. Herring re: strategy for case	3.10	\$350.00	-	\$1,085.00
Service	CD	07/15/2025	Confer with District Staff; Scan and Email signed Agreement and Letter to District Staff. Confer with District Staff regarding hard copies of documents and files and call with District Staff and Maggie Mooney	0.70	\$200.00	-	\$140.00
Service	JK	07/15/2025	Review EEOC complaint received; confer re: status of responses for FLSA and ADP; field call from Supervisor	0.50	\$500.00	-	\$250.00
Service	LM	07/16/2025	Confer with A. Gilmore re: history of District; Confer with E. Jimenez re: permit and trail work status; Confer with T. Nielsen re: amenity agreement; Confer with M. Huber re: ratification of prior Board action; Confer with M. Mooney re: historical information of District	0.80	\$350.00	25.0%	\$210.00
Service	JK	07/16/2025	Call with Huber on insurance/coverage and	0.20	\$500.00	-	\$100.00

ratification resolution for same							
Service	LM	07/17/2025	Review and revise Memorandum on possible resolutions on records retention policy; Revise Resolution for Prompt Payment Policies; Confer with M. Herring re: confirm access to ADP; Review actual EEOC charge; Confer with V. Gianakos re: vendor payments and website access	1.40	\$350.00	-	\$490.00
Service	JK	07/17/2025	Research EEOC complaint; analyze same; research ADP status and overtime pay	0.30	\$500.00	-	\$150.00
Service	LM	07/18/2025	Prepare for next shade session and regular Board meeting; Review and revise memorandum on goals and objectives; Review and revise Resolution on Public Comment and Decorum; Confer with Supervisors re: record retention; Review notice from Ethics Commission	1.00	\$350.00	-	\$350.00
Service	SD	07/18/2025	Receive "Charge of Discrimination - Form 5;" update District files regarding same.	0.10	\$200.00	-	\$20.00
Service	LM	07/20/2025	Revise Notice of Rulemaking for Rules of Procedure; Review current rules of District; Prepare Rules of Procedure	1.40	\$350.00	-	\$490.00
Service	JK	07/21/2025	Call with litigation counsel on claims and status of same; review shade notice	0.60	\$500.00	-	\$300.00
Service	CD	07/21/2025	Research District Website; Emails to and from District Staff regarding shade session; Prepare Notice for Shade	1.10	\$200.00	-	\$220.00

			Session; Email to District Manager; Emails to and from Court Reporter's office (4); Scan EEOC Complaint and communications with District Staff regarding same				
Service	CD	07/22/2025	Emails to and from District Staff regarding Notice for Shade Session. Analyze email from District Manager; Research Business observer publication and download Notice of Shade Session; Email to Court Reporter.	0.70	\$200.00	-	\$140.00
Service	LM	07/22/2025	Confer re: current pending items and documents needed for next meeting, current handling of claims, etc.	0.70	\$350.00	-	\$245.00
Service	LM	07/22/2025	Confer with M. Herring and R. Durand re: documents during transition of management; Confer with D. Evans re: budget notices and resolutions; Finalize shade session and regular meeting notice and provide to Rizzetta	0.60	\$350.00	-	\$210.00
Service	JK	07/22/2025	Field call on notices and litigation/public records status and follow up and analyze same	0.20	\$500.00	-	\$100.00
Service	LM	07/23/2025	Confer with R. Durand re: payment of vendors; Review publication notice by Rizzetta for upcoming meeting with shade session; Prepare notice for new date of public hearing on budget; Prepare Resolution Setting Public Hearing on Budget; Prepare Budget Appropriation Resolution; Review confirmation of EEOC claim; Review tentative agenda and possible item to add	1.40	\$350.00	-	\$490.00

Service	CD	07/23/2025	Download Letter from Sniffen Law firm confirming engagement for EEOC complaint; Emails to and from District Staff.	0.30	\$200.00	-	\$60.00
Service	LM	07/24/2025	Review status of publication of previous budget hearing; Review prior website policy and sharing of HOA information; Review status of email accounts access; Prepare Resolution adopting assessments	0.70	\$350.00	-	\$245.00
Service	SH	07/24/2025	Review and redline budget documents; draft resolution ratifying the re-scheduled budget hearing.	0.80	\$300.00	-	\$240.00
Service	LM	07/25/2025	Review digital documents provided from office of M. Mooney; Prepare for upcoming meeting; Confer with M. Herring re: status of lawsuit	1.30	\$350.00	25.0%	\$341.25
Service	JK	07/25/2025	Call with Herring on settlement status and shade session timeline and confer re: EEOC complaint	0.30	\$500.00	-	\$150.00
Expense	KB	07/25/2025	Court Reporting Service: Parliamentary Reporting, Inc. Invoice #239101. Shade Session Meeting: Court reporter's in-person attendance and original transcript.	1.00	\$1,767.50	-	\$1,767.50
Service	JK	07/26/2025	Review and finalize resolution resetting public hearing and confirm publication of same; review tentative agenda	0.30	\$500.00	-	\$150.00
Service	JK	07/27/2025	Review budget appropriation and assessment resolution and confer with staff on same	0.10	\$500.00	-	\$50.00

Service	LM	07/28/2025	Prepare for upcoming meeting and possible agenda items; Review amenity agreement redlines from T. Nielsen.	0.50	\$350.00	-	\$175.00
Service	LM	07/29/2025	Review agenda; Confer with D. Evans re: items and resolutions to add to agenda.	0.20	\$350.00	-	\$70.00
Service	LM	07/30/2025	Finalize resolutions on prompt payment, public comment, and rescheduling the budget hearing for purposes of the agenda package.	0.40	\$350.00	-	\$140.00
Service	LM	07/31/2025	Review Fiscal Year 2026 meeting schedule; Confer with J. Marshall re: return of items.	0.20	\$350.00	-	\$70.00
Line Item Discount Subtotal							-\$4,601.25
Total							\$23,004.25

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

Please remit payment electronically to:		If paying by check, please remit to:	
Account Name:	KIMLEY-HORN AND ASSOCIATES, INC.	KIMLEY-HORN AND ASSOCIATES, INC.	
Bank Name and Address:	WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104	P.O. BOX 932520	
Account Number:	2073089159554	ATLANTA, GA 31193-2520	
ABA#:	121000248		
Please send remittance information to:	payments@kimley-horn.com		

LAKE ST. CHARLES COMMUNITY DEVELOPMENT D
ATTN: ADRIANA URBINA
6801 COLONIAL LAKE DRIVE
RIVERVIEW, FL 33578

Federal Tax Id: 56-0885615
For Services Rendered through May 31, 2025

Invoice Amount: \$19,638.65

Invoice No: 145624002-0525
Invoice Date: May 31, 2025

Project No: 145624002
Project Name: TWO2: ADMIN SUPPORT
Project Manager: JIMENEZ, ED

Client Reference: MSA 11/8/24
TWO #02

HOURLY NOT TO EXCEED

KH Ref # 145624002.3-32269151

Description	Contract Value	Amount Billed to Date	Previous Amount Billed	Current Amount Due
TASK 2.1 - CDD BOARD MEETINGS: UNSCHEDULED	26,214.15	16,670.00	5,010.00	11,660.00
TASK 2.2 - MISCELLANEOUS SUPPORT SERVICES	15,411.09	10,305.00	3,190.00	7,115.00
OFFICE EXPENSE	1,914.76	1,240.85	377.20	863.65
Subtotal	43,540.00	28,215.85	8,577.20	19,638.65
Total HOURLY NOT TO EXCEED				19,638.65

HOURLY

KH Ref # 145624002.2-32269150

Description	Amount Billed to Date	Previous Amount Billed	Current Amount Due
DIRECT REIMBURSABLE EXPENSES	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00
Total HOURLY			0.00

Total Invoice: \$19,638.65

LAKE ST. CHARLES COMMUNITY DEVELOPMENT D
ATTN: ADRIANA URBINA
6801 COLONIAL LAKE DRIVE
RIVERVIEW, FL 33578

Invoice No: 145624002-0525
Invoice Date: May 31, 2025
Project No: 145624002
Project Name: TWO2: ADMIN SUPPORT
Project Manager: JIMENEZ, ED

HOURLY NOT TO EXCEED

KH Ref # 145624002.3-32269151

Group	Description	Qty Hours	Billing Rate	Current Amount Due
LABOR	PROFESSIONAL	2.0	250.00	500.00
		53.0	220.00	11,660.00
	SENIOR PROFESSIONAL I	21.0	265.00	5,565.00
	TECHNICAL SUPPORT	7.0	150.00	1,050.00
TOTAL LABOR		83.0		18,775.00
EXPENSES	OFFICE EXPENSE			863.65
TOTAL EXPENSES				863.65
TOTAL LABOR AND EXPENSE DETAIL				19,638.65

This page is for informational purposes only. Please pay amount shown on cover page.

**DESCRIPTION OF WORK
PROFESSIONAL SERVICES FOR
LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT (CDD)
TASK WORK ORDER NO. 2**

Notice to proceed was issued to Kimley-Horn on February 20, 2025. Hillsborough County ordered the Lake St. Charles CDD to present in front of the County Magistrate to respond to a Violation Notice issued by the County. Kimley-Horn was directed by the Lake St. Charles Board to represent the CDD. The following work activities have taken place by the Consulting team:

- Presented on Lake St. Charles behalf in front of the Hillsborough County Magistrate.
- Developed a presentation to describe existing conditions and to describe the timeline of events that the CDD has taken to address the Violation Notice.
- Develop project plans detailing the proposed changes required to address the Violation Notice.
- Developed a project design memorandum. The memorandum was developed to accompany the project plans and to detail storm water calculations.
- Continuously communicated with Hillsborough County inspectors to ensure that they received the proper permit documents.

Throughout this period, Kimley-Horn coordinated internal staff for the continued production of plans and specs. Typical project management and administration of the contract occurred throughout.

Please contact me at (813) 635-5527 or Ed.Jimenez@kimley-horn.com should you have any questions or need additional information.

Sincerely,



Ed Jimenez, P.E.
Project Manager

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 343036

Bill To
Lake St Charles CDD c/o Rizzetta & Company 3434 Colwell Avenue Ste 200 Tampa, FL 33614

Date	Due Date
07/01/25	7/31/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
#300633 - Lake St. Charles CDD- Landscape Maintenance Agreement -2024 Lakeland July 2025	\$14,606.25

Grand Total **\$14,606.25**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$14,606.25	\$15,336.74	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 343789

Bill To
Lake St Charles CDD c/o Rizzetta & Company 3434 Colwell Avenue Ste 200 Tampa, FL 33614

Date	Due Date
06/30/25	7/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#349288 - 2 inch valve replacement completed on 6-25-2025				\$730.49

Clubhouse controller - zone 8 - 2 inch valve failing to close.

replaced faulty 2 inch irrigation control valve found during irrigation inspection.

Control Components - 06/25/2025

Irrigation Technician Labor	4.00HR	\$70.00	\$280.00
Pro-Trade Irrigation/Lighting Wire	0.10BG	\$45.60	\$4.56
Connector Blue/Blue 20 Pack			
PVC Pipe 2 in. x 20 ft. Schedule 40 Bell	5.00FT	\$4.85	\$24.25
End (Sold per ft.)			
Rain Bird PESB Industrial Scrubber Valve	1.00EA	\$405.84	\$405.84
Plastic 2 in. w/ Flow Control FIPT x FIPT			
Sch 40 PVC 90 Degree Elbow 2 in. Socket	1.00EA	\$5.49	\$5.49
Sch 40 PVC Coupling 2 in. Socket	1.00EA	\$3.29	\$3.29
Sch 40 PVC Male Adapter 2 in. MIPT x	2.00EA	\$3.53	\$7.06
Socket			

Grand Total **\$730.49**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$14,606.25	\$15,336.74	\$0.00	\$0.00	\$0.00

Thank you for allowing us to serve you.

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(877) 567-7761

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Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 348603

Bill To
Lake St Charles CDD c/o Rizzetta & Company 3434 Colwell Avenue Ste 200 Tampa, FL 33614

Date	Due Date
08/01/25	8/31/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
#300633 - Lake St. Charles CDD- Landscape Maintenance Agreement -2024 Lakeland August 2025	\$14,606.25

Subtotal	\$14,606.25
Less Payments/Credits	(\$1,342.30)
Balance Due	\$13,263.95

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 351141

Bill To
Lake St Charles CDD c/o Rizzetta & Company 3434 Colwell Avenue Ste 200 Tampa, FL 33614

Date	Due Date
08/18/25	9/17/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#355941 - Service call for broken head 8-5-25				\$69.59

We received a call for a broken head on 8-4-25. The technician found and repaired the head on 8-5-25.

Lateral Components - 08/05/2025

Hunter PRO Nozzle 15 ft. Radius Half Circle 180 Degree	1.00EA	\$2.48	\$2.48
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	1.00EA	\$23.27	\$23.27
Irrigation Tech Labor	0.50HR	\$70.00	\$35.00
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	3.00EA	\$2.12	\$6.36
Rusco Poly Nipple 1/2 in. x Close MIPT	1.00EA	\$0.45	\$0.45
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	1.00EA	\$1.32	\$1.32
Sch 40 PVC Coupling 1/2 in. Socket	1.00EA	\$0.71	\$0.71

Grand Total \$69.59

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$13,753.54	\$0.00	\$0.00	\$0.00	\$0.00

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Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

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Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 351142

Bill To
Lake St Charles CDD c/o Rizzetta & Company 3434 Colwell Avenue Ste 200 Tampa, FL 33614

Date	Due Date
08/18/25	9/17/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#356068 - Two controllers down 8-7-25				\$420.00

During the report for 7-20-25 it was noticed that for several days two controllers were reporting no power. We scheduled the wet check on 7-21-25. During the Wet Check the technician verified the controllers both had 110 VAC power at the outlets. LMP contacted Weathermatic for a warranty replacement. Weathermatic required additional troubleshooting. The technician was sent back on 7-31-25 to perform the additional checks required. As a result, Weathermatic shipped a complete controller to LMP the face pack to be used for one repair and the rest to be used for the second repair. The controller was received on 8--2 and the technicians were dispatched and made the repairs on 8-7-25.

Control Components - 08/07/2025

Irrigation Tech Labor	6.00HR	\$70.00	\$420.00
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Grand Total	\$420.00
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1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$13,753.54	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

LEAF
P.O. BOX 5066
HARTFORD, CT 06102-5066

866-219-7924

Address Service Requested

LAKE ST CHARLES COMMUNITY DEVE
ATTN: ADRIANA URBINA
6801 COLONIAL LAKE DRIVE
RIVERVIEW FL 33578-8318

Remittance Section For Advice Only

Contract Number: 100-7075461-001
Invoice Number: 18677644
Invoice Due Date: 08/02/2025
Current Invoice Due:
Total Paid By ACH on 08/02/2025: \$13.67

Payments received after 07/08/2025 are not reflected on this invoice.

For Advice Only Payment Drafted From Account on File

Condensed Invoice - Total Paid \$161.99

Please provide address/contact changes on the reverse side.

011007075461001000122476000186776440000013671

For Advice Only Payment Drafted From Account on File

LEAF
P.O. BOX 5066
HARTFORD, CT 06102-5066

Account Name: Lake St Charles Community Deve
Invoice Date: 07/08/2025
Invoice Due Date: 08/02/2025
Contract Number: 100-7075461-001
Invoice Number: 18677644
Total Due: \$13.67

Important Messages

MyLEAFNow Gives You More Time for What Matters Most

Focus less on bills and more on business in today's demanding environment with MyLEAFNow, where you can now sign up to have PDF invoices delivered direct to your email inbox!

With MyLEAFNow, everything you need to take control of your equipment financing is available right at your fingertips, wherever you work, on any connected device. And to make managing your equipment financing even easier, you can obtain W-9s directly from the MyLEAFNow portal!



Scan the QR code or visit www.MyLEAFNow.com to log in today.

IDENTIFICATION NUMBER	DESCRIPTION	PAYMENT	SALES/USE TAX	LATE CHARGES	TOTAL
Contract Number 100-7075461-001	Copy Star CS 2554ci Copier System INSURANCE DATE DUE 08/02/25	\$13.67			\$13.67
TOTAL PAID BY ACH ON 08/02/2025					\$13.67

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Check Request

Amount: \$12,000.00

Date: 08/28/2025

Made Payable To: Luis Salvador Martinez

Description: Wage Settlement - Litigation
(Liquidated Damages – No W2 Withholdings)
Settlement Item B

Requested By: Ruben Durand, District Manager

Special Instructions: Mail Check UPS Ground

Lake St. Charles

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 07/8/25

To: CDD Invoice

From: Ruben Durand

CDD: Lake St. Charles

RE: HCSO OFF DUTY DEPUTY

Actual Start Time	Actual End Time	Assigned To Name	Hrs.	\$75.00
7/1/25 19:00	07/01/25 21.30	Manny Santos	2.5	\$390.00

Incorrect hours listed \$300.00

Submit to: cddinvoice@rizzetta.com

Lake St. Charles CDD

3434 Colwell Ave UNIT 200, Tampa, FL 33614

08/01 Check #300009 Paid \$187.50

To: CDD Invoice

From: Stephanie DeLuna

Date: 08-05-25

CDD: Lake St Charles CDD

RE: HCSO OFF DUTY DEPUTY

Manuel Santos 4 hrs @ \$75.00 = \$300.00

(Balance Due: \$112.50)

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Check Request

Amount: \$7,000.00

Date: 08/28/2025

Made Payable To: Mitchell Feldman, Esquire PA
Feldman Legal Group
12610 Race Track Road, Ste 225
Tampa, FL 33626

Description: Wage Settlement - Litigation
Legal Expenses
Settlement Item D

Requested By: Ruben Durand, District Manager

Special Instructions: Mail UPS Ground

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

Invoice

Date	Invoice #
8/2/2025	INV0000101273

Bill To:

Lake St. Charles CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
August	Upon Receipt	00751

[illegible]

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

Invoice

Date	Invoice #
8/2/2025	INV0000101321

Bill To:

Lake St. Charles CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
August	Upon Receipt	00073

[illegible]

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

Invoice

Date	Invoice #
8/1/2025	INV0000101358

Bill To:

Lake St. Charles CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00073

[illegible]

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

Invoice

Date	Invoice #
8/15/2025	INV0000101394

Bill To:

Lake St. Charles CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
August	Upon Receipt	00073

[illegible]

SNIFFEN & SPELLMAN, P.A.
123 North Monroe Street
Tallahassee, Florida 32301
Phone: (850) 205-1996 Fax: (850) 205-3004
Federal I.D. #20-2446163

Terms: Due Upon Receipt

Attn: Jennifer Kilinski
Lake St. Charles Community Development District
Kilinski|Van Wyk
517 E. College Ave.
Tallahassee FL 32301

Page 1
July 11, 2025
Account No: 12055-001
Statement No: 49403

adv. Luis Martinez

For Legal Services through June 30, 2025

Thank you for allowing us to serve you

			Hours	
06/25/2025	RJS	Initial review of complaint; work on initial issues to enter case; strategy conference with Mitchell Herring regarding threshold issues.	0.60	180.00
06/26/2025	RJS	Assess status of case and conference with Mitchell Herring regarding potential strategy.	<u>1.10</u>	<u>330.00</u>
Total for Current Services			1.70	510.00
Summary by Timekeeper				
<u>Timekeeper</u>			<u>Hours</u>	<u>Rate</u>
Robert J. Sniffen			1.70	\$300.00
Total Current Charges				510.00
Total Balance Due				<u>\$510.00</u>

Payments received after 7/7/2025 are not included on this statement. S&S accepts check, ACH, & credit card payments. Credit card payments are subject to a 2% processing fee.

SNIFFEN & SPELLMAN, P.A.
123 North Monroe Street
Tallahassee, Florida 32301
Phone: (850) 205-1996 Fax: (850) 205-3004
Federal I.D. #20-2446163

Terms: Due Upon Receipt

Attn: Jennifer Kilinski
Lake St. Charles Community Development District
Kilinski|Van Wyk
517 E. College Ave.
Tallahassee FL 32301

Page 1
August 07, 2025
Account No: 12055-002
Statement No: 49670

General

For Legal Services through July 31, 2025

Thank you for allowing us to serve you

			Hours	
07/09/2025	MJH	Review of documents related to former employee matters and adoption of outside administrators.	0.80	200.00
07/10/2025	MJH	Review of payroll related issues and communications related to the same.	1.10	275.00
07/11/2025	MJH	Review of ADP issues and communications related to the same.	0.50	125.00
07/14/2025	MJH	Further review of communications related to ADP issues.	0.30	75.00
07/21/2025	MJH	Review of issues related to final payments and communications related to the same.	0.90	225.00
07/22/2025	MJH	(No charge) Communications related to document retention matters.		
		Total for Current Services	3.60	900.00

Summary by Timekeeper

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>
Mitchell J. Herring	3.60	\$250.00

Total Current Charges 900.00

Total Balance Due \$900.00

Payments received after 8/1/2025 are not included on this statement. S&S accepts check, ACH, & credit card payments. Credit card payments are subject to a 2% processing fee.

SNIFFEN & SPELLMAN, P.A.
123 North Monroe Street
Tallahassee, Florida 32301
Phone: (850) 205-1996 Fax: (850) 205-3004
Federal I.D. #20-2446163

Terms: Due Upon Receipt

Attn: Jennifer Kilinski
Lake St. Charles Community Development District
Kilinski|Van Wyk
517 E. College Ave.
Tallahassee FL 32301

Page 1
August 08, 2025
Account No: 12055-001
Statement No: 49703

adv. Luis Martinez

For Legal Services through July 31, 2025

Thank you for allowing us to serve you

			Hours	
06/26/2025	MJH	Review of Complaint and current case status of Martinex matter.	0.80	200.00
06/27/2025	MJH	Further review of documentation received and settlement considerations.	0.50	125.00
06/30/2025	MJH	(No charge) Communications regarding lock changing issues		
	MJH	Consideration of 11th Amendment immunity concerns and potential for interstate commerce argument.	0.80	200.00
07/01/2025	RJS	Emails with General Counsel regarding employment issues.	0.20	60.00
	SDH	Read and analyze Complaint.	0.50	92.50
	SDH	Review documents received from client.	0.30	55.50
	SDH	Draft Litigation Hold Memo to LSC CDD.	1.00	185.00
	MJH	Meeting regarding litigation issues and preparation for the same.	0.80	200.00
07/02/2025	SDH	Review documents received from client.	0.80	148.00
	SDH	Draft Litigation Hold Memo to LSC CDD.	0.30	55.50
	MJH	Preparation of preservation letter.	0.50	125.00
07/07/2025	SDH	Draft third-party litigation hold memos.	0.60	111.00
	MJH	Review of Complaint regarding potential documentation concerns and factual allegations.	0.80	200.00
07/08/2025	SDH	Draft third-party litigation hold memos.	0.90	166.50

adv. Luis Martinez

			Hours	
	MJH	Communications with CDD counsel; review of other filings in litigation and current procedural posture; review of demand letter; further preparation of demand letters and litigation hold letters.	1.40	350.00
07/09/2025	SDH	Draft third-party lit hold memos.	1.50	277.50
	MJH	Evaluation of preservation and public records document return letters and amendments to letters to Plaintiff and Urbina related to the same; communications related to public records related matters and document access; preparation of Notice of Appearance.	1.70	425.00
07/10/2025	MJH	(No charge 0.3) Further modification of letter to Urbina and litigation hold letter; further evaluation of claims and testimonial concerns related to proceeding with litigation.	0.80	200.00
07/11/2025	RJS	(No charge) Review litigation hold letter and emails regarding same.		
	MJH	Further revisions to public records requests letters and preservation notices.	0.60	150.00
07/14/2025	RJS	Strategy conference with Mitchell Herring regarding settlement of FLSA case and office initial risks.	0.50	150.00
	SDH	(No charge) Meet with Rob and Mitchell regarding shade meeting.		
	MJH	Review of settlement potential and potential litigation expenses; attendance at shade meeting and preparation for the same.	4.20	1,050.00
07/15/2025	MJH	Further communications with CDD counsel related to evidence; initial communications with opposing counsel to establish contact and set a time for discussion.	0.80	200.00
07/16/2025	MJH	Communications related to ADP access; further communications with opposing counsel related to initial meeting.	0.70	175.00
07/17/2025	RJS	Analyze pay, retaliation and discrimination issues.	0.40	120.00
	MJH	Initial review of ADP documents; communications with CDD counsel regarding case; communications with John Marshall regarding settlement.	2.60	650.00
07/18/2025	AK	Research on retaliation for separate claims under FLSA, Title VII and FCRA.	2.00	180.00
	SDH	Begin drafting Answer and Affirmative Defenses.	0.60	111.00
	MJH	Retrieval and review of payroll records and evaluation of documents versus claims; communications with John Marshall regarding settlement.	5.20	1,300.00
07/21/2025	RJS	Strategy conference with litigation team regarding issues in case, settlement, defense issues and related matters.	0.70	210.00
	SDH	Meet with Rob Sniffen and Mitchell Herring regarding strategy in responding to Complaint.	0.50	92.50

adv. Luis Martinez

			Hours	
	MJH	Initiation of contact with opposing counsel and discussion regarding current case status and settlement potential; communications with John Marshall regarding settlement and negotiations; further review of available documents related to overtime claims and sufficiency of evidence; preparation of answer.	4.50	1,125.00
07/22/2025	MJH	Communications regarding settlement potential and evaluation of pay related issues raised by opposing counsel.	1.80	450.00
07/23/2025	RJS	Strategy conference with Mitchell Herring regarding Answer.	0.20	60.00
	SDH	Draft Answer and Affirmative Defenses.	4.30	795.50
	SDH	Research potential affirmative defenses to assert in FLSA cases.	2.00	370.00
	MJH	Ongoing communications with opposing counsel regarding settlement; communications with John Marshall related to settlement negotiations; communications with witnesses regarding factual issues and potential testimony.	2.60	650.00
07/24/2025	SDH	(No charge) Review edits to Answer and Affirmative Defenses.		
	SDH	(No charge) Review emails regarding settlement negotiation.		
	MJH	Preparation of Answer; further communications with John Marshall regarding settlement negotiations; communications with opposing counsel regarding settlement.	4.20	1,050.00
07/25/2025	RJS	Work on settling lawsuit.	0.40	120.00
	SDH	Discuss settlement negotiation with Mitchell Herring.	0.30	55.50
	MJH	Further settlement communications with opposing counsel; further communications with John Marshall regarding settlement negotiations; finalization of answer and evaluation of potential additional affirmative defenses.	4.30	1,075.00
07/30/2025	MJH	Communications with opposing counsel regarding settlement and case management conference; preparation for shade meeting.	1.80	450.00
07/31/2025	MJH	Attendance at case management conference and preparation for the same; communications with opposing counsel regarding settlement.	0.60	150.00
	Total for Current Services		60.00	13,916.00

Summary by Timekeeper

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>
Robert J. Sniffen	2.40	\$300.00
Mitchell J. Herring	42.00	250.00
Savannah D. Hill	13.60	185.00
Ashleigh Kairalla	2.00	90.00

adv. Luis Martinez

Previous Balance	\$510.00
Total Current Charges	13,916.00
<u>Payments</u>	
Total Payments Thru 08/08/2025	-510.00
Total Balance Due	<u>\$13,916.00</u>

Payments received after 8/1/2025 are not included on this statement. S&S accepts check, ACH, & credit card payments. Credit card payments are subject to a 2% processing fee.



Please Remit Payment to:

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

INVOICE

Page: 1

Invoice Number: ~~PSI161515~~
Invoice Date: 4/24/2025

Bill

To: Lake St. Charles CDD
6801 Colonial Lake Drive
Riverview, USA 33578
United States

Ship

To: Lake St. Charles CDD
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Ship Via
Ship Date 4/24/2025
Due Date 5/24/2025
Terms Net 30

Customer ID 6345
P.O. Number
P.O. Date 4/24/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fountain/Aerator Service & Repairs					
Quoted Service Request					
Aeration All					
VER-COM103-CK	EA	2	2	722.72	1,445.44
3/4HP Brookwood Dual Piston Compressor 115V					
VER-COM500-CK	EA	2	2	560.64	1,121.28
Pondlyfe Replacement Compressor					
Freight		1	1	55.00	55.00
Labor		3	3	107.00	321.00
Installed four compressors. All functions were normal at departure.					

Amount Subject to Sales Tax 2,566.72
Amount Exempt from Sales Tax 376.00

Subtotal: 2,942.72
Invoice Discount: 0.00
Total Sales Tax ~~192.50~~
Payment Amount: 0.00
Total: 3,135.22



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI180314
Invoice Date: 7/1/2025

Bill

To: Lake St. Charles CDD
6801 Colonial Lake Drive
Riverview, USA 33578
United States

Ship

To: Lake St. Charles CDD
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Ship Via
Ship Date 7/1/2025
Due Date 7/31/2025
Terms Net 30

Customer ID 6345
P.O. Number
P.O. Date 7/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2025 - 9/30/2025 Mitigation Area-site 5		1	1	173.00	173.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 173.00

Subtotal: 173.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 173.00



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI180462
Invoice Date: 7/1/2025

Bill

To: Lake St. Charles CDD
6801 Colonial Lake Drive
Riverview, USA 33578
United States

Ship

To: Lake St. Charles CDD
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Ship Via
Ship Date 7/1/2025
Due Date 7/31/2025
Terms Net 30

Customer ID 6345
P.O. Number
P.O. Date 7/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2025 - 7/31/2025 Lake St Charles Cdd-Lake-ALL		1	1	1,388.77	1,388.77

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,388.77

Subtotal: 1,388.77
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 1,388.77



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI180589
Invoice Date: 7/1/2025

Bill

To: Lake St. Charles CDD
6801 Colonial Lake Drive
Riverview, USA 33578
United States

Ship

To: Lake St. Charles CDD
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Ship Via
Ship Date 7/1/2025
Due Date 7/31/2025
Terms Net 30

Customer ID 6345
P.O. Number
P.O. Date 7/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2025 - 9/30/2025 Lake St. Charles - Fountain - Site 21		1	1	146.15	146.15

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 146.15

Subtotal: 146.15
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 146.15



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI188954
Invoice Date: 8/1/2025

Bill

To: Lake St. Charles CDD
6801 Colonial Lake Drive
Riverview, USA 33578
United States

Ship

To: Lake St. Charles CDD
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Ship Via
Ship Date 8/1/2025
Due Date 8/31/2025
Terms Net 30

Customer ID 6345
P.O. Number
P.O. Date 8/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance August Billing 8/1/2025 - 8/31/2025 Lake St Charles Cdd-Lake-ALL		1	1	1,388.77	1,388.77

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,388.77

Subtotal: 1,388.77
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 1,388.77



LAKE ST CHARLES
C/O LAKE ST CHARLES DEVELOPMENT
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Statement Date: August 06, 2025

Amount Due: \$252.71

Due Date: August 27, 2025

Account #: 221003603224

DO NOT PAY. Your account will be drafted on August 27, 2025

Your Energy Insight



Your average daily THMS used was **5.56% higher** than the same period last year.



Your average daily THMS used was **7.32% lower** than it was in your previous period.



Scan here to view your account online.

Account Summary

Current Service Period: July 04, 2025 - August 04, 2025

Previous Amount Due	\$250.91
Payment(s) Received Since Last Statement	-\$250.91

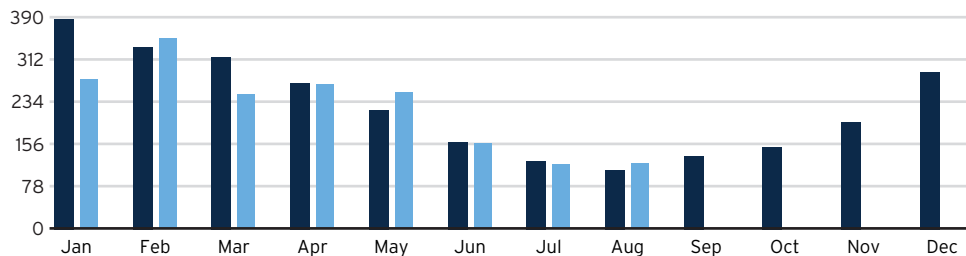
Current Month's Charges	\$252.71
-------------------------	----------

Amount Due by August 27, 2025	\$252.71
-------------------------------	----------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (Therms)

2024 2025



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221003603224

Due Date: August 27, 2025



Pay your bill online at PeoplesGas.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.

Amount Due: \$252.71

Payment Amount: \$ _____

650149835149

Your account will be
drafted on August 27, 2025

LAKE ST CHARLES
C/O LAKE ST CHARLES DEVELOPMENT
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Account #: 221003603224
Statement Date: August 06, 2025
Charges Due: August 27, 2025

Meter Read

Service Period: Jul 04, 2025 - Aug 04, 2025

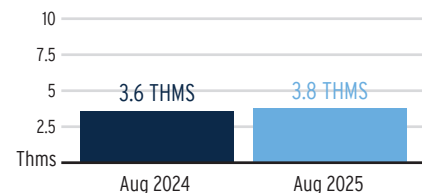
Rate Schedule: General Service 1

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AHX26127	08/04/2025	5,313	5,209	104 CCF	1.040	1.1168	120.8 Therms	32 Days

Charge Details

Natural Gas Charges		
Customer Charge		\$66.05
Distribution Charge	120.8 THMS @ \$0.53640	\$64.80
PGA	120.8 THMS @ \$0.80000	\$96.64
Florida Gross Receipts Tax		\$7.59
Natural Gas Service Cost		\$235.08
State Tax		\$17.63
Total Natural Gas Cost, Local Fees and Taxes		\$252.71

Avg THMS Used Per Day



Important Messages

Moving? Save time and reduce stress!

Start, stop or transfer your Peoples Gas service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for rebate programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Total Current Month's Charges

\$252.71

For more information about your bill and understanding your charges, please visit PeoplesGas.com

Ways To Pay Your Bill



Bank Draft

Visit PeoplesGas.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at PeoplesGas.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at PeoplesGas.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:

Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Residential Customer Care:

813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

Online:

PeoplesGas.com

Phone:

Commercial Customer Care:

866-832-6249
Hearing Impaired/TTY:

7-1-1

Natural Gas Outage:

877-832-6747

Natural Gas Energy

Conservation Rebates:

877-832-6747

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Lake St. Charles CDD

8/31/2025

Master Account #311000010257

Account #	Amount Due	Due Date	Service Address	GL Code	Obj Code
211004126325	\$ 81.49	8/19/2025	6705 Colonial Lake Dr. - Pump/Lift Station	53100	4301
211007992699	\$ 114.17	8/19/2025	10498 Lake St. Charles Blvd.	53100	4301
211007992905	\$ 258.21	8/19/2025	10101 Lake St. Charles Blvd.	53100	4301
211007993192	\$ 1,216.82	8/19/2025	10101 Lake St. Charles Blvd. - Streetlights	53100	4307
211007993416	\$ 38.02	8/19/2025	10698 Lake Saint Charles - Pump/Lift Station	53100	4301
211007993721	\$ 1,390.91	8/19/2025	6801 Colonial Lake Dr	53100	4301
211007993960	\$ 400.44	8/19/2025	10031 Remington Dr.	53100	4301
211007994158	\$ 189.31	8/19/2025	7318 Colonial Lake Dr	53100	4301
211007994448	\$ 44.93	8/19/2025	7318 Colonial Lake Dr - Pump	53100	4301
211007994695	\$ 24.02	8/19/2025	7115 Bucks Ford Dr.	53100	4301
211007994893	\$ 19.83	8/19/2025	10301 Lake St. Charles BL LG	53100	4301
211007995155	\$ 92.53	8/19/2025	10501 Lake St. Charles Blvd	53100	4301
211007995353	\$ 19.98	8/19/2025	6798 Colonial Lake Dr LGT	53100	4301
211007995601	\$ 21.08	8/19/2025	6752 Colonial Lake Dr LGT	53100	4301
211007995809	\$ 19.83	8/19/2025	6699 Colonial Lake Dr LGT	53100	4301
211007996054	\$ 20.29	8/19/2025	6652 Colonial Lake Dr	53100	4301
211007996286	\$ 19.20	8/19/2025	6916 Colonial Lake Dr LGT	53100	4301
211007996567	\$ 19.83	8/19/2025	7001 Colonial Lake Dr LGT	53100	4301
211007996765	\$ 20.14	8/19/2025	7099 Colonial Lake Dr LGT	53100	4301
211007997011	\$ 19.83	8/19/2025	6913 Colonial Lake Dr LGT	53100	4301

Total **\$ 4,030.86**

\$ 2,814.04	53100-4301	Utilities
\$ 1,216.82	53100-4307	Street Lights
	53100-4301	Credit
	53100-4307	Credit

Total **\$ 4,030.86**



LAKE ST CHARLES COMM DEV
6801 COLONIAL LAKE DR,
RIVERVIEW, FL 33578-8318

Statement Date: August 05, 2025

Amount Due: \$4,030.86

Due Date: August 19, 2025

Account #: 311000010257

DO NOT PAY. Your account will be drafted on August 19, 2025

Account Summary

Previous Amount Due	\$4,575.56
Payment(s) Received Since Last Statement	-\$4,575.56
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$4,030.86

Amount Due by August 19, 2025 \$4,030.86

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Locations With The Highest Usage



6801 COLONIAL LAKE
DR, RIVERVIEW, FL
33578-8318

**11,181
KWH**



10031 REMINGTON
DR, RIVERVIEW, FL
33578-8344

**2,256
KWH**



Scan here to interact
with your bill online.

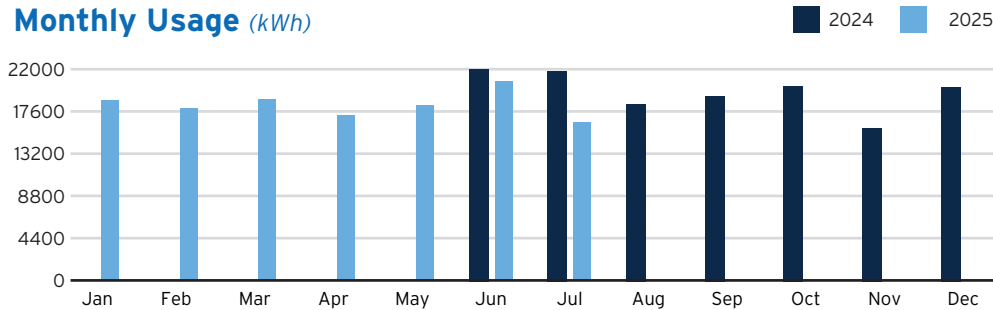


**DOWNED IS
DANGEROUS!**

If you see a downed power line,
move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](https://www.tampaelectric.com/safety)
for more safety tips.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://www.tecoaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 311000010257

Due Date: August 19, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://www.tampaelectric.com/paperless) to enroll now.

Amount Due: \$4,030.86

Payment Amount: \$ _____

700500003496

Your account will be
drafted on August 19, 2025

LAKE ST CHARLES COMM DEV
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.

Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month



Increased



Same



Decreased

Service Address: 6705 COLONIAL LAKE DR, RIVERVIEW, FL 33578-0000

Sub-Account Number: 211004126325

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000816175	07/01/2025	15,196		14,833		363 kWh	1	29 Days	\$81.49
									 9.7%

Service Address: 10498 LAKE SAINT CHARLES BLVD, RIVERVIEW, FL 33578-0000

Sub-Account Number: 211007992699

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000327084	07/01/2025	24,688		24,131		557 kWh	1	29 Days	\$114.17
									 13.8%

Service Address: 10101 LAKE SAINT CHARLES BLVD, RIVERVIEW, FL 33578-0000

Sub-Account Number: 211007992905

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325037	07/01/2025	19,487		19,167		320 kWh	1	29 Days	\$258.21
									 9.3%

Service Address: LAKE ST CHARLES BL 1, TAMPA, FL 33606-0000

Sub-Account Number: 211007993192

Amount: \$1,216.82

Continued on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other Correspondences:

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month



Increased



Same



Decreased

Service Address: 10698 LAKE SAINT CHARLE, RIVERVIEW, FL 33569-0000						Sub-Account Number: 211007993416			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000552847	07/01/2025	21,058		20,953		105 kWh	1	29 Days	\$38.02
									49.0%
Service Address: 6801 COLONIAL LAKE DR, RIVERVIEW, FL 33578-8318						Sub-Account Number: 211007993721			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000794742	07/01/2025	79,006		67,825		11,181 kWh	1	29 Days	\$1,390.91
1000794742	07/01/2025	28.37		0		28.37 kW	1	29 Days	
									22.5%
Service Address: 10031 REMINGTON DR, RIVERVIEW, FL 33578-8344						Sub-Account Number: 211007993960			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000324124	07/01/2025	72,986		70,730		2,256 kWh	1	29 Days	\$400.44
									9.5%
Service Address: 7318 COLONIAL LAKE DR, RIVERVIEW, FL 33578-0000						Sub-Account Number: 211007994158			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000347036	07/01/2025	27,189		26,186		1,003 kWh	1	29 Days	\$189.31
									21.4%
Service Address: 7318 COLONIAL LAKE DR PUMP, RIVERVIEW, FL 33578-0000						Sub-Account Number: 211007994448			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000347035	07/01/2025	33,995		33,849		146 kWh	1	29 Days	\$44.93
									11.5%
Service Address: 7115 BUCKS FORD DR, RIVERVIEW, FL 33578-8377						Sub-Account Number: 211007994695			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000329871	07/01/2025	2,619		2,585		34 kWh	1	29 Days	\$24.02
									17.2%
Service Address: 10301 LAKE ST CHARLES BL LG, RIVERVIEW, FL 33578-0000						Sub-Account Number: 211007994893			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000343375	07/01/2025	668		661		7 kWh	1	29 Days	\$19.83
									0.0%

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month



Increased



Same



Decreased

Service Address: 10501 LAKE ST CHARLES BLVD, RIVERVIEW, FL 33578-0000

Sub-Account Number: 211007995155

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000327189	07/01/2025	17,906		17,431		475 kWh	1	29 Days	\$92.53
									 59.0%

Service Address: 6798 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Sub-Account Number: 211007995353

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325662	07/01/2025	620		612		8 kWh	1	29 Days	\$19.98
									 11.1%

Service Address: 6752 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Sub-Account Number: 211007995601

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325668	07/01/2025	668		653		15 kWh	1	29 Days	\$21.08
									 6.3%

Service Address: 6699 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Sub-Account Number: 211007995809

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000881416	07/01/2025	193		186		7 kWh	1	29 Days	\$19.83
									 12.5%

Service Address: 6652 COLONIAL LAKE DR, RIVERVIEW, FL 33578-8385

Sub-Account Number: 211007996054

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000329568	07/01/2025	769		759		10 kWh	1	29 Days	\$20.29
									 9.1%

Service Address: 6916 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Sub-Account Number: 211007996286

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000330312	07/01/2025	653		650		3 kWh	1	29 Days	\$19.20
									 40.0%

Service Address: 7001 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Sub-Account Number: 211007996567

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000347026	07/01/2025	650		643		7 kWh	1	29 Days	\$19.83
									 0.0%

Continued on next page →

\$4,030.86



Sub-Account #: 211004126325
Statement Date: 07/31/2025

Service Address: 6705 COLONIAL LAKE DR, RIVERVIEW, FL 33578-0000

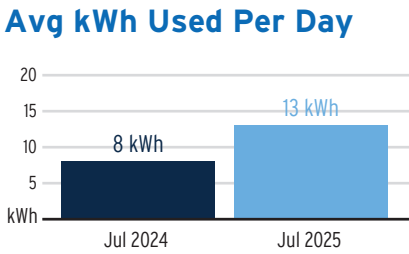
Meter Read

Meter Location: PUMP/LIFT STATION
Service Period: 06/03/2025 - 07/01/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000816175	07/01/2025	15,196		14,833		363 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	363 kWh @ \$0.08641/kWh	\$31.37
	Fuel Charge	363 kWh @ \$0.03391/kWh	\$12.31
	Storm Protection Charge	363 kWh @ \$0.00577/kWh	\$2.09
	Clean Energy Transition Mechanism	363 kWh @ \$0.00418/kWh	\$1.52
	Storm Surcharge	363 kWh @ \$0.02121/kWh	\$7.70
	Florida Gross Receipt Tax		\$1.88
	Electric Service Cost		\$75.14
	State Tax		\$6.35
	Total Electric Cost, Local Fees and Taxes		\$81.49



Current Month's Electric Charges **\$81.49**

Billing information continues on next page →



Sub-Account #: 211007992699
Statement Date: 07/31/2025

Service Address: 10498 LAKE SAINT CHARLES BLVD, RIVERVIEW, FL 33578-0000

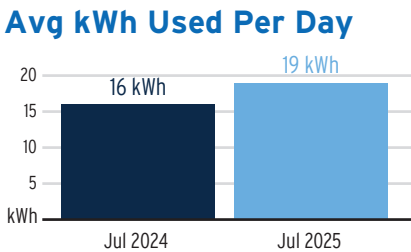
Meter Read

Service Period: 06/03/2025 - 07/01/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000327084	07/01/2025	24,688		24,131		557 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	557 kWh @ \$0.08641/kWh	\$48.13
Fuel Charge	557 kWh @ \$0.03391/kWh	\$18.89
Storm Protection Charge	557 kWh @ \$0.00577/kWh	\$3.21
Clean Energy Transition Mechanism	557 kWh @ \$0.00418/kWh	\$2.33
Storm Surcharge	557 kWh @ \$0.02121/kWh	\$11.81
Florida Gross Receipt Tax		\$2.63
Electric Service Cost		\$105.27
State Tax		\$8.90
Total Electric Cost, Local Fees and Taxes		\$114.17



Current Month's Electric Charges \$114.17

Billing information continues on next page →



Sub-Account #: 211007992905
Statement Date: 07/31/2025

Service Address: 10101 LAKE SAINT CHARLES BLVD, RIVERVIEW, FL 33578-0000

Meter Read

Service Period: 06/03/2025 - 07/01/2025

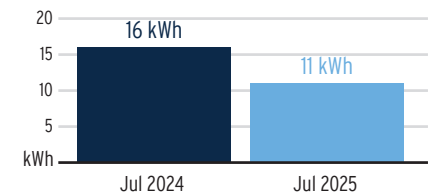
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325037	07/01/2025	19,487		19,167		320 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	320 kWh @ \$0.08641/kWh		\$27.65
Fuel Charge	320 kWh @ \$0.03391/kWh		\$10.85
Storm Protection Charge	320 kWh @ \$0.00577/kWh		\$1.85
Clean Energy Transition Mechanism	320 kWh @ \$0.00418/kWh		\$1.34
Storm Surcharge	320 kWh @ \$0.02121/kWh		\$6.79
Florida Gross Receipt Tax			\$1.71
Electric Service Cost			\$68.46
State Tax			\$5.78
Total Electric Cost, Local Fees and Taxes			\$74.24

Avg kWh Used Per Day



Current Month's Electric Charges

\$74.24

Billing information continues on next page →



Sub-Account #: 211007992905
Statement Date: 07/31/2025

Service Address: 10101 LAKE SAINT CHARLES BLVD, RIVERVIEW, FL 33578-0000

Service Period: 06/03/2025 - 07/01/2025 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	66 kWh @ \$0.03412/kWh	\$2.25
Fixture & Maintenance Charge	4 Fixtures	\$81.98
Lighting Pole / Wire	4 Poles	\$83.28
Lighting Fuel Charge	66 kWh @ \$0.03363/kWh	\$2.22
Storm Protection Charge	66 kWh @ \$0.00559/kWh	\$0.37
Clean Energy Transition Mechanism	66 kWh @ \$0.00043/kWh	\$0.03
Storm Surcharge	66 kWh @ \$0.01230/kWh	\$0.81
Florida Gross Receipt Tax		\$0.15
State Tax		\$12.88
Lighting Charges		\$183.97

Current Month's Electric Charges \$183.97

Billing information continues on next page ➡



Sub-Account #: 211007993192
Statement Date: 07/31/2025

Service Address: LAKE ST CHARLES BL 1, TAMPA, FL 33606-0000

Service Period: 06/03/2025 - 07/01/2025 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	1008 kWh @ \$0.03412/kWh	\$34.39
Fixture & Maintenance Charge	20 Fixtures	\$417.64
Lighting Pole / Wire	19 Poles	\$624.53
Lighting Fuel Charge	1008 kWh @ \$0.03363/kWh	\$33.90
Storm Protection Charge	1008 kWh @ \$0.00559/kWh	\$5.63
Clean Energy Transition Mechanism	1008 kWh @ \$0.00043/kWh	\$0.43
Storm Surcharge	1008 kWh @ \$0.01230/kWh	\$12.40
Florida Gross Receipt Tax		\$2.22
State Tax		\$85.68
Lighting Charges		\$1,216.82

Current Month's Electric Charges **\$1,216.82**

Billing information continues on next page ➡



Sub-Account #: 211007993416
Statement Date: 07/31/2025

Service Address: 10698 LAKE SAINT CHARLE, RIVERVIEW, FL 33569-0000

Meter Read

Meter Location: PUMP/LIFT STATION

Service Period: 06/03/2025 - 07/01/2025

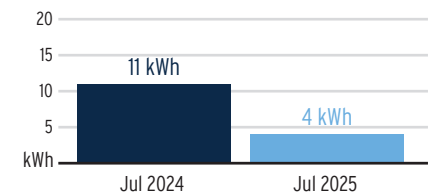
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000552847	07/01/2025	21,058		20,953		105 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	105 kWh @ \$0.08641/kWh		\$9.07
Fuel Charge	105 kWh @ \$0.03391/kWh		\$3.56
Storm Protection Charge	105 kWh @ \$0.00577/kWh		\$0.61
Clean Energy Transition Mechanism	105 kWh @ \$0.00418/kWh		\$0.44
Storm Surcharge	105 kWh @ \$0.02121/kWh		\$2.23
Florida Gross Receipt Tax			\$0.88
Electric Service Cost			\$35.06
State Tax			\$2.96
Total Electric Cost, Local Fees and Taxes			\$38.02

Avg kWh Used Per Day



Current Month's Electric Charges

\$38.02

Billing information continues on next page →



Sub-Account #: 211007993721
Statement Date: 07/31/2025

Service Address: 6801 COLONIAL LAKE DR, RIVERVIEW, FL 33578-8318

Meter Read

Service Period: 06/03/2025 - 07/01/2025 Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000794742	07/01/2025	79,006		67,825		11,181 kWh	1	29 Days
1000794742	07/01/2025	28.37		0		28.37 kW	1	29 Days

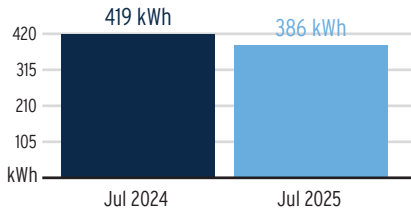
Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$1.06000		\$30.74
Billing Demand Charge	28 kW @ \$18.07000/kW		\$505.96
Energy Charge	11,181 kWh @ \$0.00773/kWh		\$86.43
Fuel Charge	11,181 kWh @ \$0.03391/kWh		\$379.15
Capacity Charge	28 kW @ \$0.30000/kW		\$8.40
Storm Protection Charge	28 kW @ \$2.08000/kW		\$58.24
Energy Conservation Charge	28 kW @ \$0.93000/kW		\$26.04
Environmental Cost Recovery	11,181 kWh @ \$0.00068/kWh		\$7.60
Clean Energy Transition Mechanism	28 kW @ \$1.15000/kW		\$32.20
Storm Surcharge	11,181 kWh @ \$0.01035/kWh		\$115.72
Florida Gross Receipt Tax			\$32.06
Electric Service Cost			\$1,282.54
State Tax			\$108.37
Total Electric Cost, Local Fees and Taxes			\$1,390.91

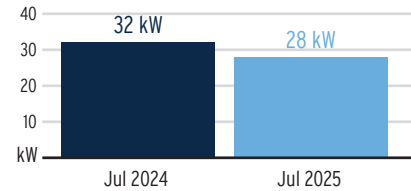
Current Month's Electric Charges \$1,390.91

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.



Sub-Account #: 211007993960
Statement Date: 07/31/2025

Service Address: 10031 REMINGTON DR, RIVERVIEW, FL 33578-8344

Meter Read

Meter Location: Pump

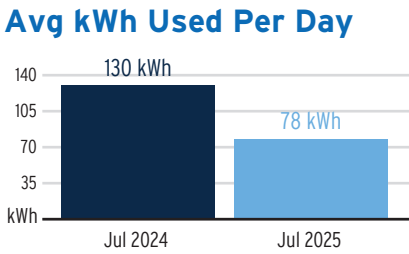
Service Period: 06/03/2025 - 07/01/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000324124	07/01/2025	72,986		70,730		2,256 kWh	1	29 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	2,256 kWh @ \$0.08641/kWh		\$194.94
Fuel Charge	2,256 kWh @ \$0.03391/kWh		\$76.50
Storm Protection Charge	2,256 kWh @ \$0.00577/kWh		\$13.02
Clean Energy Transition Mechanism	2,256 kWh @ \$0.00418/kWh		\$9.43
Storm Surcharge	2,256 kWh @ \$0.02121/kWh		\$47.85
Florida Gross Receipt Tax			\$9.23
Electric Service Cost			\$369.24
State Tax			\$31.20
Total Electric Cost, Local Fees and Taxes			\$400.44



Current Month's Electric Charges \$400.44

Billing information continues on next page →



Sub-Account #: 211007994158
Statement Date: 07/31/2025

Service Address: 7318 COLONIAL LAKE DR, RIVERVIEW, FL 33578-0000

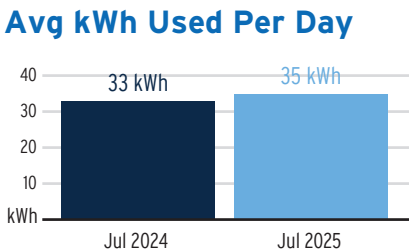
Meter Read

Service Period: 06/03/2025 - 07/01/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347036	07/01/2025	27,189		26,186		1,003 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,003 kWh @ \$0.08641/kWh	\$86.67
Fuel Charge	1,003 kWh @ \$0.03391/kWh	\$34.01
Storm Protection Charge	1,003 kWh @ \$0.00577/kWh	\$5.79
Clean Energy Transition Mechanism	1,003 kWh @ \$0.00418/kWh	\$4.19
Storm Surcharge	1,003 kWh @ \$0.02121/kWh	\$21.27
Florida Gross Receipt Tax		\$4.36
Electric Service Cost		\$174.56
State Tax		\$14.75
Total Electric Cost, Local Fees and Taxes		\$189.31



Current Month's Electric Charges \$189.31

Billing information continues on next page →



Sub-Account #: 211007994448
Statement Date: 07/31/2025

Service Address: 7318 COLONIAL LAKE DR PUMP, RIVERVIEW, FL 33578-0000

Meter Read

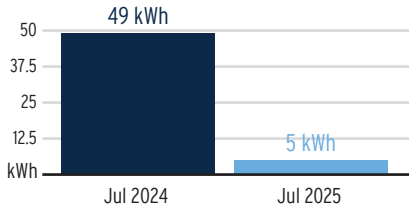
Service Period: 06/03/2025 - 07/01/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347035	07/01/2025	33,995		33,849		146 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	146 kWh @ \$0.08641/kWh	\$12.62
Fuel Charge	146 kWh @ \$0.03391/kWh	\$4.95
Storm Protection Charge	146 kWh @ \$0.00577/kWh	\$0.84
Clean Energy Transition Mechanism	146 kWh @ \$0.00418/kWh	\$0.61
Storm Surcharge	146 kWh @ \$0.02121/kWh	\$3.10
Florida Gross Receipt Tax		\$1.04
Electric Service Cost		\$41.43
State Tax		\$3.50
Total Electric Cost, Local Fees and Taxes		\$44.93

Avg kWh Used Per Day



Current Month's Electric Charges **\$44.93**

Billing information continues on next page →



Sub-Account #: 211007994695
Statement Date: 07/31/2025

Service Address: 7115 BUCKS FORD DR, RIVERVIEW, FL 33578-8377

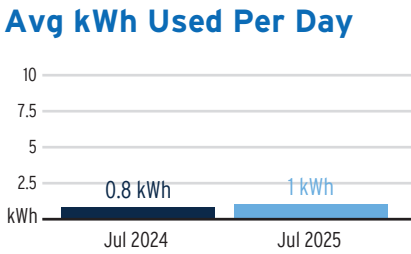
Meter Read

Meter Location: Lite
Service Period: 06/03/2025 - 07/01/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329871	07/01/2025	2,619		2,585		34 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	34 kWh @ \$0.08641/kWh		\$2.94
Fuel Charge	34 kWh @ \$0.03391/kWh		\$1.15
Storm Protection Charge	34 kWh @ \$0.00577/kWh		\$0.20
Clean Energy Transition Mechanism	34 kWh @ \$0.00418/kWh		\$0.14
Storm Surcharge	34 kWh @ \$0.02121/kWh		\$0.72
Florida Gross Receipt Tax			\$0.60
Electric Service Cost			\$24.02



Current Month's Electric Charges \$24.02

Billing information continues on next page →



Sub-Account #: 211007994893
Statement Date: 07/31/2025

Service Address: 10301 LAKE ST CHARLES BL LG, RIVERVIEW, FL 33578-0000

Meter Read

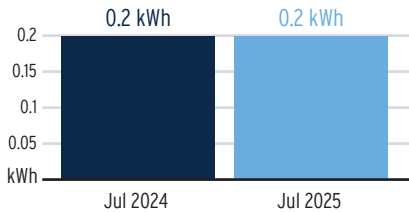
Service Period: 06/03/2025 - 07/01/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000343375	07/01/2025	668		661		7 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	7 kWh @ \$0.08641/kWh	\$0.60
Fuel Charge	7 kWh @ \$0.03391/kWh	\$0.24
Storm Protection Charge	7 kWh @ \$0.00577/kWh	\$0.04
Clean Energy Transition Mechanism	7 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	7 kWh @ \$0.02121/kWh	\$0.15
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$19.83

Avg kWh Used Per Day



Current Month's Electric Charges **\$19.83**

Billing information continues on next page →



Sub-Account #: 211007995155
Statement Date: 07/31/2025

Service Address: 10501 LAKE ST CHARLES BLVD, RIVERVIEW, FL 33578-0000

Meter Read

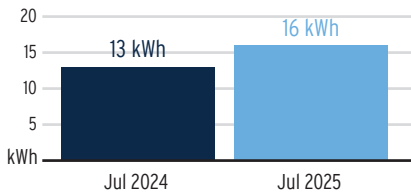
Service Period: 06/03/2025 - 07/01/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000327189	07/01/2025	17,906		17,431		475 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	475 kWh @ \$0.08641/kWh	\$41.04
Fuel Charge	475 kWh @ \$0.03391/kWh	\$16.11
Storm Protection Charge	475 kWh @ \$0.00577/kWh	\$2.74
Clean Energy Transition Mechanism	475 kWh @ \$0.00418/kWh	\$1.99
Storm Surcharge	475 kWh @ \$0.02121/kWh	\$10.07
Florida Gross Receipt Tax		\$2.31
Electric Service Cost		\$92.53

Avg kWh Used Per Day



Current Month's Electric Charges **\$92.53**

Billing information continues on next page →



Sub-Account #: 211007995353
Statement Date: 07/31/2025

Service Address: 6798 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Meter Read

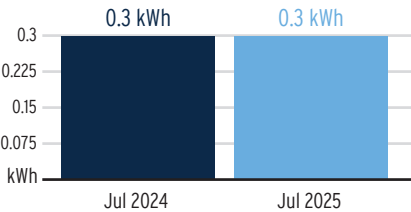
Service Period: 06/03/2025 - 07/01/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325662	07/01/2025	620		612		8 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	8 kWh @ \$0.08641/kWh	\$0.69
Fuel Charge	8 kWh @ \$0.03391/kWh	\$0.27
Storm Protection Charge	8 kWh @ \$0.00577/kWh	\$0.05
Clean Energy Transition Mechanism	8 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	8 kWh @ \$0.02121/kWh	\$0.17
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$19.98

Avg kWh Used Per Day



Current Month's Electric Charges \$19.98

Billing information continues on next page →



Sub-Account #: 211007995601
Statement Date: 07/31/2025

Service Address: 6752 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Meter Read

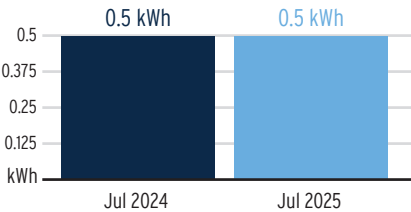
Service Period: 06/03/2025 - 07/01/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325668	07/01/2025	668		653		15 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	15 kWh @ \$0.08641/kWh		\$1.30
Fuel Charge	15 kWh @ \$0.03391/kWh		\$0.51
Storm Protection Charge	15 kWh @ \$0.00577/kWh		\$0.09
Clean Energy Transition Mechanism	15 kWh @ \$0.00418/kWh		\$0.06
Storm Surcharge	15 kWh @ \$0.02121/kWh		\$0.32
Florida Gross Receipt Tax			\$0.53
Electric Service Cost			\$21.08

Avg kWh Used Per Day



Current Month's Electric Charges \$21.08

Billing information continues on next page →



Sub-Account #: 211007995809
Statement Date: 07/31/2025

Service Address: 6699 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Meter Read

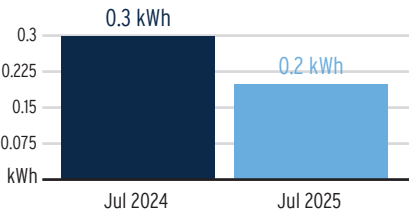
Service Period: 06/03/2025 - 07/01/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000881416	07/01/2025	193		186		7 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	7 kWh @ \$0.08641/kWh	\$0.60
Fuel Charge	7 kWh @ \$0.03391/kWh	\$0.24
Storm Protection Charge	7 kWh @ \$0.00577/kWh	\$0.04
Clean Energy Transition Mechanism	7 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	7 kWh @ \$0.02121/kWh	\$0.15
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$19.83

Avg kWh Used Per Day



Current Month's Electric Charges **\$19.83**

Billing information continues on next page →



Sub-Account #: 211007996054
Statement Date: 07/31/2025

Service Address: 6652 COLONIAL LAKE DR, RIVERVIEW, FL 33578-8385

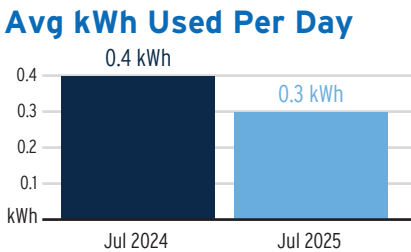
Meter Read

Service Period: 06/03/2025 - 07/01/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329568	07/01/2025	769		759		10 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	10 kWh @ \$0.08641/kWh		\$0.86
Fuel Charge	10 kWh @ \$0.03391/kWh		\$0.34
Storm Protection Charge	10 kWh @ \$0.00577/kWh		\$0.06
Clean Energy Transition Mechanism	10 kWh @ \$0.00418/kWh		\$0.04
Storm Surcharge	10 kWh @ \$0.02121/kWh		\$0.21
Florida Gross Receipt Tax			\$0.51
Electric Service Cost			\$20.29



Current Month's Electric Charges **\$20.29**

Billing information continues on next page →



Sub-Account #: 211007996286
Statement Date: 07/31/2025

Service Address: 6916 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Meter Read

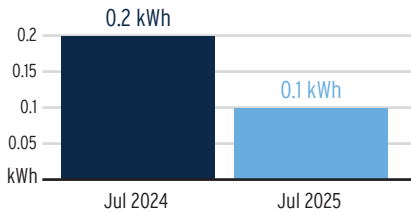
Service Period: 06/03/2025 - 07/01/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000330312	07/01/2025	653		650		3 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	3 kWh @ \$0.08641/kWh	\$0.26
Fuel Charge	3 kWh @ \$0.03391/kWh	\$0.10
Storm Protection Charge	3 kWh @ \$0.00577/kWh	\$0.02
Clean Energy Transition Mechanism	3 kWh @ \$0.00418/kWh	\$0.01
Storm Surcharge	3 kWh @ \$0.02121/kWh	\$0.06
Florida Gross Receipt Tax		\$0.48
Electric Service Cost		\$19.20

Avg kWh Used Per Day



Current Month's Electric Charges **\$19.20**

Billing information continues on next page →



Sub-Account #: 211007996567
Statement Date: 07/31/2025

Service Address: 7001 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Meter Read

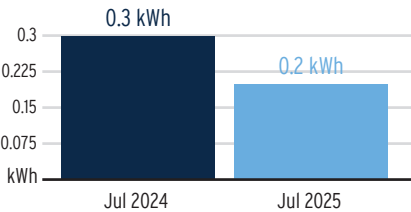
Service Period: 06/03/2025 - 07/01/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347026	07/01/2025	650		643		7 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	7 kWh @ \$0.08641/kWh	\$0.60
Fuel Charge	7 kWh @ \$0.03391/kWh	\$0.24
Storm Protection Charge	7 kWh @ \$0.00577/kWh	\$0.04
Clean Energy Transition Mechanism	7 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	7 kWh @ \$0.02121/kWh	\$0.15
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$19.83

Avg kWh Used Per Day



Current Month's Electric Charges **\$19.83**

Billing information continues on next page →



Sub-Account #: 211007996765
Statement Date: 07/31/2025

Service Address: 7099 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Meter Read

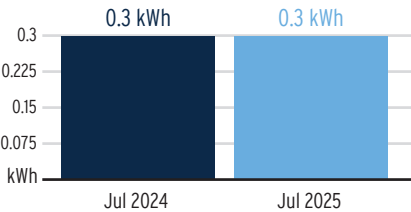
Service Period: 06/03/2025 - 07/01/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347027	07/01/2025	531		522		9 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	9 kWh @ \$0.08641/kWh	\$0.78
Fuel Charge	9 kWh @ \$0.03391/kWh	\$0.31
Storm Protection Charge	9 kWh @ \$0.00577/kWh	\$0.05
Clean Energy Transition Mechanism	9 kWh @ \$0.00418/kWh	\$0.04
Storm Surcharge	9 kWh @ \$0.02121/kWh	\$0.19
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$20.14

Avg kWh Used Per Day



Current Month's Electric Charges **\$20.14**

Billing information continues on next page →



Sub-Account #: 211007997011
Statement Date: 07/31/2025

Service Address: 6913 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Meter Read

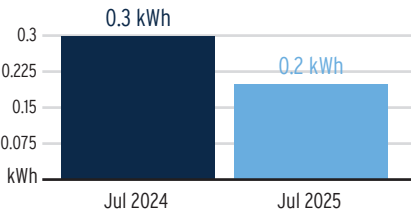
Service Period: 06/03/2025 - 07/01/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000331067	07/01/2025	575		568		7 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	7 kWh @ \$0.08641/kWh	\$0.60
Fuel Charge	7 kWh @ \$0.03391/kWh	\$0.24
Storm Protection Charge	7 kWh @ \$0.00577/kWh	\$0.04
Clean Energy Transition Mechanism	7 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	7 kWh @ \$0.02121/kWh	\$0.15
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$19.83

Avg kWh Used Per Day



Current Month's Electric Charges \$19.83

Total Current Month's Charges \$4,030.86

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-02308H

Date 08/08/2025

Attn:
The Lake St. Charles CDD - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-02308H

\$61.25

Notice of Special Meeting

RE: The Lake St. Charles CDD Board of Supervisors Meeting on 9/3/25 @
2:00 PM

Published: 8/8/2025

RECEIVED
08/07/2025

Important Message

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on your check

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Total

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Legal Advertising

NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF THE LAKE ST. CHARLES COMMUNITY DEVELOPEMENT DISTRICT

The Board of Supervisors of the Lake St. Charles Community Development District will hold a special meeting on September 3rd, 2025, at 2:00 p.m. at the Lake St. Charles Club House located at 6801 Colonial Lake Dt, Riverview, FL 33578. The Board of Supervisors of the District will hold its special meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, 3434 Colwell Avenue Suite 200, Tampa, Florida 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Ruben Durand, District Manager
August 8, 2025

25-02308H

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Sarasota, FL 34236
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INVOICE

Legal Advertising

Invoice # 25-02408H

Date 08/15/2025

Attn:
The Lake St. Charles CDD - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-02408H

\$245.00

Notice of Public Hearing and Board of Supervisors Meeting
RE: Lake St Charles CDD Board of Supervisors Meeting on 9/3/25 @ 2:00
PM for Fiscal Year 2026 Budget et al
Published: 8/15/2025, 8/22/2025

RECEIVED
08/14/2025

Important Message

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com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

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Total

\$245.00

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Legal Advertising

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF ATTORNEY-CLIENT SHADE SESSION; AND NOTICE OF SPECIAL BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Lake St. Charles Community Development District ("**District**") will hold a public hearing on September 3, 2025, at 2:00 p.m. at the Lake St. Charles Community Clubhouse, 6801 Colonial Boulevard, Riverview, Florida 33578, for the purpose of hearing comments and objections on the adoption of the proposed budget ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2026**"). A special board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. An attorney-client shade session will also be held at that time. The attorney-shade session is expected to start at 2:00 p.m. or immediately after the conclusion of the District's Special Board Meeting, whichever is later.

A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., at 2700 S Falkenburg Rd Ste. 2745, Riverview, FL 33578 Phone: (813) 533 - 2950 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at <https://www.lakestcharles.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

The attorney-client shade session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, and relates to advice on pending litigation expenditures and litigation strategy related to Martinez v. Lake St. Charles Community Development District, Case Number 8:25-cv-01128-TPB-CPT, pending in the US District Court, Middle District of Florida (Tampa Division). The subject matter of the closed attorney-client shade session shall be confined to settlement negotiations or strategy sessions related to litigation expenditures. The persons attending the shade session shall be limited to the following: Lindsay Moczynski, Esq.; Jennifer Kilinski, Esq.; Savannah Hancock, Esq.; Rob Sniffen, Esq.; Mitchell Herring, Esq.; Ruben Durand and Matt Huber, co-District Managers; Virginia (Ginny) Gianakos; Yvonne Brown; John Hines Marshall; Toni Marie Davis; Benjamin Turinsky; and a court reporter. The attorney-client shade session is anticipated to last 30 minutes, and will be transcribed by a court reporter.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. 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), for aid in contacting the District Manager's Office.

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

Ruben Durand
Ruben Durand, District Manager
August 15, 22, 2025

25-02408H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Invoice # 25-02409H

Date 08/15/2025

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The Lake St. Charles CDD - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-02409H

\$96.25

Notice of Meetings for Fiscal Year 2026

RE: Lake St Charles CDD Board of Supervisors Meetings @ 5:00 PM on
10/1/25 et al

Published: 8/15/2025

RECEIVED
08/14/2025

Important Message

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Total

\$96.25

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INVOICE

Legal Advertising

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETINGS FOR FISCAL YEAR 2026

The Board of Supervisors ("Board") of the Lake St. Charles Community Development District ("District") will hold their regular meetings for Fiscal Year 2026 at the Lake St. Charles Community Clubhouse, 6801 Colonial Boulevard., Riverview, Florida 33578, on the first Wednesday of every month at 5:00 p.m. unless otherwise indicated as follows:

October 1, 2025
November 5, 2025
December 3, 2025
January 7, 2026
February 4, 2026
March 4, 2026
April 1, 2026
May 6, 2026
June 3, 2026
July 1, 2026
August 5, 2026
September 2, 2026

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., 2700 S Falkenburg Rd, Ste. 2745, Riverview, FL 33578 Phone: (813) 533-2950 ("District Manager's Office").

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (813) 533-2950 at least three (3) business days prior to the meeting. 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), for aid in contacting the District Office.

A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

Ruben Durand
Ruben Durand, District Manager
August 15, 2025

25-02409H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Remit To

TIGRIS Aquatic Services LLC
P.O. Box 749738
Atlanta, GA 30374-9738
cstack@tigrisusa.com
727-323-6068

**Invoice: 3932307**

Invoice Date: 04/24/2025
Service Date: 04/10/2025
Due Date: 05/24/2025

Balance Due: \$125.00**Bill To**

Lake St. Charles
3434 Colwell Avenue
Lake St. Charles CDD Ste. 200
Tampa, Florida 33614

Customer: Lake St. Charles

6801 Colonial Lake Drive
Riverview, Florida 33578

Description	Unit Price	Qty	Amount
Fountain/Aeration Repair & Maintenance Service call to down fountain. Timer was off several hours. Up and running.	\$125.00	1	\$125.00

Summary

Subtotal: \$125.00

Total Due: \$125.00**Payment****Balance Due: \$125.00****Terms & Conditions**

ACH Remittance:
Live Oak Bank
Account Type: Checking
Account Number: 3048334
Routing Number: 053112916

Email remittance advice to: remittance@tigrisusa.com

Remit To

TIGRIS Aquatic Services LLC
P.O. Box 749738
Atlanta, GA 30374-9738
cstack@tigrisusa.com
727-323-6068

**Invoice: 3932891**

Invoice Date: 04/24/2025
Service Date: 04/21/2025
Due Date: 05/24/2025

Balance Due: \$165.00**Bill To**

Lake St. Charles
3434 Colwell Avenue
Lake St. Charles CDD Ste. 200
Tampa, Florida 33614

Customer: Lake St. Charles

6801 Colonial Lake Drive
Riverview, Florida 33578

Description	Unit Price	Qty	Amount
Fountain/Aeration Repair & Maintenance Aeration Repair & Maintenance - service call to address fountain by Villas	\$150.00	1	\$150.00
10 MFD capacitor replaced	\$15.00	1	\$15.00

Summary

Subtotal: \$165.00

Total Due: \$165.00**Payment****Balance Due: \$165.00****Terms & Conditions**

ACH Remittance:
Live Oak Bank
Account Type: Checking
Account Number: 3048334
Routing Number: 053112916

Email remittance advice to: remittance@tigrisusa.com

Remit To

TIGRIS Aquatic Services LLC
P.O. Box 749738
Atlanta, GA 30374-9738
cstack@tigrisusa.com
727-323-6068

**Invoice: 4002488**

Invoice Date: 05/28/2025
Service Date: 05/27/2025
Due Date: 06/27/2025

Balance Due: \$200.00**Bill To**

Lake St. Charles
3434 Colwell Avenue
Lake St. Charles CDD Ste. 200
Tampa, Florida 33614

Customer: Lake St. Charles

6801 Colonial Lake Drive
Riverview, Florida 33578

Description	Unit Price	Qty	Amount
Fountain/Aeration Repair & Maintenance Service call to unclog boulevard fountain.	\$200.00	1	\$200.00

Summary

Subtotal: \$200.00

Total Due: \$200.00**Payment****Balance Due: \$200.00****Terms & Conditions**

ACH Remittance:
Live Oak Bank
Account Type: Checking
Account Number: 3048334
Routing Number: 053112916

Email remittance advice to: remittance@tigrisusa.com

Remit To

TIGRIS Aquatic Services LLC
P.O. Box 749738
Atlanta, GA 30374-9738
cstack@tigrisusa.com
727-323-6068

**Invoice: 4059696**

Invoice Date: 06/24/2025
Due Date: 07/24/2025

Balance Due: \$380.75

Bill To

Lake St. Charles
3434 Colwell Avenue
Lake St. Charles CDD Ste. 200
Tampa, Florida 33614

Customer: Lake St. Charles

6801 Colonial Lake Drive
Riverview, Florida 33578

Description	Unit Price	Qty	Amount
1.5 HP Capacitor Box- Standard 1.5HP standard capacitor box, villas fountain.	\$200.75	1	\$200.75
Fountain/Aeration Repair & Maintenance Labor to complete installation of 1.5HP capacitor box on the Villas Fountain.	\$180.00	1	\$180.00
Service Completed May 16, 2025			

Summary

Subtotal: \$380.75

Total Due: \$380.75

Payment

Balance Due: \$380.75

Terms & Conditions

ACH Remittance:
Live Oak Bank
Account Type: Checking
Account Number: 3048334
Routing Number: 053112916

Email remittance advice to: remittance@tigrisusa.com

Remit To

TIGRIS Aquatic Services LLC
P.O. Box 749738
Atlanta, GA 30374-9738
cstack@tigrisusa.com
727-323-6068

**Invoice: 4077211**

Invoice Date: 06/30/2025
Due Date: 07/30/2025

Balance Due: \$481.78

Bill To

Lake St. Charles
3434 Colwell Avenue
Lake St. Charles CDD Ste. 200
Tampa, Florida 33614

Customer: Lake St. Charles

6801 Colonial Lake Drive
Riverview, Florida 33578

Description	Unit Price	Qty	Amount
1.5 HP 230 Volt Single Phase Motor (3 Wire) 1.5 HP 230 Volt Single Phase Motor	\$707.14	0.5	\$353.57
WATERPROOF SPLICE KIT • QTY. 4 - CLEAR EPOXY SHRINK TUBES • 18" BLACK HEAT SHRINK Waterproof splice kit	\$49.68	0.5	\$24.84
Fountain/Aeration Repair & Maintenance Labor to replace 1.5hp 230V motor	\$150.00	0.5	\$75.00
Work Completed June 23, 2025 This is the invoice for the final balance due. 50% deposit invoice was paid via credit card on June 20, 2025.			

Summary

Subtotal: \$453.41
Tax: \$28.37

Total Due: \$481.78

Payment

Balance Due: \$481.78

Terms & Conditions

ACH Remittance:
Live Oak Bank
Account Type: Checking
Account Number: 3048334
Routing Number: 053112916

Email remittance advice to: remittance@tigrisusa.com

Remit To

TIGRIS Aquatic Services LLC
P.O. Box 749738
Atlanta, GA 30374-9738
cstack@tigrisusa.com
727-323-6068

**Invoice: 4160216**

Invoice Date: 08/19/2025
Due Date: 09/18/2025

Balance Due: \$922.00

Bill To

Lake St. Charles
3434 Colwell Avenue
Lake St. Charles CDD Ste. 200
Tampa, Florida 33614

Customer: Lake St. Charles

6801 Colonial Lake Drive
Riverview, Florida 33578

Description	Unit Price	Qty	Amount
Lake St Charles Blvd Fountain			
Fountain/Aeration Repair & Maintenance Labor to install 3/4 HP replacement motor	\$450.00	0.5	\$225.00
3400 J Fountain Motor Only, 3/4HP, 120V, 1PH, No Float, No Control Panel, 5 Patterns, w/ 3' Stub Cord, male half of Quick Disconnect ONLY 3/4HP 120V Motor	\$1,394.00	0.5	\$697.00
PAY IN FULL DISCOUNT SAVE 5% (five-percent) of the total project cost if you pay-in-full upon signing the quote. Thank you.			

Summary

Subtotal: \$922.00

Total Due: \$922.00

Payment

Balance Due: \$922.00

Terms & Conditions

ACH Remittance:
Live Oak Bank
Account Type: Checking
Account Number: 3048334
Routing Number: 053112916

Email remittance advice to: remittance@tigrisusa.com

Remit To

TIGRIS Aquatic Services LLC
P.O. Box 749738
Atlanta, GA 30374-9738
cstack@tigrisusa.com
727-323-6068

**Invoice: 4166431**

Invoice Date: 08/21/2025
Due Date: 09/20/2025

Balance Due: \$440.00

Bill To

Lake St. Charles
3434 Colwell Avenue
Lake St. Charles CDD Ste. 200
Tampa, Florida 33614

Customer: Lake St. Charles

6801 Colonial Lake Drive
Riverview, Florida 33578

Description	Unit Price	Qty	Amount
Fountain/Aeration Repair & Maintenance Fountain Service Call Visit - 8/7/2025 \$220 - Boulevard Fountain Needs Replacement Quote provided; Approved to Proceed	\$220.00	1	\$220.00
Fountain/Aeration Repair & Maintenance Service Call Visit - 8/18/2025 - Villas Fountain - Turned Off - Water Too Shallow at this time - Fountain 2 (Blvd.) - Quote previously approved for repair - Fountain 3 (Rear) - OK - Fountain 4 (Behind pool) - Needs 5 HP Motor and Pump; Quote Provided for review Quote for Quarterly Maintenance also provided for review	\$220.00	1	\$220.00

Summary

Subtotal: \$440.00

Total Due: \$440.00

Payment

Balance Due: \$440.00

Terms & Conditions

ACH Remittance:
Live Oak Bank
Account Type: Checking
Account Number: 3048334
Routing Number: 053112916

Email remittance advice to: remittance@tigrisusa.com



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
7/6/25-7/6/25	LAKE ST. CHARLES C/O RIZZETTA	
Billing Date	Sales Rep	Customer Account
7/6/2025	Deirdre Bonett	STLSCCR
Total Amount Due		Invoice Number
\$640.00		45403-070625

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/6/25	7/6/25	45403	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Attorney-client shade session, Affidavit Fee	2	1.00x61.00 L	\$638.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/6/25-7/6/25	LAKE ST. CHARLES C/O RIZZETTA	
Billing Date	Sales Rep	Customer Account
7/6/2025	Deirdre Bonett	STLSCCR
Total Amount Due		Invoice Number
\$640.00		45403-070625

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

LAKE ST. CHARLES C/O RIZZETTA
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

INVOICE

TOTAL COMMUNITY
MAINTENANCE LLC
29642 Birds Eye Drive
Wesley Chapel, FL 33543

samogden@tcmaintenance.org
(813)466-4210
<http://www.tcmaintenance.org>



Bill to
Lake St. Charles
6801 Colonial Lake Drive
Riverview, FL

Invoice details
Invoice no.: 7991
Terms: Due on receipt
Invoice date: 08/04/2025
Due date: 08/04/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Monthly invoice regarding all community dog stations and waste receptacles. Included also in this estimate are janitorial services that will be offered as a bonus to provided service agreement regarding dog/waste services. 1. Dog stations and waste receptacles: 15 each totaling 30. Twice weekly, we will empty contents of all stations. Provide new liners and hand bags at service providers expense. All trash and waste will be collected and removed from property. 2. Janitorial services: These services reflect only restrooms, four in all. Two men's and two women's. Sweep and mop floors. Wipe down all items, toilets, urinals, mirrors, faucets and light switches. In addition, service provider will maintain and supply all toilet paper, hand towels, and hand soap. These services will be added at no additional cost for incentive in agreement of dog station services. Services for all will commence twice weekly.	1	\$1,200.00	\$1,200.00

Fees: Dog/waste stations, labor, fuel, insurance (WC and GL) and all materials, will be a flat fee of \$1200 billed once monthly at the 1st of each month.

The breakdown is \$10 per each dog and waste station, which equates to \$300 weekly, \$1200 monthly.

Total	\$1,200.00
-------	------------

Lake St. Charles CDD
Clubhouse Credit Card (No Limit)
7/31/2025

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Clubhouse	Parks & Rec	Parks & Rec	Clubhouse	Clubhouse
				Computer Maintenance	Vehicle Maintenance	Pool Repair & Maintenance	Maintenance & Repair	Office Supplies
				001-57200- 4711	001-57200- 4660	001-57200- 4717	001-57200- 4647	001-57200- 5101
Date	Vendor Name	Description	Amount					
07/01/25		Beginning Balance	0.00					
06/26/25	Home Depot	Maintenance & Repairs	(49.38)				49.38	
06/27/25	Exxon	Gas	(75.66)		75.66			
	TOTAL	001-10102	(125.04)	0.00	75.66	0.00	49.38	0.00

	Replenishments	0.00
7/31/2025	Ending Balance	(125.04)
	001-20200	



LAKE ST CHARLES CDD
Business Rewards Visa

Account summary

Previous balance		\$3,728.81
Payments & other credits	-	\$3,728.81
Purchases & other charges	-	\$125.04
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$125.04

Credit limit
Available credit
Available for cash advance \$0.00
Statement closing date 07/24/2025
Days in billing cycle 30

Questions?



Visit
truist.com



Call
844-4TRUIST
(844-487-8478)



International
collect
910-914-8250



Write
TRUIST CARD SERVICES
PO BOX 200
WILSON, NC 27894-0200

Important information

If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of late payment fees.

Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
LAKE ST CHARLES CDD			Account number ending in 1531	Total: -\$3,728.81
				- A

Please detach bottom portion and submit with payment using enclosed envelope.

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

48000010020080000000000000000020000000000012504

LAKE ST CHARLES CDD
6801 COLONIAL LAKE DR
RIVERVIEW FL 33578-8318

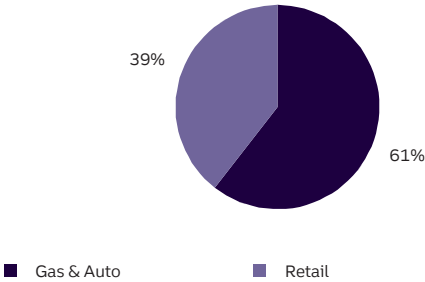


Page 1 of 4
Billing cycle 06/25/25 - 07/24/25
Account number ending in 1531

Payment information

New balance	\$125.04
Minimum payment due	\$20.00
Payment due date	08/18/25

Spending this cycle



Account number ending in	1531
Statement closing date	07/24/25
New balance	\$125.04
Minimum payment due	\$20.00
Payment due Date	08/18/25
Amount enclosed	\$

Pay online at: TRUIST.COM
Pay by phone: 844-487-8478
Make checks payable to: TRUIST BANK

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622

591531471561301756142230791531



LAKE ST CHARLES CDD

Business Rewards Visa

Page 2 of 4

Billing cycle 06/25/25 - 07/24/25

Account number ending in 1531

Important contact details

Lost/Stolen Card? Please call us immediately at 844-487-8478 to report any loss, theft, or suspected or actual Unauthorized Use of Card or Account.

Address Change? Call us at 844-487-8478

Making payments

You must pay the Minimum Payment each month by the Payment Due Date. You may make payments on the Account in any of the following ways:

- At any Truist branch during normal business hours.
- By calling the Truist Contact Center at 844-4TRUIST (844-487-8478).
- By using Truist Online Banking.
- By mail at the address listed on the payment coupon on the front of this statement - please allow at least five (5) business days for delivery.

Payments that Truist receives prior to midnight ET through Truist Online Banking, a Truist branch, or by phone or mail at the address shown on the front of your statement will be credited as of the date received.

Any failure to comply with the following instructions may cause your payment to be delayed. This delay may result in additional charges and possible suspension/closure (or all of these) of the Account.

- Payment must be in U.S. dollars, but not in cash unless the payment is made at a Truist branch.
- Payment must come from a U.S. deposit account or cashier's check drawn on a U.S. financial institution.
- Payment must not include restrictive language (e.g., "payment in full") or other language attached to the payment; Truist may accept any payment with restrictive language without losing our rights.
- Payment cannot come from a credit account that Truist provides you (e.g., a Convenience Check, Cash Advance, or Balance Transfer made on this Account).
- Payment in a paper form (such as a check, money order, or cashier's check) must include the payment coupon from the Statement or have the Account number (or Cardholder Account number, if applicable) written on the payment.

Authorization to convert your check to an electronic transfer debit

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. In certain circumstances, such as for technical or processing reasons, we may process your payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

Calculating interest charges

To calculate the Average Daily Balance on your Account: Truist adds the outstanding daily Balance (including new Transactions) and periodic interest charges, fees, and unpaid interest charges while deducting payments and credits; this is done for each Transaction type (e.g., Purchases, Balance Transfers, Cash Advances) for each day in the Billing Cycle.

We may make additional adjustments, as appropriate, subject to applicable law (e.g., when a Transaction is disputed). This gives us the daily Balance for each Transaction type. Truist then adds all of the daily Balances for each separate Transaction type on the Account for each day of the Billing Cycle and divides that total amount by the number of days in the Billing Cycle. This results in the Average Daily Balance for each Transaction type for the Billing Cycle. This amount(s) appears on the reverse side in the column headed "Balance Subject to Interest Rate".

To calculate the Finance Charges on your Account: Truist first determines the Daily Periodic Rate (DPR) for each Transaction type by taking the applicable APR and dividing it by 365 (366 days during leap year). Truist then multiplies the Average Daily Balance for each Transaction type by the number of days in the Billing Cycle and the resulting figure by the DPR for that Transaction type (Average Daily Balance x # of days in Billing Cycle x DPR). We then total all of the interest charges for each Transaction type. This is the total interest charge for the Billing Cycle.

If you see an error on your statement or wish to dispute a charge

If you see an error, wish to dispute a charge, or if you need more information about a transaction on your bill, write us at Truist Bank, P.O. Box 819, Wilson, NC 27894-0819. Your dispute must be submitted no later than 60 days after we sent you the first bill on which the error or problem appeared. You may also submit a dispute by calling 844-4TRUIST (844-487-8478).

In your letter, give us the following information:

- Account Information: Your name and account number
- Dollar Amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

Sharing of information

Truist may, to the extent and in the manner permitted by applicable law, communicate information about Truist's experiences and Transactions with you to credit bureaus, Truist's affiliates, and others who may properly receive that information. Truist only reports Business Credit to Business Bureaus. A complete copy of the Truist Privacy Policy is available at Truist.com or by calling 844-4TRUIST (844-487-8478).

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LAKE ST CHARLES CDD

Business Rewards Visa

Page 3 of 4

Billing cycle 06/25/25 - 07/24/25

Account number ending in 1531

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
07/19	07/20	0625071901592433	PAYMENTS - THANK YOU	-\$3,728.81

Cardholder activity

Total cardholder new activity: \$125.04

Tran date	Post date	Reference number	Transaction description	Amount
LUIS MARTINEZ		Account number ending in 2494		Total: \$49.38
06/26	06/29	24943015178010198010012	THE HOME DEPOT #6380 RIVERVIEW FL	\$49.38
BRYANT URBINA		Account number ending in 5695		Total: \$75.66
06/27	06/29	24692165178107692906863	EXXON LANE2 RIVERVIEW FL	\$75.66

Interest charge calculation

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

Type of balance	Annual percentage rate (APR)	Periodic interest rate	Balance subject to interest rate	Interest charge	Expires on
PURCHASE	12.49% (V)	0.03422% (D)	\$0.00	\$0.00	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

(V) = Variable Rate

(D) = Daily, (M) = Monthly

Rewards summary

Previous balance	\$1,354.01	About the rewards summary The rewards balance listed here is valid as of your statement closing date. To redeem rewards or to check your up-to-date rewards balance, sign into Truist Online Banking.
Earned	+\$0.00	
Bonus earned	+\$0.00	
Redeemed	-\$0.00	
Other adjustments	+\$0.00	
Ending balance	\$1,354.01	

Go paperless.

Enjoy quicker access to your monthly statements - viewable anytime, anywhere. Enroll today at Truist.com.

Set up automatic payments

Automatically pay your full statement balance, minimum payment or a set amount each each month. Sign in to Truist online banking to set up recurring payments today.

INVOICE

Zebra Cleaning Team

PO Box 3456

Apollo Beach, FL 33572-1003

lancewood1970@gmail.com

+1 (813) 279-0437

zebrapoolteam.com

Lake St. Charles CDD - 6801 Colonial Lake Drive

Bill to
Lake St. Charles CDD
6801 Colonial Lake Drive
Riverview, FL 33578

Invoice details
Invoice no.: 8095
Terms: Net 15
Invoice date: 08/01/2025
Due date: 08/16/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Commercial Pool Service	Monthly Full Service	1	\$1,925.00	\$1,925.00

Total

\$1,925.00

Mail payments to:
Zebra Cleaning Team
PO Box 3456
Apollo Beach, FL 33572-1003
Zelle to: (813) 279-0437

Lake St. Charles Community Development District

DISTRICT OFFICE · RIVERVIEW, FL 33527

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

www.lakestcharlescdd.org

Operation and Maintenance Expenditures For Board Approval September 2025

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$72,862.72**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Benjamin Turinsky	100016	BT090325	Board of Supervisors Meeting 09/03/25	\$ 200.00
Brandon Business Machines, Inc.	100017	I277651	Copier 08/25	\$ 10.00
Brandon Business Machines, Inc.	100025	I278916	Copier 09/25	\$ 10.00
Brandon Business Machines, Inc.	100040	I279346	Copier - Finance Fee 09/25	\$ 1.00
Cintas Fire Protection	100041	0F32722997	Fire Extinguisher Annual Inspection 08/25	\$ 603.14
David Eskra	100046	081525 Eskra	Reimburse District Expense 08/25	\$ 124.92
FCC Environmental Services, LLC	100050	FCCFL/25/1063148 09/25	Waste Services - 6801 Colonial Lake Dr. 09/25	\$ 229.94
FCC Environmental Services, LLC	100050	FCCFL/25/1063149 09/25	Waste Services - 7323 Colonial Lake Dr. 09/25	\$ 217.71
Florida Department of Revenue	20250915-1	39-8017580120-2 08/25	Sales and Use Tax 08/25	\$ 1.86
Frontier Florida, LLC	20250918-1	813-741-1802-052521-5 08/25 ACH	Clubhouse Internet 08/25	\$ 145.04
Hillsborough County BOCC	20250916-4	4678710000 8/25	6801 Colonial Lake Dr. 08/25	\$ 749.26
Hillsborough County BOCC - Citizen Board	100049	0404843-0004 Alarm	HSCO - False Alarm Violation 07/25	\$ 75.00
Hillsborough County BOCC - Citizen Board	100049	0404843-0006 Alarm	HSCO - False Alarm Violation 08/17/25	\$ 150.00

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hillsborough County BOCC-Consumer Veteran	100042	2250081	Fire Alarm Violation 07/22/25	\$ 75.00
Hillsborough County BOCC-Consumer Veteran	100042	2250707	Fire Alarm Violation 08/04/25	\$ 100.00
Hillsborough County BOCC-Consumer Veteran	100042	2251266	Fire Alarm Violation 08/17/25	\$ 150.00
John H. Marshall	100018	JM090325	Board of Supervisors Meeting 09/03/25	\$ 200.00
Kimley-Horn and Associates, Inc.	100019	145624002-0725	Engineering Services - Task Work Order #2 07/25	\$ 4,064.93
Landscape Maintenance Professionals, Inc.	100051	353561	Landscape Maintenance 09/25	\$ 14,606.25
Leaf Capital Funding, LLC	20250902-2	18834057 ACH	Copier Lease - 100-7075461-001 09/25	\$ 161.99
Luis Salvador Martinez	100013	090225 - Payroll	Payroll Wage Settlement - Vacation	\$ 923.50
Luis Salvador Martinez	100012	090225 - Payroll OT	Payroll Wage Settlement - Overtime	\$ 11,082.00
Prestige Wall System, Inc.	100048	091425 Prestige	Repair Wall 09/25	\$ 10,590.00
Rizzetta & Company, Inc.	100015	INV0000102318	District Management Services 09/25	\$ 4,996.00
Rizzetta & Company, Inc.	100014	INV0000102368	Personnel Reimbursement 08/29/25	\$ 4,246.54
Rizzetta & Company, Inc.	100047	INV0000102407	Out of Pocket Expense 09/25	\$ 121.98

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Security Concepts of Tampa, Inc.	100043	100144	Quarterly Alarm Monitoring 09/25	\$ 96.00
Security Concepts of Tampa, Inc.	100043	61128	Quarterly Alarm Monitoring 03/25	\$ 96.00
Security Concepts of Tampa, Inc.	100043	61452	Quarterly Alarm Monitoring 06/25	\$ 96.00
Solitude Lake Management, LLC	100052	PSI197146	Aquatic Maintenance 09/25	\$ 1,388.77
TECO	20250915-5	221003603224 8/25	6801 Colonial Lake Dr. 08/25	\$ 257.98
TECO	20250902-1	221005960721 7/25	7236 Bucks Ford Dr. A 07/25	\$ 135.92
TECO	20250915-4	221005960721 8/25	7236 Bucks Ford Dr. A 08/25	\$ 130.75
TECO	20250915-3	311000010257 8/25	Electric Summary 08/25	\$ 3,881.81
TIGRIS Aquatic Services, LLC	100044	4162665	Fountain/Aeration Repair 09/25	\$ 922.00
TIGRIS Aquatic Services, LLC	100044	4203157	Fountain/Aeration Repair (Behind Pool) 09/25	\$ 3,559.55
Times Publishing Company	100011	28574	Legal Advertising 03/16/25	\$ 343.00
Toni Marie Davis	100020	TD090325	Board of Supervisors Meeting 09/03/25	\$ 200.00
Total Community Maintenance, LLC	100045	8068	Janitorial Services 09/25	\$ 1,200.00

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Trask Daigneault LLP	100021	6286	Legal Services 06/25	\$ 2,679.00
Valley Credit Card	CC092625	CC092625	Credit Card Expense	\$ 681.59
Verizon Wireless	20250923-1	6116831333	Account #842082173-00001 06/25	\$ 128.27
Verizon Wireless	20250923-2	6119347793	Account #842082173-00001 07/25	\$ 115.01
Verizon Wireless	20250923-3	6121841620	Account #842082173-00001 08/25	\$ 115.01
Virginia Gianakos	100022	VG090325	Board of Supervisors Meeting 09/03/25	\$ 200.00
Yvonne R. Brown	100023	YB090325	Board of Supervisors Meeting 09/03/25	\$ 200.00
Zebra Cleaning Team, Inc.	100024	8104	Pool Repair - Chemical Pump 08/25	\$ 675.00
Zebra Cleaning Team, Inc.	100053	8154	Monthly Pool Service 09/25	\$ 1,925.00
Total				\$ 72,862.72

LAKE ST. CHARLES CDD

Meeting Date: September 3, 2025

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Virginia Gianakos	✓
Yvonne Brown	✓
John Hines Marshall	✓
Toni Marie Davis	✓
Benjamin Turinsky	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	02:01 PM
Meeting End Time:	04:56 PM
Total Meeting Time:	2hrs 55min

Time Over <u>3</u> Hours:	
---------------------------	--

Total at \$175.00 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	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____

R. Durand

BRANDONBUSINESS machines



505 W. Robertson St., Brandon, FL 33511
Mailing: P.O. Box 1142, Brandon, FL 33509
Ph: 813-689-1950 Fax: 813-684-8051
www.bbmusa.com

CONTRACT INVOICE

Invoice Number: I277651
Invoice Date: 07/23/2025
Account Number: LS47

Bill To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT
DISTRICT
VIRGINIA
3434 COLWELL AVE. STE.200
TAMPA, FL 33614

Customer: LAKE ST. CHARLES COMMUNITY DEVELOPMENT
DISTRICT
6801 COLONIAL LAKE DR.
RIVERVIEW, FL 33578

Account No	Payment Terms	Due Date	Invoice Total	Balance Due	
LS47	Net 30 Days	08/22/2025	\$ 10.00	\$ 10.00	
Invoice Remarks					
Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
BBM55840-02		\$ 10.00		02/23/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 07/23/2025 to 08/22/2025 billing period	\$10.00
Contract overage charge for the 06/23/2025 to 07/22/2025 overage period	\$0.00 **
	\$10.00

**See overage details below

Detail:

Equipment included under this contract

COPYSTAR/CS 2554ci

Number	Serial Number	Base Adj.	Location						
BBM55840	H551902172	\$0.00	LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT 6801 COLONIAL LAKE DR. RIVERVIEW, FL 33578						
Meter Type	Meter Group	Begin Meter	End Meter	Credits	Total	Covered	Billable	Rate	Overage
Total Count	TOTAL	79,318	79,807		489	1,000	0	\$0.010000	\$0.00
									\$0.00

Invoice SubTotal	\$10.00
Tax:	\$0.00
Invoice Total	\$10.00
Balance Due:	\$10.00

BRANDONBUSINESS machines



505 W. Robertson St., Brandon, FL 33511
Mailing: P.O. Box 1142, Brandon, FL 33509
Ph: 813-689-1950 Fax: 813-684-8051
www.bbmusa.com

CONTRACT INVOICE

Invoice Number: I278916
Invoice Date: 08/25/2025
Account Number: LS47

Bill To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT
DISTRICT
VIRGINIA
3434 COLWELL AVE. STE.200
TAMPA, FL 33614

Customer: LAKE ST. CHARLES COMMUNITY DEVELOPMENT
DISTRICT
6801 COLONIAL LAKE DR.
RIVERVIEW, FL 33578

Account No	Payment Terms	Due Date	Invoice Total	Balance Due	
LS47	Net 30 Days	09/24/2025	\$ 10.00	\$ 10.00	
Invoice Remarks					
Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
BBM55840-02		\$ 10.00		02/23/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 08/23/2025 to 09/22/2025 billing period	\$10.00
Contract overage charge for the 07/23/2025 to 08/22/2025 overage period	\$0.00 **
	\$10.00

**See overage details below

Detail:

Equipment included under this contract

COPYSTAR/CS 2554ci

Number	Serial Number	Base Adj.	Location						
BBM55840	H551902172	\$0.00	LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT 6801 COLONIAL LAKE DR. RIVERVIEW, FL 33578						
Meter Type	Meter Group	Begin Meter	End Meter	Credits	Total	Covered	Billable	Rate	Overage
Total Count	TOTAL	79,807	80,368		561	1,000	0	\$0.010000	\$0.00
									\$0.00

Invoice SubTotal	\$10.00
Tax:	\$0.00
Invoice Total	\$10.00
Balance Due:	\$10.00

BRANDONBUSINESS machines



SEP - 8 2025

CONTRACT INVOICE

Invoice Number: I278916
Invoice Date: 08/25/2025
Account Number: LS47

505 W. Robertson St., Brandon, FL 33511
Mailing: P.O. Box 1142, Brandon, FL 33509
Ph: 813-689-1950 Fax: 813-684-8051
www.bbmusa.com

Bill To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT
DISTRICT
VIRGINIA
3434 COLWELL AVE. STE.200
TAMPA, FL 33614

Customer: LAKE ST. CHARLES COMMUNITY DEVELOPMENT
DISTRICT
6801 COLONIAL LAKE DR.
RIVERVIEW, FL 33578

Account No	Payment Terms	Due Date	Invoice Total	Balance Due	
LS47	Net 30 Days	09/24/2025	\$ 10.00	\$ 10.00	
Invoice Remarks					
Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
BBM55840-02		\$ 10.00		02/23/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 08/23/2025 to 09/22/2025 billing period	\$10.00
Contract overage charge for the 07/23/2025 to 08/22/2025 overage period	\$0.00 **
	\$10.00

**See overage details below

Detail:

Equipment included under this contract

COPYSTAR/CS 2554ci

Number		Serial Number		Base Adj.	Location				
BBM55840		H551902172		\$0.00	LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT 6801 COLONIAL LAKE DR. RIVERVIEW, FL 33578				
Meter Type	Meter Group	Begin Meter	End Meter	Credits	Total	Covered	Billable	Rate	Overage
Total Count	TOTAL	79,807	80,368		561	1,000	0	\$0.010000	\$0.00
									\$0.00

Invoice SubTotal	\$10.00
Tax:	\$0.00
Invoice Total	\$10.00
Balance Due:	\$10.00



Invoice Number: I279346
 Invoice Date: 9/3/2025
 Account Number: LS47
 Balance Due: \$1.00

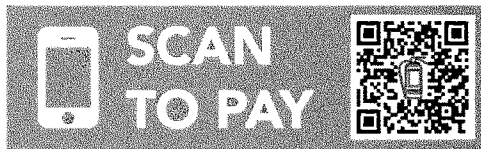
Bill To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
 Attn: VIRGINIA
 3434 COLWELL AVE. STE.200
 TAMPA, FL 33614

Ship To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
 Attn: DAVID ESKRA
 6801 COLONIAL LAKE DR.
 RIVERVIEW, FL 33578

Sales Person	P. O. Number	Payment Terms	Payment Due
			9/3/2025
Remarks			
Description			Amount
Finance Charge			\$1.00
Subtotal			\$1.00
Discount			\$0.00
Freight			\$0.00
Sales Tax			\$0.00
Invoice Total			\$1.00
Balance Due			\$1.00



Location : CINTAS FIRE PROTECTION



*** INVOICE CUSTOMER COPY ***

Invoice # : 0F32722997 Inv Date : 8/21/2025
Customer : 27010 Loc : F32
Type . . : CHG-S Route . : 08
PO Number : Acct # : 27010
WO Number : Acct Zip : 33578
Service Visit : 11252486

Remit to:
CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(813) 621-6094

Bill to:
LAKE ST CHARLES CDD
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578

Serviced:
LAKE ST CHARLES CDD
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578

Item	Qty	Description	Unit Price	Net Amount Tx
------	-----	-------------	---------------	------------------

PLEASE PAY FROM THIS INVOICE.

TO MAKE A PAYMENT:

570.891.0421 OPTION 1

CUSTOMER SERVICE OR BILLING ISSUES:

813.628.4661

QUESTIONS OR FURTHER ASSISTANCE:

EVANSI@CINTAS.COM

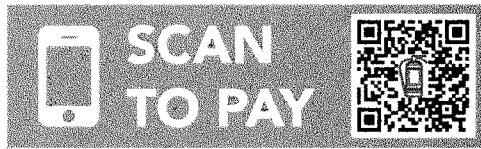
LICENSE NUMBERS: #EF20000872

#FPC23-000027 #94476600012007 #94476600022007

THE GOODS AND/OR SERVICES PROVIDED BY CINTAS HAVE BEEN OR WILL BE PROVIDED EXPLICITLY SUBJECT TO CINTAS'S FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS ("THE TERMS"), A COMPLETE COPY OF WHICH HAS BEEN PROVIDED TO YOU, AND ADDITIONAL COPIES OF WHICH ARE AVAILABLE FROM YOUR CINTAS REPRESENTATIVE OR ONLINE AT CINTAS.COM/FIRECONTRACT. CERTAIN EXCERPTS OF THE TERMS ARE ALSO PRINTED ON THE BACK OF THIS PAGE. BY SIGNING THIS DOCUMENT AND/OR ACCEPTING THE GOODS AND/OR SERVICES PROVIDED, YOU (1) ACKNOWLEDGE THAT YOU HAVE RECEIVED, READ, AND UNDERSTAND THE TERMS IN THEIR ENTIRETY, (2) AGREE TO BE BOUND BY THE TERMS, (3) REPRESENT AND WARRANT THAT YOU HAVE THE AUTHORITY TO ENTER INTO THIS AGREEMENT, AND (4) ACKNOWLEDGE THAT ALL WORK HAS BEEN COMPLETED.



Location : CINTAS FIRE PROTECTION



*** INVOICE CUSTOMER COPY ***

Invoice # : 0F32722997 Inv Date : 8/21/2025
Customer : 27010 Loc : F32
Type . . : CHG-S Route . : 08
PO Number : Acct # : 27010
WO Number : Acct Zip : 33578
Service Visit : 11252486

Remit to:
CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(813) 621-6094

Bill to:
LAKE ST CHARLES CDD
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578

Serviced:
LAKE ST CHARLES CDD
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578

Item	Qty	Description	Unit Price	Net Amount	Tx
EEVSTEM	2	VALVE STEM ASSEMBLY	30.94	61.88	Y
INPTT	6	INSP, ELIGHT PUSH TO TEST	17.41	104.46	Y
EEOR	2	O RING ASSEMBLY	10.29	20.58	Y
IN	3	INSPECTION, EXTINGUISHER ANNUAL	13.16	39.48	Y
SY	2	6YR MAINT-INTERNAL INSPCT	45.58	91.16	Y
DC5	2	RECHARGE, 5# DRY CHEMICAL	51.94	103.88	Y
EEVSC	2	VERIFICATION SVC COLLAR	11.43	22.86	Y
EESEAL	3	FLAG SEAL/TAMPER INDICATOR	4.54	13.62	Y
SC	1	Service Charge	145.22	145.22	Y

SUB-TOTAL : 603.14
TAX : .00
TOTAL : 603.14

THE GOODS AND/OR SERVICES PROVIDED BY CINTAS HAVE BEEN OR WILL BE PROVIDED EXPLICITLY SUBJECT TO CINTAS'S FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS ("THE TERMS"), A COMPLETE COPY OF WHICH HAS BEEN PROVIDED TO YOU, AND ADDITIONAL COPIES OF WHICH ARE AVAILABLE FROM YOUR CINTAS REPRESENTATIVE OR ONLINE AT CINTAS.COM/FIRECONTRACT. CERTAIN EXCERPTS OF THE TERMS ARE ALSO PRINTED ON THE BACK OF THIS PAGE. BY SIGNING THIS DOCUMENT AND/OR ACCEPTING THE GOODS AND/OR SERVICES PROVIDED, YOU (1) ACKNOWLEDGE THAT YOU HAVE RECEIVED, READ, AND UNDERSTAND THE TERMS IN THEIR ENTIRETY, (2) AGREE TO BE BOUND BY THE TERMS, (3) REPRESENT AND WARRANT THAT YOU HAVE THE AUTHORITY TO ENTER INTO THIS AGREEMENT, AND (4) ACKNOWLEDGE THAT ALL WORK HAS BEEN COMPLETED.

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Check Request

Amount: \$124.92

Date: 08/15/2025

Made Payable To: David Eskra, Field Manager

Description: Reimbursement for expenses
(waiting for credit card)

Requested By: Tiffany Judd, Senior Accountant

Special Instructions:

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Are the below receipt items you purchased and need reimbursement?

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

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Order Summary

Order placed July 23, 2025 Order # 113-7801273-5426630

[Save Order Details](#)

Ship to
David Eskra
16112 DIAMOND COVE CT
TAMPA, FL 33647-3332
United States

Payment method
Visa ending in 1732

Order Summary	
Item(s) Subtotal:	\$6.99
Shipping & Handling:	\$0.00
Total before tax:	\$6.99
Estimated tax to be collected:	\$0.52
Grand Total:	\$7.51

Arriving tomorrow

Awpeye 20 Packs Suction Cup Hooks, 1.77 Inches Universal Clear PVC Suction Cups
for Shower Removable Window Suction Cups with Hooks for Kitchen Bathroom,
Wall, Glass
Sold by: Awpeye Direct Co
Supplied by: Other
\$6.99

Order Summary

Order placed July 23, 2025 | Order # 113-4028356-0013832

[Save Order Details](#)

Ship to

David Eskra
18112 DIAMOND COVE CT
TAMPA, FL 33647-3332
United States

Payment method

Visa ending in 1732

Order Summary

Item(s) Subtotal:	\$6.88
Shipping & Handling:	\$0.00
Total before tax:	\$6.88
Estimated tax to be collected:	\$0.52
Grand Total:	\$7.40

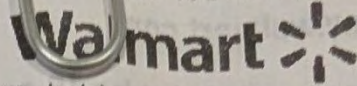
Arriving today 10:45 AM - 2:45 PM



2 PCS Mailbox Locks, Mailbox Lock 16 mm, Comes with 4 Different Lock Plates,
Security Mailbox Lock, cam Lock, Lever Lock, Lever Lock for mailboxes, Cupboard
Doors

Sold by: QiBeiXinMY
\$6.88

Give us feedback @ survey.walmart.com
Thank you! ID #: 7YQ04J1YW9MN



Neighborhood Market
813-261-3596 Mgr. SHIRLEY
10863 BLOOMINGDALE AVE
RIVERVIEW FL 33578
ST# 05622 OP# 009045 TE# 45 TR# 04875

ITEMS SOLD 1
TC# 7304 3624 1993 7634 7728



DUR ALK AAA8 041333051670 9.18 X

	SUBTOTAL	9.18
TAX1	7.5000 %	0.69
	TOTAL	9.87
	CASH TEND	9.87
	CHANGE DUE	0.00



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.

07/11/25 12:12:14

Order Details

Order placed July 9, 2025

Order # 113-3777642-3569850

[Save Order Details](#)

Ship to

David Eskra
18112 DIAMOND COVE CT
TAMPA, FL 33647-3332
United States

Payment method

Visa ending in 1732

Order Summary

Item(s) Subtotal:	\$33.99
Shipping & Handling:	\$0.00
Total before tax:	\$33.99
Estimated tax to be collected:	\$2.55
Grand Total:	\$36.54

Delivered July 10

Your package was left near the front door or porch.



Fingerprint Door Lock- Smart Door knob,biometric Door Lock, with passcode keypad keyless Entry Door Handle, for Bedroom Home Hotel Office Apartment
Smart Door Lock

Sold by: Bog fang LLC

Return or replace items: Eligible through August 9, 2025

\$33.99

[Back to top](#)

Order Details

Order placed July 9, 2025

Order # 113-1975785-6880217

[Save Order Details](#)

Ship to

David Eskra
18112 DIAMOND COVE CT
TAMPA, FL 33647-3332
United States

Payment method

Visa ending in 1732

Order Summary

Item(s) Subtotal:	\$33.99
Shipping & Handling:	\$0.00
Total before tax:	\$33.99
Estimated tax to be collected:	\$2.55
Grand Total:	\$36.54

Delivered July 10

Your package was left near the front door or porch.



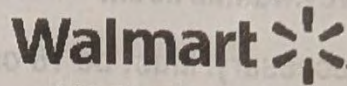
Fingerprint Door Lock- Smart Door knob, biometric Door Lock, with passcode keypad keyless Entry Door Handle, for Bedroom Home Hotel Office Apartment
Smart Door Lock

Sold by: Bog fang LLC

Return or replace items: Eligible through August 9, 2025

\$33.99

Give us feedback @ survey.walmart.com
Thank you! ID #:7VQOBDTVD6B



WM Supercenter
813-661-4426 Mgr. MICHAEL
11110 CAUSEWAY BLVD
BRANDON FL 33511
ST# 02387 OP# 009027 TE# 27 TR# 04319

ITEMS SOLD 4
TC# 2914 3125 1936 7840 6395



3IN B/G NBR	029069020500	3.27 X
3IN B/G NBR	029069020500	3.27 X
3IN B/WNBR	029069020400	3.27 X
3IN B/WNBR	029069020400	3.27 X

SUBTOTAL	13.08
TAX1 7.5000 %	0.98
TOTAL	14.06
CASH TEND	20.00
CHANGE DUE	5.94



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
07/13/25 11:23:03

Winn✓Dixie.

It's a Winn Win.

6929 Us Hwy 301-S, RIVERVIEW, FL

Store (813)672-8455

07/30/25 12:36pm 2475 004 48

Store Manager: CALYBE

Your Cashier: JENNIFER F



44250730247500401010521004800000

	Reg	You Pay
QTY 3 k&l Water	\$14.97	\$13.00 F
You save (\$1.97)		

Total number of items sold = 3

Subtotal	\$13.00
Tax	\$0.00
Total due	\$13.00
Cash	\$20.00
Change	\$7.00



Winn-Dixie rewards (ending in 0822)		
rewards savings	Coupon savings	Total savings
\$1.97	\$0	\$1.97

Points summary*:

near the front door or porch.

Smart Door Lock- Smart Door knob,biometric Door Lock, with passcode
keyless Entry Door Handle, for Bedroom Home Hotel Office Apartment

Door Lock

Bog fang LLC

replace items: Eligible through August 9, 2025



FCC Environmental Services FL
5619 E Columbus Dr
Tampa, FL 33619

RECEIVED
SEP 10 2025

INVOICE

Invoice Number : FCCFL/25/1063148
Invoice Date : 09/01/25
Page No. : 1/1

BILL TO :

Lake St. Charles CDD
3434 Colwell Ave., Ste 200
Tampa, FL 33614
United States

Service Address :

Lake St. Charles Community Development District
6801 Colonial Lake Dr
Riverview, FL 33578
United States

Customer ID :	Payment Terms	Posting Date	Due Date
HIL1185	Net 30 days	09/01/25	NET 30

QTY	Item	Description	Task Date	WM Order No.	Price	Amount
		TS00146576 Lake St. Charles Community Development District 6801 Colonial Lake Dr Riverview, 33578 United States				
1	Monthly Service Fee	Comm. FL - MSW Dumpster - 4 Yard	09/01/25	OHIL969990	217.75558	217.76
1		Comm. FL - MSW Dumpster - 4 Yard	09/01/25	OHIL969991	12.176	12.18
						229.94

Total USD 229.94
TAX Amount 0.00
Total USD Incl. TAX 229.94

PLEASE REMIT PAYMENTS TO:

FCC Environmental Services
PO BOX 654383
Dallas, TX 75265-4383

For Overnight Packages:

FCC Environmental Services
Attn: Lockbox Operations box #654383
2701 East Grauwylor Rd., BLDG 1
Irving, TX 75061

Invoice Number : FCCFL/25/1063148
Invoice Date : 09/01/25
Customer ID : HIL1185
Total Due : 229.94
Post Code : 33614

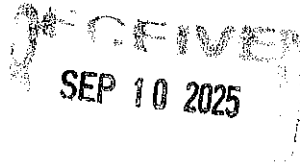
For Online Payments:

<https://fccenvironmental.com/pay-your-bill/>





FCC Environmental Services FL
5619 E Columbus Dr
Tampa, FL 33619



INVOICE

Invoice Number : FCCFL/25/1063149
Invoice Date : 09/01/25
Page No. : 1/1

BILL TO :

Lake St. Charles CDD
3434 Colwell Ave., Ste 200
Tampa, FL 33614
United States

Service Address :

Lake St. Charles Community Development District
- Maintenance Shed
7323 Colonial Lake Dr
Riverview, FL 33578
United States

Customer ID :	Payment Terms	Posting Date	Due Date
TS00153054	Net 30 days	09/01/25	NET 30

QTY	Item	Description	Task Date	WM Order No.	Price	Amount
1	Monthly Service Fee	TS00153054 Lake St. Charles Community Development District - Maintenance Shed 7323 Colonial Lake Dr Riverview, 33578 United States Comm. FL - MSW Dumpster - 2 Yard	09/01/25	OHIL971353	217.70688	217.71 217.71

Total USD 217.71
TAX Amount 0.00
Total USD Incl. TAX 217.71

PLEASE REMIT PAYMENTS TO:

FCC Environmental Services
PO BOX 654383
Dallas, TX 75265-4383

For Overnight Packages:

FCC Environmental Services
Attn: Lockbox Operations box #654383
2701 East Grauwylr Rd., BLDG 1
Irving, TX 75061

Invoice Number : FCCFL/25/1063149
Invoice Date : 09/01/25
Customer ID : TS00153054
Total Due : 217.71
Post Code : 33614

For Online Payments:

<https://fccenvironmental.com/pay-your-bill/>



FCC Environmental Services – Price Increase Notification

Dear Valued Customer,

We appreciate your continued partnership with FCC Environmental Services. As part of our commitment to transparency and reliable service, we are writing to inform you of forthcoming adjustments to your service pricing.

Effective October 1, 2025, disposal rates in certain service areas will be updated to reflect changes in local landfill and operational costs. In addition, an adjustment to the service rate will also be implemented to address rising costs related to labor, fuel, and materials. These updates will appear on your billing statements beginning in October.

FCC Environmental Services remains committed to delivering consistent, high-quality waste and recycling services. These updates are necessary to meet rising operational demands while continuing to serve our communities reliably.

If you have any questions or concerns regarding this change, please don't hesitate to reach out to us at **877-642-3702** or email **inquiries@FCCEnvironmental.com**.

Thank you for your understanding and for trusting us with your waste and recycling needs.

Sincerely,

FCC Environmental Services



Sales and Use Tax Return

DR-15
R. 01/25
Rule 12A-1.097, F.A.C.
Effective 02/25
Page 1 of 2

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), incorporated by reference in Rule 12A-1.097, F.A.C., before you complete this return. Instructions are posted at floridarevenue.com/forms.

Certificate Number: 39-8017580120-2		Sales and Use Tax Return		HD/PM Date: / /		DR-15 R. 01/25			
Florida		1. Gross Sales		2. Exempt Sales		3. Taxable Amount		4. Tax Due	
A. Sales/Services/Electricity		24.80		.		24.80		1.86	
B. Taxable Purchases		Include use tax on Internet / out-of-state untaxed purchases →		.		.		.	
C. Commercial Rentals		.		.		.		.	
D. Transient Rentals		.		.		.		.	
E. Food & Beverage Vending		.		.		.		.	
Surtax Rate:		Reporting Period		JUNE 2025		5. Total Amount of Tax Due		1.86	
Name		Lake St. Charles Community Development District		6. Less Lawful Deductions		.		.	
Address		3434 Colwell Ave., Ste 200		7. Net Tax Due		1.86		.	
City/St		Tampa, FL 33614		8. Less Est Tax Pd / DOR Cr Memo		.		.	
ZIP				9. Plus Est Tax Due Current Month		.		.	
				10. Amount Due		1.86		.	
				11. Less Collection Allowance		E-file/E-pay Only		.	
				12. Plus Penalty		.		.	
				13. Plus Interest		.		.	
				14. Amount Due with Return		1.86		.	
FLORIDA DEPARTMENT OF REVENUE		5050 W TENNESSEE ST		TALLAHASSEE FL 32399-0120					
Due: 07/20/25		Late After:		9100 0 20259999 0001003031 5 4999999999 0000 5					

Certificate Number:		Sales and Use Tax Return		HD/PM Date: / /		DR-15 R. 01/25			
Florida		1. Gross Sales		2. Exempt Sales		3. Taxable Amount		4. Tax Due	
A. Sales/Services/Electricity		.		.		.		.	
B. Taxable Purchases		Include use tax on Internet / out-of-state untaxed purchases →		.		.		.	
C. Commercial Rentals		.		.		.		.	
D. Transient Rentals		.		.		.		.	
E. Food & Beverage Vending		.		.		.		.	
Surtax Rate:		Reporting Period				5. Total Amount of Tax Due		.	
Name				6. Less Lawful Deductions		.		.	
Address				7. Net Tax Due		.		.	
City/St				8. Less Est Tax Pd / DOR Cr Memo		.		.	
ZIP				9. Plus Est Tax Due Current Month		.		.	
				10. Amount Due		.		.	
				11. Less Collection Allowance		E-file/E-pay Only		.	
				12. Plus Penalty		.		.	
				13. Plus Interest		.		.	
				14. Amount Due with Return		.		.	
FLORIDA DEPARTMENT OF REVENUE		5050 W TENNESSEE ST		TALLAHASSEE FL 32399-0120					
Due:		Late After:		9100 0 20259999 0001003031 5 4999999999 0000 5					

File and Pay Online to Receive a Collection Allowance. When you electronically file your tax return and pay timely, you are entitled to deduct a collection allowance of 2.5% (.025) of the first \$1,200 of tax due, not to exceed \$30. To pay timely, you must initiate payment and receive a confirmation number, no later than 5:00 p.m. ET on the business day prior to the 20th. More information on filing and paying electronically, including a *Florida eServices Calendar of Electronic Payment Deadlines* (Form DR-659), is available at floridarevenue.com.

Due Dates. Returns and payments are **due on the 1st and late after the 20th day of the month** following each reporting period. **A return must be filed for each reporting period, even if no tax is due.** If the 20th falls on a Saturday, Sunday, or a state or federal holiday, returns are timely if postmarked or hand delivered on the first business day following the 20th.

Penalty. If you file your return or pay tax late, a late penalty of 10% of the amount of tax owed, but not less than \$50, may be charged. The \$50 minimum penalty applies even if no tax is due. A floating rate of interest also applies to late payments and underpayments of tax.

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

_____ Signature of Taxpayer	_____ Date	Tiffany Judd _____ Signature of Preparer	_____ Date
(_____) Telephone Number		(813) 994-1001 ext 3099 _____ Telephone Number	

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

15(a).	Exempt Amount of Items Over \$5,000 (included in Column 3)	15(a).	_____
15(b).	Other Taxable Amounts NOT Subject to Surtax (included in Column 3)	15(b).	_____
15(c).	Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	15(c).	_____
15(d).	Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d).	.37
16.	Florida Tax Credit Scholarship Program Motor Vehicle Sales Tax Credits (included in Line 6)	16.	_____
17.	Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17.	_____
18.	Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18.	_____
19.	Taxable Sales from Amusement Machines (included in Line A)	19.	_____
20.	Rural or Urban High Crime Area Job Tax Credits	20.	_____
21.	Other Authorized Credits	21.	_____

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

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

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

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



LAKE ST CHARLES CDD Account Number:
813-741-1802-052521-5

PIN:

Billing Date:
Aug 25, 2025
Billing Period:
Aug 25 - Sep 24, 2025

Hi LAKE ST CHARLES CDD,

Simplify your payments! Enroll in Auto Pay today to avoid missed payments and service interruptions.

Bill history

Previous balance	\$431.93
Payment received by Aug 25, thank you	-\$431.93

Service summary

	Previous month	Current month
Internet	\$129.99	\$129.99
Additional Services	\$14.00	\$14.00
One-Time Charges	\$18.03	↓\$0.00
Taxes and Fees	\$1.05	\$1.05
Total services	\$163.07	\$145.04
Total balance		\$145.04

Total balance

\$145.04

due

Sep 18

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Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 DY RP 25 08262025 NNNNNNNY 01 995594

LAKE ST CHARLES CDD
ATTN: DIST. MGR. (PARK INTERNET)
6801 COLONIAL LAKE DR
RIVERVIEW FL 33578-8318

Total balance
\$145.04

Due by
Sep 18

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

Account number
813-741-1802-052521-5

Amount enclosed
\$

78100581374118020525210000000000000000145045



LAKE ST CHARLES CDD Account Number:
813-741-1802-052521-5
 PIN:

Billing Date:
Aug 25, 2025
 Billing Period:
Aug 25 - Sep 24, 2025

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
 Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

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

SERVICE TERMS

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



LAKE ST CHARLES CDD Account Number:
813-741-1802-052521-5

PIN:

Page 3/4
Billing Date:
Aug 25, 2025
Billing Period:
Aug 25 - Sep 24, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup

 Internet			
Monthly Charges			
08.25-09.24	Business Fiber Internet 1 Gig		\$104.99
	1 Usable Static IP Address		\$25.00
Internet Total			\$129.99
 Additional Services			
Monthly Charges			
08.25-09.24	Secure Pro		\$14.00
Additional Services Total			\$14.00
 Taxes and Fees			
	FL State Sales Tax		\$0.84
	County Sales Tax		\$0.21
	State Taxes		\$1.05
Taxes and Fees Total			\$1.05
Total current month charges			\$145.04

**LET FRONTIER
BE YOUR
TECH SUPPORT**

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

business.frontier.com



LAKE ST CHARLES CDD

Account Number:

813-741-1802-052521-5

PIN:

Billing Date:

Aug 25, 2025

Billing Period:

Aug 25 - Sep 24, 2025





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LAKE ST CHARLES CDD	4678710000	09/09/2025	09/30/2025

Service Address: 6801 COLONIAL LAKE DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61044054	08/06/2025	18476	09/05/2025	18864	38800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$117.18
Water Base Charge	\$90.14
Water Usage Charge	\$45.06
Sewer Base Charge	\$211.51
Sewer Usage Charge	\$252.98

Miscellaneous Charges

Late Payment Charge	\$1.26
Total Miscellaneous Charges	\$1.26

Summary of Account Charges

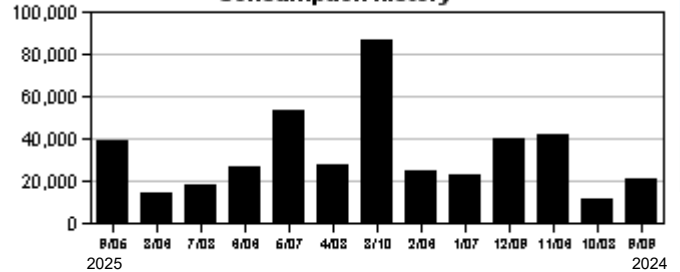
Previous Balance	\$988.22
Net Payments - Thank You	\$-963.12
Past Due Amount	\$25.10
Bill Adjustments	\$1.26
Total Account Charges	\$722.90

AMOUNT DUE	\$749.26
-------------------	-----------------

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4678710000



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



****NOTICE** THIS BALANCE REFLECTS A PAST DUE AMOUNT THAT MUST BE PAID IMMEDIATELY TO AVOID DISCONNECTION. THE DUE DATE IS FOR CURRENT CHARGES ONLY.**



LAKE ST CHARLES CDD
6801 COLONIAL LAKE DR
RIVERVIEW FL 33578-8318

440 0

DUE DATE 09/30/2025

**Auto Pay Scheduled
DO NOT PAY**



0046787100000 00000749267



Hillsborough
County Florida

VIOLATOR	LAKE ST CHARLES CLUBHOUSE
VIOLATION ADDRESS	6801 COLONIAL LAKE DR

DEFAULT SUMMARY INVOICE

INVOICE DATE: 9/17/2025

VIOLATION #	INCIDENT DATE/TIME	IN DEFAULT	FINE	TOTAL PAYMENTS	AMOUNT DUE
0404843-0004	7/22/2025 6:18:00 PM	Yes	\$75.00	\$0.00	\$75.00
0404843-0006	8/17/2025 4:22:00 PM	Yes	\$150.00	\$0.00	\$150.00
Additional Fees			\$0.00	\$0.00	\$0.00
INVOICE TOTAL					\$225.00

Checks or money orders should be made payable to:
HILLSBOROUGH COUNTY BOCC
ATTN: CITIZEN BOARDS SUPPORT
601 E Kennedy Blvd., 16th Floor
Tampa FL 33602

Please Remit Payments Within Ten (10) Business Days

Save Time - Pay Online: WWW.HCFL.GOV/CODE

IF MAILING YOUR PAYMENT PLEASE INCLUDE THE BOTTOM PORTION OF THIS INVOICE

Registration

0404843
(5169)

Remit To: Hillsborough County BOCC
CITIZEN BOARDS SUPPORT
601 E Kennedy Blvd., 16th Floor
Tampa, FL 33602

LAKE ST CHARLES CDD
6801 COLONIAL LAKE DR
RIVERVIEW FL 33578-8318

AMOUNT DUE	\$225.00
------------	----------

Violation #	Violation Notice
1st	Warning Notice
2nd	Warning Notice
3rd	\$75.00 Fine
4th	\$100.00 Fine

Violation #	Violation Notice
5th	\$150.00 Fine
6th	\$300.00 Fine
7th and over	\$500.00 Fine Per Alarm

Burglar Alarm Ordinance #04-16 states, "A response occurs when the call is entered into the Law Enforcement Agency's dispatch system regardless of whether or not a Law Enforcement Officer physically responds to the scene".

This is to notify you that payment has not been received for a past due balance for the false alarm violation(s). Enclosed, for your review and resolution, is an Invoice Summary Statement and corresponding past due invoice, detailing the statement total, which is the past due amount for the listed alarm date(s). The statement also includes the total outstanding amount, which is the total amount outstanding for all unpaid alarm violations on this registration. If payment for the statement total amount is not received within ten (10) business days from receipt of this notification, this case will be referred to the Code Enforcement Special Magistrate for a hearing for the violation of non-payment.

In accordance with FLORIDA STATUE #162 and Hillsborough County Ordinance #05-5, the Special Magistrate has the authority to require the immediate payment of fines, as well as the payment of County costs incurred. If payment is not made by the date specified at the hearing, fines up to \$5,000.00 per day may be imposed. In addition, a lien will be place on all properties owned by the property owner in questions and will accrue until all fines and County costs have been paid.

It is the owner's/occupant's responsibility to ensure the alarm system is kept in good repair. In order to prevent future false alarm occurrences and to avoid future penalties, please contact your alarm company to provide them with notification information for at least two valid KeyHolder Representatives, in addition to the Alarm User, for each Alarm Site. Also, please ensure the above location is maintained in working order and that future alarm activations are verified prior to requesting Law Enforcement.

*If you have questions, please contact the Alarm Administrator at (813) 274-6662 or email FalseAlarmAdmin@HCFL.GOV
 Appeals must be in writing and should be mailed to 2306 Falkenburg Rd., Tampa FL 33619 or emailed to FalseAlarmAdmin@HCFL.GOV
 A copy the Ordinance can be obtained from your alarm system provider or by visiting WWW.HCFL.GOV*



Hillsborough
County Florida

VIOLATOR	LAKE ST CHARLES CLUBHOUSE
VIOLATION ADDRESS	6801 COLONIAL LAKE DR

DEFAULT SUMMARY INVOICE

INVOICE DATE: 9/17/2025

VIOLATION #	INCIDENT DATE/TIME	IN DEFAULT	FINE	TOTAL PAYMENTS	AMOUNT DUE
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ATTN: CITIZEN BOARDS SUPPORT
601 E Kennedy Blvd., 16th Floor
Tampa FL 33602

Please Remit Payments Within Ten (10) Business Days

Save Time - Pay Online: WWW.HCFL.GOV/CODE

IF MAILING YOUR PAYMENT PLEASE INCLUDE THE BOTTOM PORTION OF THIS INVOICE

Registration

0404843
(5169)

Remit To: Hillsborough County BOCC
CITIZEN BOARDS SUPPORT
601 E Kennedy Blvd., 16th Floor
Tampa, FL 33602

LAKE ST CHARLES CDD
6801 COLONIAL LAKE DR
RIVERVIEW FL 33578-8318

AMOUNT DUE	\$225.00
------------	----------

Violation #	Violation Notice
1st	Warning Notice
2nd	Warning Notice
3rd	\$75.00 Fine
4th	\$100.00 Fine

Violation #	Violation Notice
5th	\$150.00 Fine
6th	\$300.00 Fine
7th and over	\$500.00 Fine Per Alarm

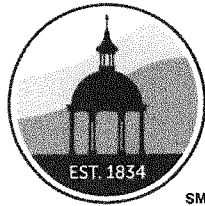
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Hillsborough County Florida

Hillsborough County Board of County Commissioners
Consumer Veterans Services
601 E Kennedy Blvd., 16th Floor
Tampa, FL 33602

SUMMARY INVOICE

Responsible Party

LAKE ST CHARLES CLUBHOUSE
6801 COLONIAL LAKE DR
RIVERVIEW FL, 33569

Registration Address

6801 COLONIAL LAKE DR
RIVERVIEW FL 33578-8318

Incident Number	Incident Date	Incident Time	SO Case Number	Charge	Payments	Count #
2250081	07/22/2025	6:18:00 PM	2025072235	\$75.00		3
2250707	08/04/2025	8:49:00 PM	2025080444	\$100.00		4
2251266	08/17/2025	4:22:00 PM	2025081729	\$150.00		5
TOTAL BALANCE DUE: \$325.00						

Save Time - Pay Online: WWW.HCFLGOV.NET/CODE

PLEASE BE ADVISED: This invoice shows charges for single incident and does not include any previous fines which may have occurred. For questions about your account, please contact the Alarm Administrator. Unpaid invoices are billed on a periodic basis

IF MAILING YOUR PAYMENT PLEASE INCLUDE THE BOTTOM PORTION OF THIS INVOICE

Please Remit Payments Within Ten (10) Business Days

Remit To: Hillsborough County Board of County Commissioners
Consumer Veterans Services
601 E Kennedy Blvd., 16th Floor, Tampa, FL 33602

Registration Number 5169
6801 COLONIAL LAKE DR
RIVERVIEW FL 33578-8318

Registration Number

5169

Incident Date 07/22/2025

Incident Time 6:18:00 PM

Please remit payment electronically to:		If paying by check, please remit to:	
Account Name:	KIMLEY-HORN AND ASSOCIATES, INC.	KIMLEY-HORN AND ASSOCIATES, INC.	
Bank Name and Address:	WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104	P.O. BOX 932520	
Account Number:	2073089159554	ATLANTA, GA 31193-2520	
ABA#:	121000248		
Please send remittance information to:	payments@kimley-horn.com		

LAKE ST. CHARLES COMMUNITY DEVELOPMENT D
ATTN: ACCOUNTS PAYABLE
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614

Federal Tax Id: 56-0885615
For Services Rendered through Jul 31, 2025

Invoice Amount: \$4,064.93

Invoice No: 145624002-0725
Invoice Date: Jul 31, 2025

Project No: 145624002
Project Name: TWO2: ADMIN SUPPORT
Project Manager: JIMENEZ, ED

Client Reference: MSA 11/8/24
TWO #02

HOURLY NOT TO EXCEED

KH Ref # 145624002.3-33036938

Description	Contract Value	Amount Billed to Date	Previous Amount Billed	Current Amount Due
TASK 2.1 - CDD BOARD MEETINGS: UNSCHEDULED	26,214.15	20,067.50	19,380.00	687.50
TASK 2.2 - MISCELLANEOUS SUPPORT SERVICES	15,411.09	13,745.00	11,195.00	2,550.00
OFFICE EXPENSE	1,914.76	1,555.38	1,406.45	148.93
Subtotal	43,540.00	35,367.88	31,981.45	3,386.43
Total HOURLY NOT TO EXCEED				3,386.43

HOURLY

KH Ref # 145624002.2-33036937

Description	Amount Billed to Date	Previous Amount Billed	Current Amount Due
DIRECT REIMBURSABLE EXPENSES	991.84	313.34	678.50
Subtotal	991.84	313.34	678.50
Total HOURLY			678.50

Total Invoice: \$4,064.93

LAKE ST. CHARLES COMMUNITY DEVELOPMENT D
ATTN: ACCOUNTS PAYABLE
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614

Invoice No: 145624002-0725
Invoice Date: Jul 31, 2025
Project No: 145624002
Project Name: TWO2: ADMIN SUPPORT
Project Manager: JIMENEZ, ED

HOURLY NOT TO EXCEED

KH Ref # 145624002.3-33036938

Group	Description	Qty Hours	Billing Rate	Current Amount Due
LABOR	ANALYST	15.0	170.00	2,550.00
	PROFESSIONAL	2.0	235.00	470.00
	SUPPORT STAFF	1.5	145.00	217.50
TOTAL LABOR		18.5		3,237.50
EXPENSES	OFFICE EXPENSE			148.93
TOTAL EXPENSES				148.93
TOTAL LABOR AND EXPENSE DETAIL				3,386.43

HOURLY

KH Ref # 145624002.2-33036937

Group	Description	Qty Hours	Billing Rate	Current Amount Due
EXPENSES	PERMITTING FEES			678.50
TOTAL EXPENSES				678.50
TOTAL LABOR AND EXPENSE DETAIL				678.50

This page is for informational purposes only. Please pay amount shown on cover page.



**Hillsborough
County** Florida

Development Services Department
601 E. Kennedy Blvd.
Tampa, Florida 33602
Phone: 813-272-5600

PAYMENT RECEIPT

Permit Number: HC-NRO-25-0000019
Permit Type: Building / Natural Resources / Other / NA
Address: 6801 Colonial Lake Dr, Tampa FL 33578

Receipt Number: 498164

Payor:

Status **Paid**

Payment Method	Ref. Number	Amount Paid	Payment Date	Comments
CC		\$590.00	07/10/2025	

Invoice #	Qty	Fee Description	Fee Amount	Paid
701722	1	EPC Fee	\$590.00	\$590.00
Total:			\$590.00	\$590.00

\$590.00 * 15% EXP Markup = \$678.50

Applicant Information: EDUARDO JIMENEZ
KIMLEY-HORN AND ASSOCIATES
201 NORTH FRANKLIN STREET
SUITE 1400
TAMPA, FLORIDA 33602

Work Description: The purpose of this project is to propose modifications that will bring the Lake Saint Charles CDD trail system into compliance with Section 4.01 of the Land Development Code.

**DESCRIPTION OF WORK
PROFESSIONAL SERVICES FOR
LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT (CDD)
TASK WORK ORDER NO. 2**

Notice to proceed was issued to Kimley-Horn on February 20, 2025. The following work activities have taken place by the Consulting team through July 31, 2025:

- Kimley-Horn (KH) contacted Hillsborough County Permitting staff to follow up on permit comments.
- KH addressed Hillsborough County Permitting comments. This included creating new plan sheets that were submitted for review.
- KH coordinated with local contractors in preparation of the Violation Correction Project.
- KH developed a timeline of expected milestone dates.
- Continuously communicated with Hillsborough County inspectors to ensure that they received the proper permit documents.

Throughout this period, Kimley-Horn coordinated internal staff for the continued production of plans and specs. Typical project management and administration of the contract occurred throughout.

Please contact me at (813) 635-5527 or Ed.Jimenez@kimley-horn.com should you have any questions or need additional information.

Sincerely,



Ed Jimenez, P.E.
Project Manager

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 353561

Bill To
Lake St Charles CDD c/o Rizzetta & Company 3434 Colwell Avenue Ste 200 Tampa, FL 33614

Date	Due Date
09/01/25	10/1/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
#300633 - Lake St. Charles CDD- Landscape Maintenance Agreement -2024 Lakeland September 2025	\$14,606.25

Grand Total \$14,606.25

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$14,606.25	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

LEAF
P.O. BOX 5066
HARTFORD, CT 06102-5066

866-219-7924

Address Service Requested

LAKE ST CHARLES COMMUNITY DEVE
ATTN: ADRIANA URBINA
6801 COLONIAL LAKE DRIVE
RIVERVIEW FL 33578-8318

Remittance Section For Advice Only

Contract Number: 100-7075461-001
Invoice Number: 18834057
Invoice Due Date: 09/02/2025
Current Invoice Due:
Total Paid By ACH on 09/02/2025: \$13.67

Payments received after 08/08/2025 are not reflected on this invoice.

For Advice Only Payment Drafted From Account on File

Condensed Invoice \$161.99

Please provide address/contact changes on the reverse side.

011007075461001000122476000188340570000013674

For Advice Only Payment Drafted From Account on File

LEAF
P.O. BOX 5066
HARTFORD, CT 06102-5066

Account Name: Lake St Charles Community Deve
Invoice Date: 08/08/2025
Invoice Due Date: 09/02/2025
Contract Number: 100-7075461-001
Invoice Number: 18834057
Total Due: \$13.67

Important Messages

MyLEAFNow Gives You More Time for What Matters Most

Focus less on bills and more on business in today's demanding environment with MyLEAFNow, where you can now sign up to have PDF invoices delivered direct to your email inbox!

With MyLEAFNow, everything you need to take control of your equipment financing is available right at your fingertips, wherever you work, on any connected device. And to make managing your equipment financing even easier, you can obtain W-9s directly from the MyLEAFNow portal!



Scan the QR code or visit www.MyLEAFNow.com to log in today.

IDENTIFICATION NUMBER	DESCRIPTION	PAYMENT	SALES/USE TAX	LATE CHARGES	TOTAL
Contract Number 100-7075461-001	Copy Star CS 2554ci Copier System INSURANCE DATE DUE 09/02/25	\$13.67			\$13.67
TOTAL PAID BY ACH ON 09/02/2025					\$13.67

Account / Contact Changes (check one)

Customer Address ☐ Billing Address ☐ Equipment Address ☐ All ☐

Please provide your new address or telephone number and return this portion with your payment. Your records will be updated on request.

Company Name: _____ Contact E-mail Address: _____

New Address: _____ City: _____ State: _____ Zip: _____

Contact Name: _____ Phone Number: _____

Fax Number: _____ Authorized Signature: _____

Contact Us:

- By Phone: 866-219-7924
- For payments by check: LEAF, P.O. BOX 5066 HARTFORD, CT 06102-5066
- For e-mail inquiries: customersupport@administration-services.com

Sample Invoice Key:

P.O. BOX 5066
HARTFORD, CT 06102-5066

Address Service Requested
Please provide address/contact changes on the reverse side.

4634000001 <B34>
JOE CUSTOMER
123 MAIN STREET
ANYTOWN, USA 12345-6789

011002345678009000123456000123456780000589620

For Advice Only Payment Drafted From Account on File

P.O. BOX 5066
HARTFORD, CT 06102-5066

Account Name: JOE CUSTOMER
Invoice Date: 03/04/2024
Invoice Due Date: PAST DUE

Contract Number: 100-1234567-001
Invoice Number: 12345678
Current Invoice Due: PAST DUE
Total Paid By ACH on 03/04/2024: \$106.16
Total Due: \$106.16

Payments received after 03/04/2024 are not reflected on this invoice.
For Advice Only Payment Drafted From Account on File

Remittance Section For Advice Only

1 Contract Number: 100-1234567-001
2 Invoice Number: 12345678
3 Invoice Due Date: PAST DUE
Current Invoice Due: PAST DUE
Total Paid By ACH on 03/04/2024: \$106.16

Payments received after 03/04/2024 are not reflected on this invoice.
For Advice Only Payment Drafted From Account on File

Important Messages

Please reference this section of the invoice for important information regarding your contract.

IDENTIFICATION NUMBER	DESCRIPTION	PAYMENT	SALES/USE TAX	LATE CHARGES	TOTAL
4 Contract Number 100-1234567-001	WATER				
	DUE DATE 05/10/23	\$49.00	\$4.08		\$53.08
	DUE DATE 06/10/23	\$49.00	\$4.08		\$53.08
PLEASE PAY THIS AMOUNT					\$106.16

If you have questions regarding your bill, or if you would like to pay by phone please give us a call and we will be happy to assist you.

- 1 **Contract Number** - Your account number. It will be helpful to have this number when calling customer service.
- 2 **Invoice Due Date** - Bill must be paid before the Due Date to avoid a late fee charge.
- 3 **Amount Paid by ACH** - The amount drafted from the account on file.
- 4 **Invoice Summary** - Information pertaining to your invoice.

Review Luis Martinez's check details

Net pay (take home) amount \$923.5

Gross pay	\$1,000.00
100 - Payroll	
Vacation	\$1,000.00
Total employee taxes	\$76.50
Federal Income Tax	\$0.00
Social Security	\$62.00
Medicare	\$14.50
Total employee deductions	\$0.00
No deductions to display	
Net pay	\$923.50
Employer liabilities	\$76.50
Employer Taxes	\$76.50
Employer Deductions	\$0.00

Review Luis Martinez's check details

Net pay (take home) amount \$11082

Gross pay	\$12,000.00
100 - Payroll	
Overtime	\$12,000.00
Total employee taxes	\$918.00
Federal Income Tax	\$0.00
Social Security	\$744.00
Medicare	\$174.00
Total employee deductions	\$0.00
No deductions to display	
Net pay	\$11,082.00
Employer liabilities	\$918.00
Employer Taxes	\$918.00
Employer Deductions	\$0.00

Prestige Wall Systems Inc
Stucco, Stone, Foam Walls, Framing , Drywall, Tile, Paint
CBC1251837

Invoice 887765
9924 azeala Bloom way 503
Riverview Fl 33578
Joe Rodrigues 813-784-2664

September 14, 2025

ATTENTION:

Lake St Charle Complex

PROPOSAL FOR PROJECT KNOWN AS:

6801 Colonial Lake Dr River view Fl 33578

TRADES TO BE PERFROMED:

1. Demolition
2. Brick Labor
3. Wall Repair

EXTERIOR SCOPE OF WORK BID AMOUNTS:

Demo	\$ 1,640.00
Brick Labor.....	\$ 7,250.00
Wall repair	\$ 1,500.00
Temp Fence requested from homeowner.....	\$ 200.00
TOTAL SCOPE OF WORK BID AMOUNT:.....	\$ 10,590.00
Payment	\$ 10,590.00
Balance.....	\$ 0.00

PAYMENT TERMS:

Balance due immediately upon completion.

PROPOSAL BID PACKAGE QUOTE PREPARED BY:

Joe Rodrigues 813-784-2664

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

Invoice

Date	Invoice #
9/2/2025	INV0000102318

Bill To:

Lake St. Charles CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
September	Upon Receipt	00751

[illegible]

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

Invoice

Date	Invoice #
8/29/2025	INV0000102368

Bill To:

Lake St. Charles CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
August	Upon Receipt	00073

[illegible]

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

Invoice

Date	Invoice #
9/1/2025	INV0000102407

Bill To:

Lake St. Charles CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
August	Upon Receipt	00073

[illegible]

INVOICE

Security Concepts of Tampa Inc.
PO Box 906
Brandon, FL 335090906

wayne@securityconceptsoftampa.co
m
+1 (813) 684-6877



Lake St. Charles Community Clubhouse

Bill to
Lake St.Charles Community Clubhouse
6801 Colonial Lake Drive
Riverview, Florida 33578

Invoice details

Invoice no.: 100144
Terms: Net 15
Invoice date: 09/15/2025
Due date: 09/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		020	4th Quarter Monitoring Oct. Nov. Dec. 2025	3	\$20.00	\$60.00
2.		020	Cellular alarm Monitoring	3	\$12.00	\$36.00

Ways to pay



Subtotal	\$96.00
Sales tax	\$7.20
Total	\$103.20

Note to customer
Thank you for your business.

View and pay

INVOICE

Security Concepts of Tampa Inc.
PO Box 906
Brandon, FL 335090906

wayne@securityconceptsoftampa.co
m
+1 (813) 684-6877



Lake St. Charles Community Clubhouse

Bill to
Lake St.Charles Community Clubhouse
6801 Colonial Lake Drive
Riverview, Florida 33578

Invoice details

Invoice no.: 61128
Terms: Net 15
Invoice date: 03/15/2025
Due date: 03/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		020	3rd Quarter Alarm Monitoring July Aug Sept 2024	3	\$20.00	\$60.00
2.		020	Cellular alarm Monitoring	3	\$12.00	\$36.00
3.			Email			\$0.00

Ways to pay



Note to customer
Thank you for your business.

Subtotal	\$96.00
Sales tax	\$7.20
Total	\$103.20

Overdue 03/30/2025

View and pay

INVOICE

Security Concepts of Tampa Inc.
PO Box 906
Brandon, FL 335090906

wayne@securityconceptsoftampa.co
m
+1 (813) 684-6877



Lake St. Charles Community Clubhouse

Bill to
Lake St.Charles Community Clubhouse
6801 Colonial Lake Drive
Riverview, Florida 33578

Invoice details

Invoice no.: 61452
Terms: Net 15
Invoice date: 06/15/2025
Due date: 06/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		020	3rd Quarter Monitoring July Aug,. Sept 2025	3	\$20.00	\$60.00
2.		020	Cellular alarm Monitoring	3	\$12.00	\$36.00

Ways to pay



Note to customer

Thank you for your business.

Subtotal	\$96.00
Sales tax	\$7.20
Total	\$103.20
Overdue	06/30/2025

View and pay



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI197146
Invoice Date: 9/1/2025

Bill

To: Lake St. Charles CDD
C/O Rizzetta & Company
6801 Colonial Lake Drive
Riverview, USA 33578
United States

Ship

To: Lake St. Charles CDD
C/O Rizzetta & Company
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Ship Via
Ship Date 9/1/2025
Due Date 10/1/2025
Terms Net 30

Customer ID 6345
P.O. Number
P.O. Date 9/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2025 - 9/30/2025 Lake St Charles Cdd-Lake-ALL		1	1	1,388.77	1,388.77

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,388.77

Subtotal: 1,388.77
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 1,388.77



LAKE ST CHARLES
C/O LAKE ST CHARLES DEVELOPMENT
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Statement Date: September 05, 2025

Amount Due: \$257.98

Due Date: September 26, 2025

Account #: 221003603224

Account Summary

Current Service Period: August 05, 2025 - September 04, 2025

Previous Amount Due	\$252.71
Payment(s) Received Since Last Statement	-\$252.71
Current Month's Charges	\$257.98

Amount Due by September 26, 2025 \$257.98

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily THMS used was **2.33% lower** than the same period last year.

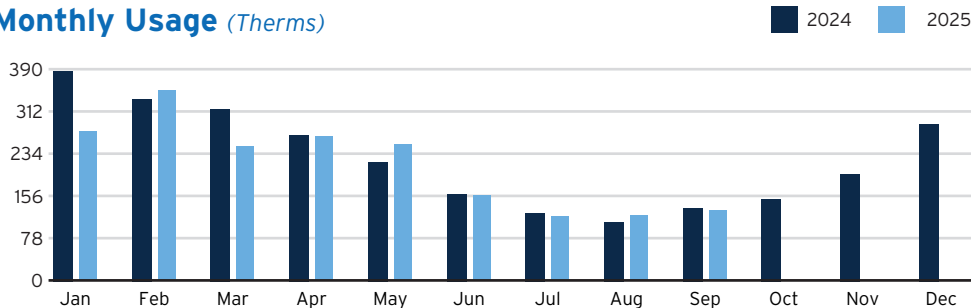


Your average daily THMS used was **10.53% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (Therms)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221003603224

Due Date: September 26, 2025



Pay your bill online at PeoplesGas.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.

Amount Due: \$257.98

Payment Amount: \$ _____

679779331038

LAKE ST CHARLES
C/O LAKE ST CHARLES DEVELOPMENT
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6797793310382210036032240000000257983



Service For:
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Account #: 221003603224
Statement Date: September 05, 2025
Charges Due: September 26, 2025

Meter Read

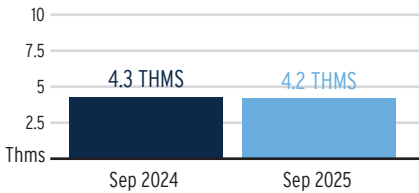
Service Period: Aug 05, 2025 - Sep 04, 2025 **Rate Schedule:** General Service 1

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AHX26127	09/04/2025	5,424	5,313	111 CCF	1.040	1.1168	128.9 Therms	31 Days

Charge Details

Natural Gas Charges		
Customer Charge		\$66.05
Distribution Charge	128.9 THMS @ \$0.53640	\$69.14
PGA	128.9 THMS @ \$0.75000	\$96.68
Florida Gross Receipts Tax		\$8.11
Natural Gas Service Cost		\$239.98
State Tax		\$18.00
Total Natural Gas Cost, Local Fees and Taxes		\$257.98

Avg THMS Used Per Day



Important Messages

Total Current Month's Charges **\$257.98**

For more information about your bill and understanding your charges, please visit [PeoplesGas.com](https://www.PeoplesGas.com)

Ways To Pay Your Bill

Bank Draft
Visit [PeoplesGas.com](https://www.PeoplesGas.com) for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at [PeoplesGas.com](https://www.PeoplesGas.com)

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](https://www.PeoplesGas.com). Convenience fee will be charged.

Phone
Toll Free: **866-689-6469**

Contact Us

Residential Customer Care:
813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

Online:
[PeoplesGas.com](https://www.PeoplesGas.com)
Phone:
Commercial Customer Care:
866-832-6249
Hearing Impaired/TTY:
7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



LAKE ST CHARLES COMM DEV
7236 BUCKS FORD DR, A
RIVERVIEW, FL 33578-8378

Statement Date: August 06, 2025

Amount Due: \$135.92

Due Date: August 27, 2025

Account #: 221005960721

DO NOT PAY. Your account will be drafted on August 27, 2025

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due	\$132.14
Payment(s) Received Since Last Statement	-\$132.14

Current Month's Charges	\$135.92
-------------------------	----------

Amount Due by August 27, 2025 \$135.92

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **8.7% higher** than the same period last year.

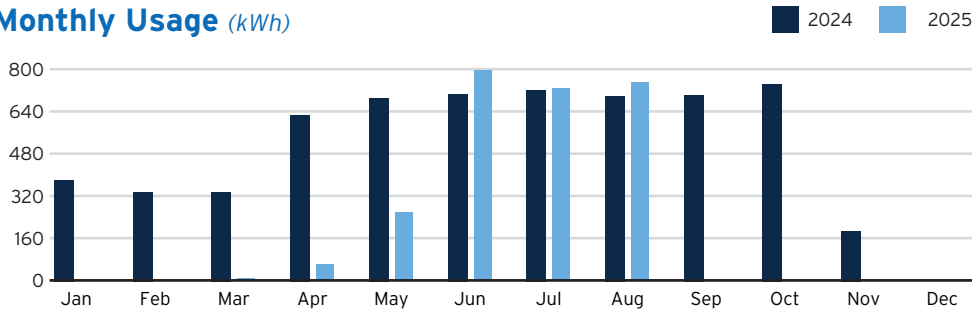


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

**Let's be honest.
You don't
need me
anymore.**



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221005960721

Due Date: August 27, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$135.92

Payment Amount: \$ _____

655088047323

Your account will be
drafted on August 27, 2025

LAKE ST CHARLES COMM DEV
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
 7236 BUCKS FORD DR
 A, RIVERVIEW, FL 33578-8378

Account #: 221005960721
 Statement Date: August 06, 2025
 Charges Due: August 27, 2025

Meter Read

Service Period: Jul 02, 2025 - Jul 31, 2025 **Rate Schedule:** General Service - Non Demand

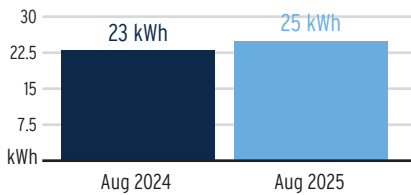
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329843	07/31/2025	31,507		30,757		750 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	750 kWh @ \$0.08641/kWh		\$64.81
Fuel Charge	750 kWh @ \$0.03391/kWh		\$25.43
Storm Protection Charge	750 kWh @ \$0.00577/kWh		\$4.33
Clean Energy Transition Mechanism	750 kWh @ \$0.00418/kWh		\$3.14
Storm Surcharge	750 kWh @ \$0.02121/kWh		\$15.91
Florida Gross Receipt Tax			\$3.40
Electric Service Cost			\$135.92

Total Current Month's Charges
 \$135.92

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
 Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source
 Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

Bank Draft
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.

In-Person
 Find list of Payment Agents at TampaElectric.com

Mail A Check
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.

All Other Correspondences:
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Credit or Debit Card
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.

Phone
 Toll Free: **866-689-6469**

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
 866-832-6249
Residential Customer Care:
 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
 7-1-1
Power Outage:
 877-588-1010
Energy-Saving Programs:
 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



LAKE ST CHARLES COMM DEV
7236 BUCKS FORD DR, A
RIVERVIEW, FL 33578-8378

Statement Date: September 05, 2025

Amount Due: \$130.75

Due Date: September 26, 2025

Account #: 221005960721

Account Summary

Current Service Period: August 01, 2025 - August 29, 2025

Previous Amount Due	\$135.92
Payment(s) Received Since Last Statement	-\$135.92
Current Month's Charges	\$130.75

Amount Due by September 26, 2025 \$130.75

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **8.7% higher** than the same period last year.

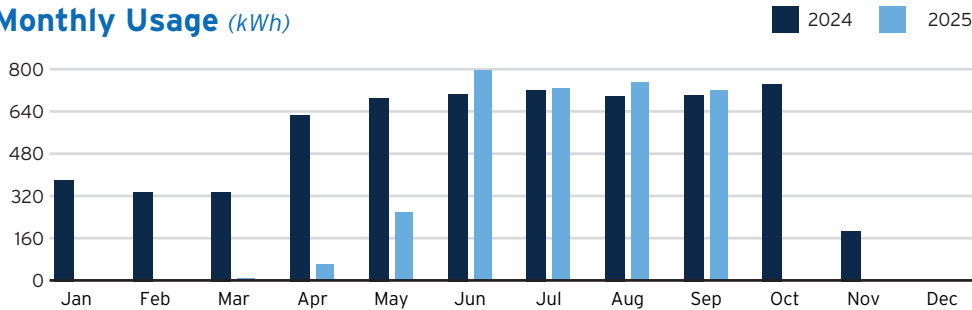


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221005960721

Due Date: September 26, 2025

Amount Due: \$130.75

Payment Amount: \$ _____

603236422727



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

LAKE ST CHARLES COMM DEV
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6032364227272210059607210000000130757



Service For:
7236 BUCKS FORD DR
A, RIVERVIEW, FL 33578-8378

Account #: 221005960721
Statement Date: September 05, 2025
Charges Due: September 26, 2025

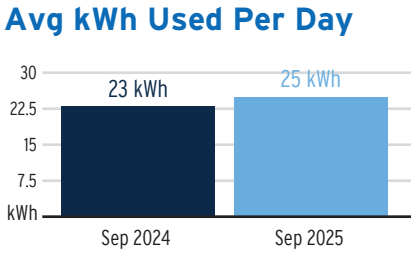
Meter Read

Service Period: Aug 01, 2025 - Aug 29, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329843	08/29/2025	32,228		31,507		721 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	721 kWh @ \$0.08641/kWh	\$62.30
	Fuel Charge	721 kWh @ \$0.03391/kWh	\$24.45
	Storm Protection Charge	721 kWh @ \$0.00577/kWh	\$4.16
	Clean Energy Transition Mechanism	721 kWh @ \$0.00418/kWh	\$3.01
	Storm Surcharge	721 kWh @ \$0.02121/kWh	\$15.29
	Florida Gross Receipt Tax		\$3.27
	Electric Service Cost		\$130.75



Important Messages

Total Current Month's Charges \$130.75

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

Bank Draft
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at TampaElectric.com

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.

Phone
Toll Free: **866-689-6469**

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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Lake St. Charles CDD

9/30/2025

Master Account #311000010257

Account #	Amount Due	Due Date	Service Address	GL Code	Obj Code
211004126325	\$ 55.22	9/18/2025	6705 Colonial Lake Dr. - Pump/Lift Station	53100	4301
211007992699	\$ 21.86	9/18/2025	10498 Lake St. Charles Blvd.	53100	4301
211007992905	\$ 260.25	9/18/2025	10101 Lake St. Charles Blvd.	53100	4301
211007993192	\$ 1,216.82	9/18/2025	10101 Lake St. Charles Blvd. - Streetlights	53100	4307
211007993416	\$ 21.02	9/18/2025	10698 Lake Saint Charles - Pump/Lift Station	53100	4301
211007993721	\$ 1,292.32	9/18/2025	6801 Colonial Lake Dr	53100	4301
211007993960	\$ 399.63	9/18/2025	10031 Remington Dr.	53100	4301
211007994158	\$ 158.68	9/18/2025	7318 Colonial Lake Dr	53100	4301
211007994448	\$ 47.48	9/18/2025	7318 Colonial Lake Dr - Pump	53100	4301
211007994695	\$ 24.36	9/18/2025	7115 Bucks Ford Dr.	53100	4301
211007994893	\$ 20.32	9/18/2025	10301 Lake St. Charles BL LG	53100	4301
211007995155	\$ 198.36	9/18/2025	10501 Lake St. Charles Blvd	53100	4301
211007995353	\$ 20.63	9/18/2025	6798 Colonial Lake Dr LGT	53100	4301
211007995601	\$ 21.87	9/18/2025	6752 Colonial Lake Dr LGT	53100	4301
211007995809	\$ 20.47	9/18/2025	6699 Colonial Lake Dr LGT	53100	4301
211007996054	\$ 20.93	9/18/2025	6652 Colonial Lake Dr	53100	4301
211007996286	\$ 20.01	9/18/2025	6916 Colonial Lake Dr LGT	53100	4301
211007996567	\$ 20.32	9/18/2025	7001 Colonial Lake Dr LGT	53100	4301
211007996765	\$ 20.63	9/18/2025	7099 Colonial Lake Dr LGT	53100	4301
211007997011	\$ 20.63	9/18/2025	6913 Colonial Lake Dr LGT	53100	4301

Total **\$ 3,881.81**

\$ 2,664.99	53100-4301	Utilities
\$ 1,216.82	53100-4307	Street Lights
	53100-4301	Credit
	53100-4307	Credit

Total **\$ 3,881.81**



LAKE ST CHARLES COMM DEV
6801 COLONIAL LAKE DR,
RIVERVIEW, FL 33578-8318

Statement Date: September 04, 2025

Amount Due: **\$3,881.81**

Due Date: September 18, 2025

Account #: 311000010257

Account Summary

Previous Amount Due	\$4,030.86
Payment(s) Received Since Last Statement	-\$4,030.86
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$3,881.81

Amount Due by September 18, 2025 \$3,881.81

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Locations With The Highest Usage



6801 COLONIAL LAKE
DR, RIVERVIEW, FL
33578-8318

**10,761
KWH**



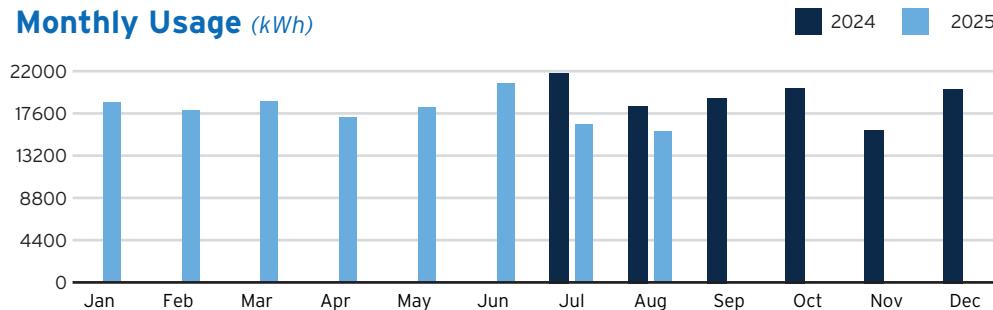
10031 REMINGTON
DR, RIVERVIEW, FL
33578-8344

**2,247
KWH**



Scan here to interact
with your bill online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



**DOWNED IS
DANGEROUS!**

If you see a downed power line,
move a safe distance away and call 911.

Visit TampaElectric.com/Safety
for more safety tips.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 311000010257

Due Date: September 18, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **\$3,881.81**

Payment Amount: \$ _____

700250003642

LAKE ST CHARLES COMM DEV
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

7002500036423110000102570000003881818

Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month

Increased Same Decreased

Service Address: 6705 COLONIAL LAKE DR, RIVERVIEW, FL 33578-0000						Sub-Account Number: 211004126325			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000816175	07/31/2025	15,399		15,196		203 kWh	1	30 Days	\$55.22
									44.1%
Service Address: 10498 LAKE SAINT CHARLES BLVD, RIVERVIEW, FL 33578-0000						Sub-Account Number: 211007992699			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000327084	07/31/2025	24,693		24,688		5 kWh	1	30 Days	\$21.86
									99.1%
Service Address: 10101 LAKE SAINT CHARLES BLVD, RIVERVIEW, FL 33578-0000						Sub-Account Number: 211007992905			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325037	07/31/2025	19,815		19,487		328 kWh	1	30 Days	\$260.25
									2.5%
Service Address: LAKE ST CHARLES BL 1, TAMPA, FL 33606-0000						Sub-Account Number: 211007993192			
Amount: \$1,216.82									

Continued on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](#)

Ways To Pay Your Bill



Bank Draft
Visit [TECOaccount.com](#) for free recurring or one time payments via checking or savings account.



In-Person
Find list of Payment Agents at [TampaElectric.com](#)



Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](#). Convenience fee will be charged.



Phone
Toll Free: **866-689-6469**

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
[TampaElectric.com](#)

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month

 Increased
  Same
  Decreased

Service Address: 10698 LAKE SAINT CHARLE, RIVERVIEW, FL 33569-0000

Sub-Account Number: 211007993416

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000552847	07/31/2025	21,058		21,058		0 kWh	1	30 Days	\$21.02
									 100.0%

Service Address: 6801 COLONIAL LAKE DR, RIVERVIEW, FL 33578-8318

Sub-Account Number: 211007993721

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000794742	07/31/2025	89,767		79,006		10,761 kWh	1	30 Days	\$1,292.32
1000794742	07/31/2025	25.3		0		25.3 kW	1	30 Days	 3.8%

Service Address: 10031 REMINGTON DR, RIVERVIEW, FL 33578-8344

Sub-Account Number: 211007993960

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000324124	07/31/2025	75,233		72,986		2,247 kWh	1	30 Days	\$399.63
									 0.4%

Service Address: 7318 COLONIAL LAKE DR, RIVERVIEW, FL 33578-0000

Sub-Account Number: 211007994158

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000347036	07/31/2025	28,006		27,189		817 kWh	1	30 Days	\$158.68
									 18.5%

Service Address: 7318 COLONIAL LAKE DR PUMP, RIVERVIEW, FL 33578-0000

Sub-Account Number: 211007994448

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000347035	07/31/2025	34,152		33,995		157 kWh	1	30 Days	\$47.48
									 7.5%

Service Address: 7115 BUCKS FORD DR, RIVERVIEW, FL 33578-8377

Sub-Account Number: 211007994695

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000329871	07/31/2025	2,651		2,619		32 kWh	1	30 Days	\$24.36
									 5.9%

Service Address: 10301 LAKE ST CHARLES BL LG, RIVERVIEW, FL 33578-0000

Sub-Account Number: 211007994893

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000343375	07/31/2025	674		668		6 kWh	1	30 Days	\$20.32
									 14.3%

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month



Increased



Same



Decreased

Service Address: 10501 LAKE ST CHARLES BLVD, RIVERVIEW, FL 33578-0000						Sub-Account Number: 211007995155			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000327189	07/31/2025	19,058		17,906		1,152 kWh	1	30 Days	\$198.36
									142.5%
Service Address: 6798 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000						Sub-Account Number: 211007995353			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325662	07/31/2025	628		620		8 kWh	1	30 Days	\$20.63
									0.0%
Service Address: 6752 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000						Sub-Account Number: 211007995601			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325668	07/31/2025	684		668		16 kWh	1	30 Days	\$21.87
									6.7%
Service Address: 6699 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000						Sub-Account Number: 211007995809			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000881416	07/31/2025	200		193		7 kWh	1	30 Days	\$20.47
									0.0%
Service Address: 6652 COLONIAL LAKE DR, RIVERVIEW, FL 33578-8385						Sub-Account Number: 211007996054			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000329568	07/31/2025	779		769		10 kWh	1	30 Days	\$20.93
									0.0%
Service Address: 6916 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000						Sub-Account Number: 211007996286			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000330312	07/31/2025	657		653		4 kWh	1	30 Days	\$20.01
									33.3%
Service Address: 7001 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000						Sub-Account Number: 211007996567			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000347026	07/31/2025	656		650		6 kWh	1	30 Days	\$20.32
									14.3%

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month

 Increased
  Same
  Decreased

Service Address: 7099 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Sub-Account Number: 211007996765

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000347027	07/31/2025	539		531		8 kWh	1	30 Days	\$20.63
									11.1%

Service Address: 6913 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Sub-Account Number: 211007997011

[illegible]

Total Current Month's Charges

\$3,881.81



Sub-Account #: 211004126325
Statement Date: 08/29/2025

Service Address: 6705 COLONIAL LAKE DR, RIVERVIEW, FL 33578-0000

Meter Read

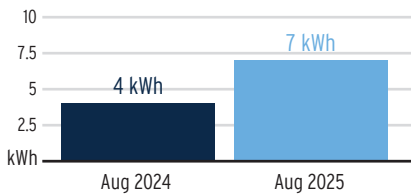
Meter Location: PUMP/LIFT STATION
Service Period: 07/02/2025 - 07/31/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000816175	07/31/2025	15,399		15,196		203 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	203 kWh @ \$0.08641/kWh		\$17.54
Fuel Charge	203 kWh @ \$0.03391/kWh		\$6.88
Storm Protection Charge	203 kWh @ \$0.00577/kWh		\$1.17
Clean Energy Transition Mechanism	203 kWh @ \$0.00418/kWh		\$0.85
Storm Surcharge	203 kWh @ \$0.02121/kWh		\$4.31
Florida Gross Receipt Tax			\$1.27
Electric Service Cost			\$50.92
State Tax			\$4.30
Total Electric Cost, Local Fees and Taxes			\$55.22

Avg kWh Used Per Day



Current Month's Electric Charges \$55.22

Billing information continues on next page ➡



Sub-Account #: 211007992699
Statement Date: 08/29/2025

Service Address: 10498 LAKE SAINT CHARLES BLVD, RIVERVIEW, FL 33578-0000

Meter Read

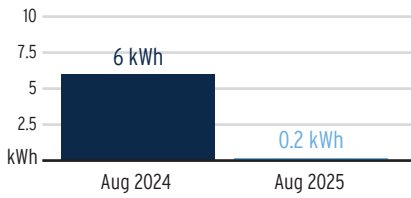
Service Period: 07/02/2025 - 07/31/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000327084	07/31/2025	24,693		24,688		5 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	5 kWh @ \$0.08641/kWh	\$0.43
Fuel Charge	5 kWh @ \$0.03391/kWh	\$0.17
Storm Protection Charge	5 kWh @ \$0.00577/kWh	\$0.03
Clean Energy Transition Mechanism	5 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	5 kWh @ \$0.02121/kWh	\$0.11
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$20.16
State Tax		\$1.70
Total Electric Cost, Local Fees and Taxes		\$21.86

Avg kWh Used Per Day



Current Month's Electric Charges **\$21.86**

Billing information continues on next page →



Sub-Account #: 211007992905
Statement Date: 08/29/2025

Service Address: 10101 LAKE SAINT CHARLES BLVD, RIVERVIEW, FL 33578-0000

Meter Read

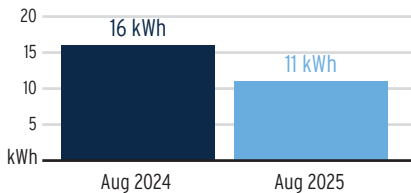
Service Period: 07/02/2025 - 07/31/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325037	07/31/2025	19,815		19,487		328 kWh	1	30 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	328 kWh @ \$0.08641/kWh		\$28.34
Fuel Charge	328 kWh @ \$0.03391/kWh		\$11.12
Storm Protection Charge	328 kWh @ \$0.00577/kWh		\$1.89
Clean Energy Transition Mechanism	328 kWh @ \$0.00418/kWh		\$1.37
Storm Surcharge	328 kWh @ \$0.02121/kWh		\$6.96
Florida Gross Receipt Tax			\$1.76
Electric Service Cost			\$70.34
State Tax			\$5.94
Total Electric Cost, Local Fees and Taxes			\$76.28

Avg kWh Used Per Day



Current Month's Electric Charges \$76.28

Billing information continues on next page →



Sub-Account #: 211007992905
Statement Date: 08/29/2025

Service Address: 10101 LAKE SAINT CHARLES BLVD, RIVERVIEW, FL 33578-0000

Service Period: 07/02/2025 - 07/31/2025 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	66 kWh @ \$0.03412/kWh	\$2.25
Fixture & Maintenance Charge	4 Fixtures	\$81.98
Lighting Pole / Wire	4 Poles	\$83.28
Lighting Fuel Charge	66 kWh @ \$0.03363/kWh	\$2.22
Storm Protection Charge	66 kWh @ \$0.00559/kWh	\$0.37
Clean Energy Transition Mechanism	66 kWh @ \$0.00043/kWh	\$0.03
Storm Surcharge	66 kWh @ \$0.01230/kWh	\$0.81
Florida Gross Receipt Tax		\$0.15
State Tax		\$12.88
Lighting Charges		\$183.97

Current Month's Electric Charges **\$183.97**

Billing information continues on next page ➡



Sub-Account #: 211007993192
Statement Date: 08/29/2025

Service Address: LAKE ST CHARLES BL 1, TAMPA, FL 33606-0000

Service Period: 07/02/2025 - 07/31/2025 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	1008 kWh @ \$0.03412/kWh	\$34.39
Fixture & Maintenance Charge	20 Fixtures	\$417.64
Lighting Pole / Wire	19 Poles	\$624.53
Lighting Fuel Charge	1008 kWh @ \$0.03363/kWh	\$33.90
Storm Protection Charge	1008 kWh @ \$0.00559/kWh	\$5.63
Clean Energy Transition Mechanism	1008 kWh @ \$0.00043/kWh	\$0.43
Storm Surcharge	1008 kWh @ \$0.01230/kWh	\$12.40
Florida Gross Receipt Tax		\$2.22
State Tax		\$85.68
Lighting Charges		\$1,216.82

Current Month's Electric Charges **\$1,216.82**

Billing information continues on next page →



Sub-Account #: 211007993416
Statement Date: 08/29/2025

Service Address: 10698 LAKE SAINT CHARLE, RIVERVIEW, FL 33569-0000

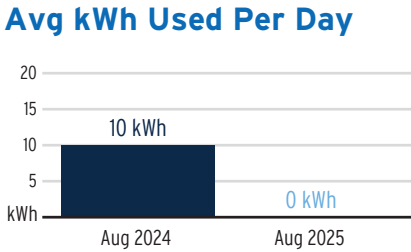
Meter Read

Meter Location: PUMP/LIFT STATION
Service Period: 07/02/2025 - 07/31/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000552847	07/31/2025	21,058		21,058		0 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Florida Gross Receipt Tax		\$0.48
	Electric Service Cost		\$19.38
	State Tax		\$1.64
	Total Electric Cost, Local Fees and Taxes		\$21.02



Current Month's Electric Charges **\$21.02**

Billing information continues on next page →



Sub-Account #: 211007993721
Statement Date: 08/29/2025

Service Address: 6801 COLONIAL LAKE DR, RIVERVIEW, FL 33578-8318

Meter Read

Service Period: 07/02/2025 - 07/31/2025 Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000794742	07/31/2025	89,767		79,006		10,761 kWh	1	30 Days
1000794742	07/31/2025	25.3		0		25.3 kW	1	30 Days

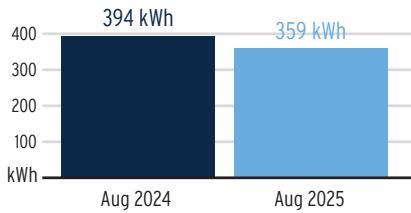
Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$1.06000		\$31.80
Billing Demand Charge	25 kW @ \$18.07000/kW		\$451.75
Energy Charge	10,761 kWh @ \$0.00773/kWh		\$83.18
Fuel Charge	10,761 kWh @ \$0.03391/kWh		\$364.91
Capacity Charge	25 kW @ \$0.30000/kW		\$7.50
Storm Protection Charge	25 kW @ \$2.08000/kW		\$52.00
Energy Conservation Charge	25 kW @ \$0.93000/kW		\$23.25
Environmental Cost Recovery	10,761 kWh @ \$0.00068/kWh		\$7.32
Clean Energy Transition Mechanism	25 kW @ \$1.15000/kW		\$28.75
Storm Surcharge	10,761 kWh @ \$0.01035/kWh		\$111.38
Florida Gross Receipt Tax			\$29.79
Electric Service Cost			\$1,191.63
State Tax			\$100.69
Total Electric Cost, Local Fees and Taxes			\$1,292.32

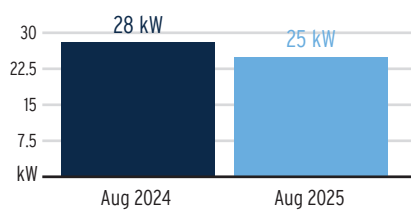
Current Month's Electric Charges \$1,292.32

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.



Sub-Account #: 211007993960
Statement Date: 08/29/2025

Service Address: 10031 REMINGTON DR, RIVERVIEW, FL 33578-8344

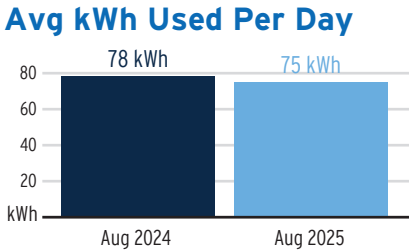
Meter Read

Meter Location: Pump
Service Period: 07/02/2025 - 07/31/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000324124	07/31/2025	75,233		72,986		2,247 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	2,247 kWh @ \$0.08641/kWh	\$194.16
	Fuel Charge	2,247 kWh @ \$0.03391/kWh	\$76.20
	Storm Protection Charge	2,247 kWh @ \$0.00577/kWh	\$12.97
	Clean Energy Transition Mechanism	2,247 kWh @ \$0.00418/kWh	\$9.39
	Storm Surcharge	2,247 kWh @ \$0.02121/kWh	\$47.66
	Florida Gross Receipt Tax		\$9.21
	Electric Service Cost		\$368.49
	State Tax		\$31.14
	Total Electric Cost, Local Fees and Taxes		\$399.63



Current Month's Electric Charges **\$399.63**

Billing information continues on next page →



Sub-Account #: 211007994158
Statement Date: 08/29/2025

Service Address: 7318 COLONIAL LAKE DR, RIVERVIEW, FL 33578-0000

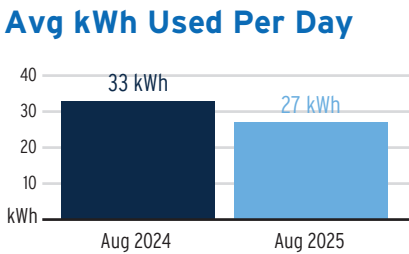
Meter Read

Service Period: 07/02/2025 - 07/31/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347036	07/31/2025	28,006		27,189		817 kWh	1	30 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	817 kWh @ \$0.08641/kWh		\$70.60
Fuel Charge	817 kWh @ \$0.03391/kWh		\$27.70
Storm Protection Charge	817 kWh @ \$0.00577/kWh		\$4.71
Clean Energy Transition Mechanism	817 kWh @ \$0.00418/kWh		\$3.42
Storm Surcharge	817 kWh @ \$0.02121/kWh		\$17.33
Florida Gross Receipt Tax			\$3.66
Electric Service Cost			\$146.32
State Tax			\$12.36
Total Electric Cost, Local Fees and Taxes			\$158.68



Current Month's Electric Charges **\$158.68**

Billing information continues on next page →



Sub-Account #: 211007994448
Statement Date: 08/29/2025

Service Address: 7318 COLONIAL LAKE DR PUMP, RIVERVIEW, FL 33578-0000

Meter Read

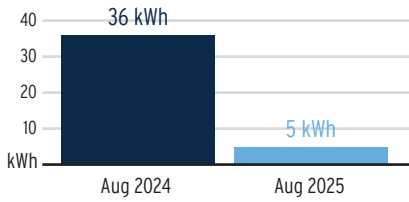
Service Period: 07/02/2025 - 07/31/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347035	07/31/2025	34,152		33,995		157 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	157 kWh @ \$0.08641/kWh	\$13.57
Fuel Charge	157 kWh @ \$0.03391/kWh	\$5.32
Storm Protection Charge	157 kWh @ \$0.00577/kWh	\$0.91
Clean Energy Transition Mechanism	157 kWh @ \$0.00418/kWh	\$0.66
Storm Surcharge	157 kWh @ \$0.02121/kWh	\$3.33
Florida Gross Receipt Tax		\$1.09
Electric Service Cost		\$43.78
State Tax		\$3.70
Total Electric Cost, Local Fees and Taxes		\$47.48

Avg kWh Used Per Day



Current Month's Electric Charges \$47.48

Billing information continues on next page →



Sub-Account #: 211007994695
Statement Date: 08/29/2025

Service Address: 7115 BUCKS FORD DR, RIVERVIEW, FL 33578-8377

Meter Read

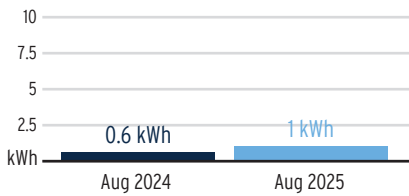
Meter Location: Lite
Service Period: 07/02/2025 - 07/31/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329871	07/31/2025	2,651		2,619		32 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	32 kWh @ \$0.08641/kWh	\$2.77
	Fuel Charge	32 kWh @ \$0.03391/kWh	\$1.09
	Storm Protection Charge	32 kWh @ \$0.00577/kWh	\$0.18
	Clean Energy Transition Mechanism	32 kWh @ \$0.00418/kWh	\$0.13
	Storm Surcharge	32 kWh @ \$0.02121/kWh	\$0.68
	Florida Gross Receipt Tax		\$0.61
	Electric Service Cost		\$24.36

Avg kWh Used Per Day



Current Month's Electric Charges \$24.36

Billing information continues on next page →



Sub-Account #: 211007994893
Statement Date: 08/29/2025

Service Address: 10301 LAKE ST CHARLES BL LG, RIVERVIEW, FL 33578-0000

Meter Read

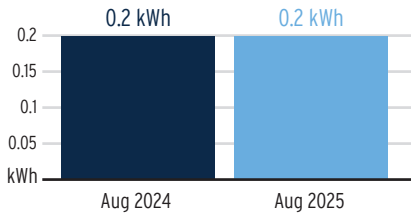
Service Period: 07/02/2025 - 07/31/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000343375	07/31/2025	674		668		6 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	6 kWh @ \$0.08641/kWh	\$0.52
Fuel Charge	6 kWh @ \$0.03391/kWh	\$0.20
Storm Protection Charge	6 kWh @ \$0.00577/kWh	\$0.03
Clean Energy Transition Mechanism	6 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	6 kWh @ \$0.02121/kWh	\$0.13
Florida Gross Receipt Tax		\$0.51
Electric Service Cost		\$20.32

Avg kWh Used Per Day



Current Month's Electric Charges **\$20.32**

Billing information continues on next page →



Sub-Account #: 211007995155
Statement Date: 08/29/2025

Service Address: 10501 LAKE ST CHARLES BLVD, RIVERVIEW, FL 33578-0000

Meter Read

Service Period: 07/02/2025 - 07/31/2025 Rate Schedule: General Service - Non Demand

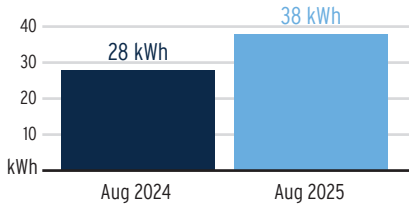
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000327189	07/31/2025	19,058		17,906		1,152 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,152 kWh @ \$0.08641/kWh	\$99.54
Fuel Charge	1,152 kWh @ \$0.03391/kWh	\$39.06
Storm Protection Charge	1,152 kWh @ \$0.00577/kWh	\$6.65
Clean Energy Transition Mechanism	1,152 kWh @ \$0.00418/kWh	\$4.82
Storm Surcharge	1,152 kWh @ \$0.02121/kWh	\$24.43
Florida Gross Receipt Tax		\$4.96
Electric Service Cost		\$198.36

Avg kWh Used Per Day



Current Month's Electric Charges **\$198.36**

Billing information continues on next page →



Sub-Account #: 211007995353
Statement Date: 08/29/2025

Service Address: 6798 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Meter Read

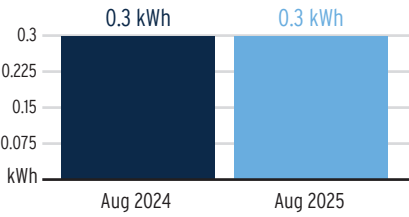
Service Period: 07/02/2025 - 07/31/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325662	07/31/2025	628		620		8 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	8 kWh @ \$0.08641/kWh	\$0.69
Fuel Charge	8 kWh @ \$0.03391/kWh	\$0.27
Storm Protection Charge	8 kWh @ \$0.00577/kWh	\$0.05
Clean Energy Transition Mechanism	8 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	8 kWh @ \$0.02121/kWh	\$0.17
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.63

Avg kWh Used Per Day



Current Month's Electric Charges \$20.63

Billing information continues on next page →



Sub-Account #: 211007995601
Statement Date: 08/29/2025

Service Address: 6752 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Meter Read

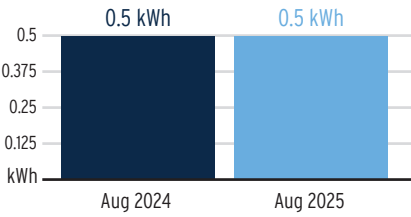
Service Period: 07/02/2025 - 07/31/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325668	07/31/2025	684		668		16 kWh	1	30 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	16 kWh @ \$0.08641/kWh		\$1.38
Fuel Charge	16 kWh @ \$0.03391/kWh		\$0.54
Storm Protection Charge	16 kWh @ \$0.00577/kWh		\$0.09
Clean Energy Transition Mechanism	16 kWh @ \$0.00418/kWh		\$0.07
Storm Surcharge	16 kWh @ \$0.02121/kWh		\$0.34
Florida Gross Receipt Tax			\$0.55
Electric Service Cost			\$21.87

Avg kWh Used Per Day



Current Month's Electric Charges **\$21.87**

Billing information continues on next page →



Sub-Account #: 211007995809
Statement Date: 08/29/2025

Service Address: 6699 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Meter Read

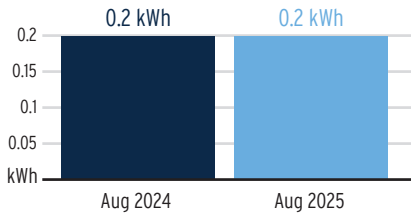
Service Period: 07/02/2025 - 07/31/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000881416	07/31/2025	200		193		7 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	7 kWh @ \$0.08641/kWh	\$0.60
Fuel Charge	7 kWh @ \$0.03391/kWh	\$0.24
Storm Protection Charge	7 kWh @ \$0.00577/kWh	\$0.04
Clean Energy Transition Mechanism	7 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	7 kWh @ \$0.02121/kWh	\$0.15
Florida Gross Receipt Tax		\$0.51
Electric Service Cost		\$20.47

Avg kWh Used Per Day



Current Month's Electric Charges **\$20.47**

Billing information continues on next page →



Sub-Account #: 211007996054
Statement Date: 08/29/2025

Service Address: 6652 COLONIAL LAKE DR, RIVERVIEW, FL 33578-8385

Meter Read

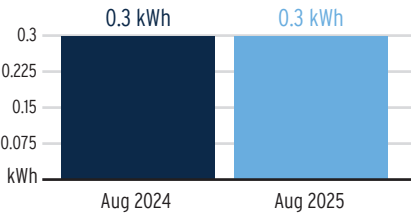
Service Period: 07/02/2025 - 07/31/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329568	07/31/2025	779		769		10 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	10 kWh @ \$0.08641/kWh	\$0.86
Fuel Charge	10 kWh @ \$0.03391/kWh	\$0.34
Storm Protection Charge	10 kWh @ \$0.00577/kWh	\$0.06
Clean Energy Transition Mechanism	10 kWh @ \$0.00418/kWh	\$0.04
Storm Surcharge	10 kWh @ \$0.02121/kWh	\$0.21
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.93

Avg kWh Used Per Day



Current Month's Electric Charges **\$20.93**

Billing information continues on next page →



Sub-Account #: 211007996286
Statement Date: 08/29/2025

Service Address: 6916 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

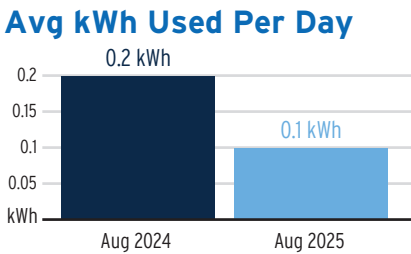
Meter Read

Service Period: 07/02/2025 - 07/31/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000330312	07/31/2025	657		653		4 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	4 kWh @ \$0.08641/kWh	\$0.35
Fuel Charge	4 kWh @ \$0.03391/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00577/kWh	\$0.02
Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$20.01



Current Month's Electric Charges **\$20.01**

Billing information continues on next page →



Sub-Account #: 211007996567
Statement Date: 08/29/2025

Service Address: 7001 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Meter Read

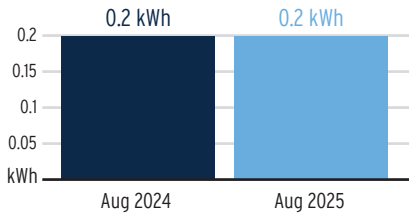
Service Period: 07/02/2025 - 07/31/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347026	07/31/2025	656		650		6 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	6 kWh @ \$0.08641/kWh	\$0.52
Fuel Charge	6 kWh @ \$0.03391/kWh	\$0.20
Storm Protection Charge	6 kWh @ \$0.00577/kWh	\$0.03
Clean Energy Transition Mechanism	6 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	6 kWh @ \$0.02121/kWh	\$0.13
Florida Gross Receipt Tax		\$0.51
Electric Service Cost		\$20.32

Avg kWh Used Per Day



Current Month's Electric Charges **\$20.32**

Billing information continues on next page →



Sub-Account #: 211007996765
Statement Date: 08/29/2025

Service Address: 7099 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Meter Read

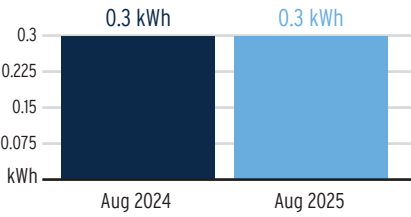
Service Period: 07/02/2025 - 07/31/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347027	07/31/2025	539		531		8 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	8 kWh @ \$0.08641/kWh	\$0.69
Fuel Charge	8 kWh @ \$0.03391/kWh	\$0.27
Storm Protection Charge	8 kWh @ \$0.00577/kWh	\$0.05
Clean Energy Transition Mechanism	8 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	8 kWh @ \$0.02121/kWh	\$0.17
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.63

Avg kWh Used Per Day



Current Month's Electric Charges **\$20.63**

Billing information continues on next page →



Sub-Account #: 211007997011
Statement Date: 08/29/2025

Service Address: 6913 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Meter Read

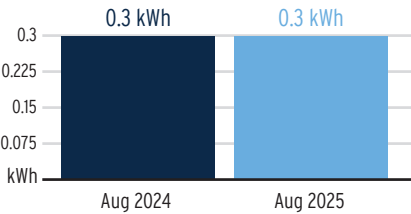
Service Period: 07/02/2025 - 07/31/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000331067	07/31/2025	583		575		8 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	8 kWh @ \$0.08641/kWh		\$0.69
Fuel Charge	8 kWh @ \$0.03391/kWh		\$0.27
Storm Protection Charge	8 kWh @ \$0.00577/kWh		\$0.05
Clean Energy Transition Mechanism	8 kWh @ \$0.00418/kWh		\$0.03
Storm Surcharge	8 kWh @ \$0.02121/kWh		\$0.17
Florida Gross Receipt Tax			\$0.52
Electric Service Cost			\$20.63

Avg kWh Used Per Day



Current Month's Electric Charges \$20.63

Total Current Month's Charges \$3,881.81

Remit To

TIGRIS Aquatic Services LLC
P.O. Box 749738
Atlanta, GA 30374-9738
cstack@tigrisusa.com
727-323-6068

**Invoice: 4162665**

Invoice Date: 09/01/2025
Due Date: 10/01/2025

Balance Due: \$922.00

Bill To

Lake St. Charles
3434 Colwell Avenue
Lake St. Charles CDD Ste. 200
Tampa, Florida 33614

Customer: Lake St. Charles

6801 Colonial Lake Drive
Riverview, Florida 33578

Description	Unit Price	Qty	Amount
Lake St Charles Blvd Fountain			
3400 J Fountain Motor Only, 3/4HP, 120V, 1PH, No Float, No Control Panel, 5 Patterns, w/ 3' Stub Cord, male half of Quick Disconnect ONLY 3/4HP 120V Motor	\$1,394.00	0.5	\$697.00
Fountain/Aeration Repair & Maintenance Labor to install 3/4 HP replacement motor	\$450.00	0.5	\$225.00

Summary

Subtotal: \$922.00

Total Due: \$922.00

Payment

Balance Due: \$922.00

Terms & Conditions

ACH Remittance:
Live Oak Bank
Account Type: Checking
Account Number: 3048334
Routing Number: 053112916

Email remittance advice to: remittance@tigrisusa.com

Remit To

TIGRIS Aquatic Services LLC
P.O. Box 749738
Atlanta, GA 30374-9738
cstack@tigrisusa.com
727-323-6068

**Invoice: 4203157**

Invoice Date: 09/10/2025
Due Date: 10/10/2025

Balance Due: \$3,559.55

Bill To

Lake St. Charles
3434 Colwell Avenue
Lake St. Charles CDD Ste. 200
Tampa, Florida 33614

Customer: Lake St. Charles

6801 Colonial Lake Drive
Riverview, Florida 33578

Description	Unit Price	Qty	Amount
Fountain behind pool			
5 HP 230 Volt Single Phase Motor (3 Wire) 6 Inch 5 HP 230 Volt Single Phase Motor	\$2,444.70	0.5	\$1,222.35
6 Inch 5HP 300GPM 1STG Pump End 5 HP Pump - 6 inch	\$2,406.40	0.5	\$1,203.20
8-3 flat with ground (4 Conductor) 250' 8/3 Motor Cable	\$4.27	125	\$534.00
Fountain/Aeration Repair & Maintenance Labor to install new motor, pump and cable	\$1,200.00	0.5	\$600.00

Summary

Subtotal: \$3,559.55

Total Due: \$3,559.55

Payment

Balance Due: \$3,559.55

Terms & Conditions

ACH Remittance:
Live Oak Bank
Account Type: Checking
Account Number: 3048334
Routing Number: 053112916

Email remittance advice to: remittance@tigrisusa.com

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
3/16/25-3/16/25	LAKE ST CHARLES CDD	
Billing Date	Sales Rep	Customer Account
3/18/2025	Jill Harrison	TB105743
Total Amount Due	Invoice Number	
\$343.00	28574-031625	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
3/16/25	3/16/25	28574	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	ITB District Management Services Affidavit Fee	2	1.00x32.00 L	\$341.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
3/16/25-3/16/25	LAKE ST CHARLES CDD	
Billing Date	Sales Rep	Customer Account
3/18/2025	Jill Harrison	TB105743
Total Amount Due	Invoice Number	
\$343.00	28574-031625	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

LAKE ST CHARLES CDD
6801 COLONIAL LAKE DRIVE
RIVERVIEW, FL 33578

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

28574

Tampa Bay Times

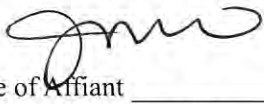
Published Daily

STATE OF FLORIDA } ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter ITB District Management Services was published in said newspaper by print in the issues of 03/16/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


Signature of Affiant _____

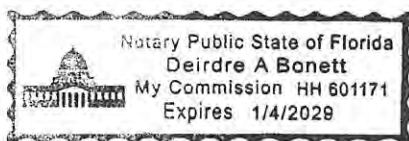
Sworn to and subscribed before me this **03/16/2025**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____





PUBLIC NOTICE

NOTICE TO CDD MANAGEMENT FIRMS INVITATIONS TO BID CDD DISTRICT MANAGEMENT AND PROPERTY MANAGEMENT SERVICES

The Lake St. Charles Community Development District ("the District") located at 6801 Colonial Lake Drive, Riverview, FL 33578, is seeking the services of a Professional CDD Management Firm to provide a bid for District Management and District Property Management Services.

The minimum requirements and scope of services and selection criteria are stated in the Lake St. Charles Community Development District's Invitation to Bid for CDD District Management and Property Management Services posted on the www.lakestcharles.org website, by contacting the District Manager e-mail at districtmgr@lakestcharles.org, or call (813) 741-9768 to receive an electronic copy.

Those firms interested in being considered are instructed to submit an electronic copy of the bid document the District's General Counsel at erica@cityattorneys.legal no later than 2:00 p.m. E.D.T., April 10, 2025.

On the **16th Day of March 2025** this Notice for Invitations to Bid, District Management and Property Management Services, was published in the Hillsborough County Version of the Tampa Bay Times.
3/16/2025 (28574h)

INVOICE

TOTAL COMMUNITY
MAINTENANCE LLC
29642 Birds Eye Dr
Wesley Chapel, FL 33543-9519

samogden@tcmaintenance.org
+1 (813) 466-4210
tcmaintenance.org



Bill to
Lake St. Charles
6801 Colonial Lake Drive
Riverview, FI

Invoice details

Invoice no.: 8068
Terms: Due on receipt
Invoice date: 09/02/2025
Due date: 09/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Monthly invoice regarding all community dog stations and waste receptacles. Included also in this estimate are janitorial services that will be offered as a bonus to provided service agreement regarding dog/waste services. 1. Dog stations and waste receptacles: 15 each totaling 30. Twice weekly, we will empty contents of all stations. Provide new liners and hand bags at service providers expense. All trash and waste will be collected and removed from property. 2. Janitorial services: These services reflect only restrooms, four in all. Two men's and two women's. Sweep and mop floors. Wipe down all items, toilets, urinals, mirrors, faucets and light switches. In addition, service provider will maintain and supply all toilet paper, hand towels, and hand soap. These services will be added at no additional cost for incentive in agreement of dog station services. Services for all will commence twice weekly.	1	\$1,200.00	\$1,200.00

Fees: Dog/waste stations, labor, fuel, insurance (WC and GL) and all materials, will be a flat fee of \$1200 billed once monthly at the 1st of each month.

The breakdown is \$10 per each dog and waste station, which equates to \$300 weekly, \$1200 monthly.

Total	\$1,200.00
-------	------------



INVOICE

Invoice # 6286
Date: 07/01/2025
Due On: 07/31/2025

Trask Daigneault, LLP

1001 S. Fort Harrison Ave, Suite 201
Clearwater, Florida 33756
Tax ID: 59-3642714

Lake St. Charles Community Development District
Rizzetta & Company
3434 Colwell Ave., Ste 200
Tampa, FL 33614

04545-Lake St. Charles/CDD

Lake St. Charles/CDD

Type	Date	Attorney	Notes	Quantity	Rate	Total
Service	06/01/2025	EFA	Receipt and review of email from District Manager with attached agenda packet for upcoming meeting.	0.40	\$285.00	\$114.00
Service	06/02/2025	EFA	Draft and preparation of email to Taylor Neilsen regarding Inframark proposal.	0.10	\$285.00	\$28.50
Service	06/02/2025	EFA	Receipt and review of email from District Manager regarding email from resident regarding reimbursement of legal fees for District Manager with attachments.	0.50	\$285.00	\$142.50
Service	06/02/2025	EFA	Receipt and review of email from Kristina Rudez with Egis insurance regarding bonding and coverage.	0.10	\$285.00	\$28.50
Service	06/03/2025	EFA	Draft and preparation of email to Kristina Rudez regarding bonding and coverage.	0.10	\$285.00	\$28.50
Service	06/03/2025	EFA	Receipt and review of email from Supervisor Marshall with email from resident; respond to same.	0.20	\$285.00	\$57.00
Service	06/03/2025	EFA	Preparation for, travel to and from, and attendance at regular meeting of the District.	7.10	\$285.00	\$2,023.50
Service	06/05/2025	EFA	Receipt and review of email from Chair Gianakos regarding facebook post.	0.20	\$285.00	\$57.00

Service	06/05/2025	EFA	Receipt and review of email from Chair Gianakos regarding contract with Erin Jackson; respond to same.	0.20	\$285.00	\$57.00
Service	06/09/2025	EFA	Receipt and review of email from Chair Gianakos regarding district phones not being answered and club house closure; respond to same.	0.20	\$285.00	\$57.00
Service	06/10/2025	EFA	Receipt and review of email from Supervisor Turinsky regarding district bond; respond to same.	0.20	\$285.00	\$57.00
Service	06/13/2025	EFA	Receipt and review of CM/ECF filing with endorsed order granting District's Motion for Extension of Time to Respond to Plaintiff's Complaint.	0.10	\$285.00	\$28.50
Quantity Subtotal						9.4

Time Keeper	Position	Quantity	Rate	Total
Erica Augello	Partner	9.4	\$285.00	\$2,679.00
Quantity Total				9.4
Subtotal				\$2,679.00
Total				\$2,679.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6286	07/31/2025	\$2,679.00	\$0.00	\$2,679.00
Outstanding Balance				\$2,679.00
Total Amount Outstanding				\$2,679.00

Please make all amounts payable to: Trask Daigneault, LLP

Please pay within 30 days.

Lake St. Charles CDD
Valley Credit Card (No Limit)
8/31/2025

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Clubhouse	Clubhouse	Clubhouse
				Maintenance & Repair	Pool Repair & Maintenance	Office Supplies
				001-57200- 4647	001-57200-4717	001-57200- 5101
Date	Vendor Name	Description	Amount			
08/01/25		Beginning Balance	0.00			
08/21/25	Amazon	Office Supplies	(42.48)			(42.48)
08/21/25	Amazon	Door Cabinet	(119.39)			(119.39)
08/21/25	Amazon	Janitorial Supplies	(30.99)	(30.99)		
08/21/25	Amazon	ID Cards	(19.99)			(19.99)
08/21/25	Amazon	Business Cards	(30.00)			(30.00)
08/25/25	Amazon	Pool Supplies, Office Supplies, Emergency Kit	(106.06)		(27.97)	(78.09)
08/25/25	Amazon	(4) Drain Grates	(104.20)	(104.20)		
08/26/25	Amazon	Air Filters	(67.98)	(67.98)		
08/26/25	Amazon	Flash Drive	(22.46)			(22.46)
08/26/25	Amazon	(2) Pool Signs	(76.34)	(76.34)		
08/26/25	Amazon	File Folders	(7.99)			(7.99)
08/28/25	Amazon	Spa Sign	(43.25)	(43.25)		
08/28/25	Amazon	Office Supplies - Return	24.49			24.49
08/28/25	Amazon	Paper Cutter	(34.95)			(34.95)
	TOTAL	001-10102	(681.59)	(322.76)	(27.97)	(330.86)

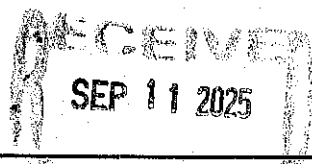
Replenishments

0.00

8/31/2025

Ending Balance

(681.59)



0 LAKE ST CHARLES 0

Account Number: XXXX XXXX XXXX 4869

ACCOUNT SUMMARY

Credit Limit
Credit Available
Statement Closing Date August 31, 2025
Days in Billing Cycle 11
Previous Balance \$0.00
Payments & Credits \$24.49
Purchases & Other Charges \$706.08
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$681.59

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance \$681.59
Minimum Payment Due \$681.59
Payment Due Date September 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
		DAVID ESKRA	TOTAL XXXXXXXXXXXX 5814 \$681.59	
08/21	08/21	55432867961ELQEH0	AMAZON MKTPL*YY5BZ29U3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	42.48
08/21	08/21	55432867961E6DVLE	AMAZON MKTPL*VR80K9RC3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	119.39
08/21	08/21	55432867961E6J9JT	AMAZON.COM*6D87R8E53 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	30.99
08/21	08/21	55432887961ME9SQ7	AMAZON MKTPL*W16BI24W3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	19.99
08/21	08/21	823050979EHNS0B1S	CANVA*104615-64891213 CAMDEN DE MCC: 7333 MERCHANT ZIP:	30.00
08/25	08/25	55432867D62YPR9HT	AMAZON MKTPL*SW0GC5TR3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	106.06
08/26	08/26	55432867E63292DXM	AMAZON.COM*ND89S7993 AMZN.COM/BILL WA	104.20

Transactions continued on next page

1080 0001 TVH 001 7 31 250831 0 PAGE 1 of 2 10 1515 0000 BASE 406

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Account Number: XXXX XXXX XXXX 4869
Payment Due Date September 25, 2025
New Balance \$681.59
Minimum Payment Due \$681.59
Past Due Amount \$0.00

Make Check
Payable to:

Amount Enclosed:

\$

0 LAKE ST CHARLES 0
LAKE ST CHARLES COMMUNITY DEVELOPM
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

406

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716



00068159000681596

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
08/26	08/26	55432867E63317APN	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*SM4TB3963 AMZN.COM/BILL WA	67.98
08/26	08/26	55432867E63465D4J	MCC: 5942 MERCHANT ZIP: AMAZON.COM*CF6SA6KN3 AMZN.COM/BILL WA	22.46
08/26	08/26	55432867E636TBMWS	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*QC2BE4KU3 AMZN.COM/BILL WA	76.34
08/26	08/26	55432867E637YPW53	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*FC0U80LT3 AMZN.COM/BILL WA	7.99
08/28	08/28	55432867G5SBYM7RT	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*DR9PQ3AC3 AMZN.COM/BILL WA	43.25
08/28	08/28	55432867G5SKW2KBT	MCC: 5942 MERCHANT ZIP: AMAZON MKTPLACE PMTS AMZN.COM/BIL CREDIT	24.49
08/28	08/28	55432867G5SL99RZ0	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*AB4T723Y3 AMZN.COM/BILL WA	34.95
			MCC: 5942 MERCHANT ZIP:	

IMPORTANT ACCOUNT INFORMATION

\$0 - \$681.59 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 09/25/25. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$0.00	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.70	\$0-\$500,000 = 0.25%
New Cashback Balance	\$1.70	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Aug 2026	\$1,500,001-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	11	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988.

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.



Final Details for Order #113-1337701-2081001

Order Placed: August 20, 2025

Amazon.com order number: 113-1337701-2081001

Order Total: \$42.48

Shipped on August 20, 2025	
Items Ordered	Price
1 of: 4 Pcs Metal Clipboards with Pen Holder 12 x 9 Inch Black Clip Board with Profile Clip Standard A4 Letter Size Plastic Clipboard Hanging Pen Holder Storage Clipboard for School Students Office Work Sold by: Wilgera (seller profile) Condition: New	\$17.99
1 of: DAXSMY 14 Inch Wall Clock Large Battery Operated Big Silent Non Ticking Analog Clock Decorative for Living Room Office K Kitchen Outdoor Classroom Bedroom Bathroom School(Black) Sold by: DAS-US (seller profile) Business Price Condition: New	\$24.49
Shipping Address: David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Item(s) Subtotal: \$42.48 Shipping & Handling: \$0.00 ----- Total before tax: \$42.48 Sales Tax: \$0.00 -----
Shipping Speed: Delivery in fewer trips to your address	Total for This Shipment: \$42.48 -----

Payment information	
Payment Method: MasterCard Last digits: 5814	Item(s) Subtotal: \$42.48 Shipping & Handling: \$0.00 -----
Billing address David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Total before tax: \$42.48 Estimated Tax: \$0.00 ----- Grand Total: \$42.48
Credit Card transactions	MasterCard ending in 5814: August 21, 2025: \$42.48

To view the status of your order, return to [Order Summary](#) .

Items Ordered		Price
1 of: <i>Getmorv 100 PCS 125KHz RFID Proximity ID Cards with Slot Hole Punch Key Token Tag Card for Entry Access Control System f</i> <i>or Electronic Door Cabinet Lock EM4100 TK4100, Read Only</i> Sold by: Getmorv (seller profile) Condition: New		\$19.99
Shipping Address: David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States		Item(s) Subtotal: \$19.99 Shipping & Handling: \$0.00 ----- Total before tax: \$19.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery		Total for This Shipment: \$19.99 -----

Payment information	
Payment Method: MasterCard Last digits: 5814	Item(s) Subtotal: \$139.38 Shipping & Handling: \$0.00 -----
Billing address David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Total before tax: \$139.38 Estimated Tax: \$0.00 ----- Grand Total: \$139.38
Credit Card transactions	MasterCard ending in 5814: August 21, 2025: \$19.99 MasterCard ending in 5814: August 20, 2025: \$119.39

To view the status of your order, return to [Order Summary](#) .

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Final Details for Order #113-0336607-0913016

Order Placed: August 20, 2025

Amazon.com order number: 113-0336607-0913016

Order Total: \$30.99

Shipped on August 20, 2025

Items Ordered

1 of: Bounty Quick-Size Paper Towels, White, 8 Family Triple Rolls = 27 Regular Rolls

Sold by: Amazon.com

Condition: New

Price

\$30.99

Shipping Address:

David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal: \$30.99

Shipping & Handling: \$0.00

Total before tax: \$30.99

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$30.99

Payment information

Payment Method:

MasterCard | Last digits: 5814

Item(s) Subtotal: \$30.99

Shipping & Handling: \$0.00

Billing address

David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Total before tax: \$30.99

Estimated Tax: \$0.00

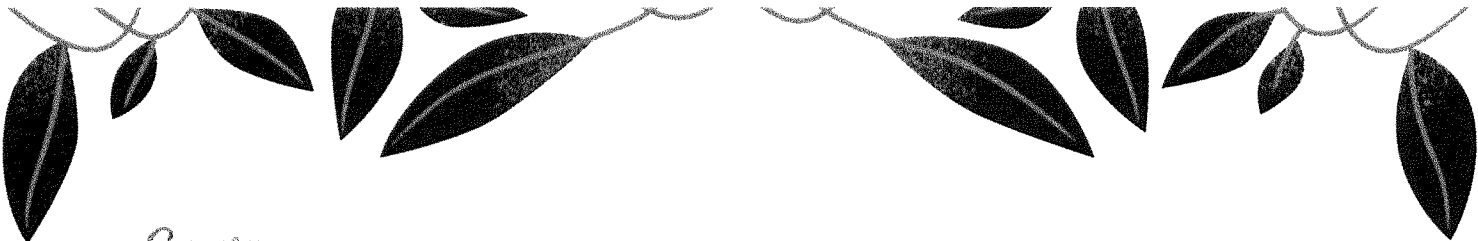
Grand Total: \$30.99

Credit Card transactions

MasterCard ending in 5814: August 20, 2025: \$30.99

To view the status of your order, return to [Order Summary](#).

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Tax Invoice

Invoice Date
August 21, 2025

Invoice no.
04615-64891213

To
District Admin
districtadmin@lakestcharles.org

Shipping Address
6801 Colonial Lake Dr
Riverview
Florida 33578
United States

Print items

100 Business Cards	US\$22.00
iAGwu-yu57A	
August 21, 2025	

Shipping fee	US\$8.00
Total	US\$30.00
Includes tax	US\$2.10
Total charged	US\$30.00

Please retain for your records.
Canva US Inc.
3212 E. Cesar Chavez Street, Building 1, Suite 1300 Austin Texas 78702 United States
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Details for Order #113-3513920-2340240

Order Placed: August 25, 2025

Amazon.com order number: 113-3513920-2340240

Order Total: \$106.06

Not Yet Shipped	
Items Ordered	Price
1 of: WWD POOL Swimming Pool Spa Water Chemical Test Kit for Chlorine and Ph Test (2 Way Test Kit) Sold by: WWDGROUP (seller profile) Condition: New	\$12.99
1 of: Sepetrel Pool Skimmer Net - Professional Heavy Duty Reinforced Frame Nylon Flat Leaf Rake Net,for Spa Pond Swimming Pool , Cleaning Supplies and Accessories, (Pole Not Included) Sold by: SEPETREL (seller profile) Business Price Condition: New	\$14.98
1 of: Energizer Alkaline Power AAA Batteries, 32 Count, Long-Lasting Triple A Batteries, Suitable for Everyday Electronics and Emergency Gear Sold by: Amazon.com Condition: New	\$15.15
1 of: RHINO RESCUE 350 Pieces OSHA All-Purpose First Aid Kit, Home & Office Professional Medical Supplies, Ideal for Emergency, School, Business Sold by: Emsrun (seller profile) Condition: New	\$45.99
1 of: Energizer AA Batteries Alkaline Power, 32 Count Alkaline Double A Battery Pack Sold by: Amazon.com Condition: New	\$16.95
Shipping Address: David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: MasterCard Last digits: 5814	Item(s) Subtotal: \$106.06 Shipping & Handling: \$0.00



Details for Order #113-1556820-0623409

Order Placed: August 25, 2025

Amazon.com order number: 113-1556820-0623409

Order Total: \$104.20

Not Yet Shipped

Items Ordered

4 of: *NDS 253GY Spee-D Channel Drain Grate 4-1/8 inch Wide X 2 feet Long, Decorative Wave Design in Gray Plastic, for Driveway*
s, Patios, Pool Decks and Commercial Areas
Sold by: Amazon.com
Condition: New

Price

\$26.05

Shipping Address:

David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

MasterCard | Last digits: 5814

Item(s) Subtotal: \$104.20

Shipping & Handling: \$0.00

Billing address

David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Total before tax: \$104.20

Estimated Tax: \$0.00

Grand Total: \$104.20

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #113-0204338-3600225

Order Placed: August 25, 2025

Amazon.com order number: 113-0204338-3600225

Order Total: \$67.98

Shipped on August 25, 2025

Items Ordered		Price
1 of: <i>Filtrete 20x30x1 Air Filter, MPR 300, MERV 5, Clean Living Basic Dust 3-Month Pleated 1-Inch Air Filters, 6 Filters</i>		\$39.99
Sold by: Amazon.com		
Condition: New		
Shipping Address:		Item(s) Subtotal: \$39.99
David Eskra		Shipping & Handling: \$0.00
6801 Colonial Lake Drive		-----
Riverview, FL 33578		Total before tax: \$39.99
United States		Sales Tax: \$0.00
Shipping Speed:		-----
FREE Prime Delivery		Total for This Shipment: \$39.99

Shipped on August 26, 2025

Items Ordered		Price
1 of: <i>LotFancy 12x24x1 Air Filter MERV 8 Dust Defense (4-Pack) Pleated HVAC Furnace Air Filters, Replacement for Home AC & Heating Systems, Actual Size: 11.75" x 23.75" x 0.75</i>		\$27.99
Sold by: LotFancy Inc (seller profile)		
Condition: New		
Shipping Address:		Item(s) Subtotal: \$27.99
David Eskra		Shipping & Handling: \$0.00
6801 Colonial Lake Drive		-----
Riverview, FL 33578		Total before tax: \$27.99
United States		Sales Tax: \$0.00
Shipping Speed:		-----
FREE Prime Delivery		Total for This Shipment: \$27.99

Payment information

Payment Method:		Item(s) Subtotal: \$67.98
MasterCard Last digits: 5814		Shipping & Handling: \$0.00
Billing address		-----
David Eskra		Total before tax: \$67.98
6801 Colonial Lake Drive		Estimated Tax: \$0.00
Riverview, FL 33578		-----
United States		Grand Total: \$67.98

To view the status of your order, return to [Order Summary](#).

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Details for Order #113-4066599-8197051

Order Placed: August 25, 2025

Amazon.com order number: 113-4066599-8197051

Order Total: \$22.46

Not Yet Shipped

Items Ordered**Price**

1 of: *Amazon Basics 256 GB Ultra Fast USB 3.1 High Capacity Flash Drive for Data Transfer and Storage, Black*

\$22.46

Sold by: Amazon ([seller profile](#))

Business Price

Condition: New

Shipping Address:

David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:

FREE Prime Delivery

Payment Information

Payment Method:

MasterCard | Last digits: 5814

Item(s) Subtotal: \$22.46

Shipping & Handling: \$0.00

Billing address

David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Total before tax: \$22.46

Estimated Tax: \$0.00

Grand Total: \$22.46

To view the status of your order, return to [Order Summary](#) .

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Details for Order #113-9097087-3169847

Order Placed: August 25, 2025

Amazon.com order number: 113-9097087-3169847

Order Total: \$76.34

Not Yet Shipped	
Items Ordered	Price
2 of: <i>Attention Pool Closed for Maintenance No Swimming Folding Floor Sign, 10x16 Inches, with A Frame Stand, Made in USA</i>	\$38.17
Sold by: SIGO SIGNS (seller profile)	
Business Price	
Condition: New	
Shipping Address: David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	
Shipping Speed: Standard Shipping	

Payment information	
Payment Method: MasterCard Last digits: 5814	Item(s) Subtotal: \$76.34
	Shipping & Handling: \$0.00

Billing address David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Total before tax: \$76.34
	Estimated Tax: \$0.00

	Grand Total: \$76.34

To view the status of your order, return to [Order Summary](#) .

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Details for Order #111-3319224-7454604

Order Placed: September 5, 2025

Amazon.com order number: 111-3319224-7454604

Order Total: \$7.99

Not Yet Shipped

Items Ordered

Price

1 of: Amazon Basics Hanging Organizer File Folders for Efficient Filing, Sturdy, Adjustable Tabs, Letter Size, Pack of 25, Green

\$7.99

Sold by: Amazon ([seller profile](#))

Business Price

Condition: New

Shipping Address:

David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:

Amazon Day Delivery

Payment information

Payment Method:

MasterCard | Last digits: 5814

Item(s) Subtotal: \$7.99

Shipping & Handling: \$0.00

Billing address

David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Total before tax: \$7.99

Estimated Tax: \$0.00

Grand Total: \$7.99

To view the status of your order, return to [Order Summary](#).



Details for Order #113-1633480-0111416

Order Placed: August 25, 2025

Amazon.com order number: 113-1633480-0111416

Order Total: \$43.25

Not Yet Shipped

Items Ordered

Price

1 of: SmartSign 25 x 12 inch "Notice - Spa Is Closed At This Time, Keep Out" Two-Sided Folding Floor Sign, Digitally Printed Polypropylene Plastic, Multicolor, Made in USA
Sold by: SmartSign ([seller profile](#))
Business Price
Condition: New

\$43.25

Shipping Address:

David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

MasterCard | Last digits: 5814

Item(s) Subtotal: \$43.25

Shipping & Handling: \$0.00

Billing address

David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Total before tax: \$43.25

Estimated Tax: \$0.00

Grand Total: \$43.25

To view the status of your order, return to [Order Summary](#) .

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Deliver to David
Riverview 33578

All ▾ Search Amazon Business

EN

Hello, David
Account for Lake St Charles...

0

All Prime Big Deal Days Back to School Back to Campus Hispanic-Owned Businesses

Prime deals: October 7-8 Lists ▾ Business Prime ▾

Your refund is credited



You're all set!

\$24.49 has been credited to your MasterCard. Don't see your refund yet?

Aug 25



Initiated

Aug 28



Dropped off

Aug 28



Refund Issued

Sep 4



Refund Credited

Total refund

\$24.49 refunded to your MasterCard ending in 5814

[View invoice](#)

\$24.49

UPS Store Return Instructions

Continue shopping

Products related to your return



Lanties 6 Pack Desktop
96

\$25.99

[Add to Cart](#)

[Buy Now](#)

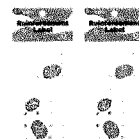


Sharpie Permanent
11,084

\$17.97

[Add to Cart](#)

[Buy Now](#)



Hole Reinforcement
763

\$4.99

[Add to Cart](#)

[Buy Now](#)



200 Pack Badge Holder,
644

\$31.97

[Add to Cart](#)

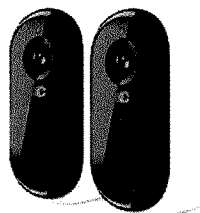
[Buy Now](#)



VIZ-PRO Large Cork
522

Bulk savings to consider

Page 1 of 10



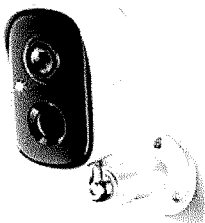
Arlo Essential Security
Camera 2K | Outdoor-
Indoor | 2nd Gen |
Wireless with Spotlight,
2-Way Audio, Color Nig...
3,830

-53% **\$89⁹⁹**

List: \$189.99

Overnight by 11:00

AM



Security Cameras
Wireless Outdoor, 2K
Battery Powered Indoor
Camera/WiFi Camera f...
789

-41% **\$27¹⁹**

List: \$45.99

List: \$45.99

FREE Delivery Friday,

Sep 19

13% Claimed



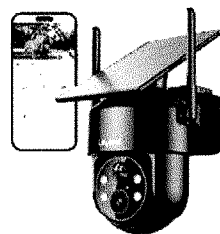
Solar Security Cameras
Wireless Outdoor, 2K
Pan/Tilt 360° View
Solar/Battery Powered...
610

-75% **\$42⁹⁹**

Typical price: \$169.99

FREE Delivery Friday,

Sep 19



LITYMOL Solar Security
Cameras Wireless
Outdoor, 2K 360° View
Cameras for Home
Security, Color Night...
307

-57% **\$44⁹⁹**

Typical: \$103.99

Get it as soon as Monday, Sep

29



Arlo Essential
Security Camera 2K
Indoor | 2nd
Gen | Wireless w...

-59% **\$11⁹⁹**

List: \$269.99

Get it Monday



Final Details for Order #113-5323275-4602604

Order Placed: August 28, 2025

Amazon.com order number: 113-5323275-4602604

Order Total: \$34.95

Shipped on August 28, 2025

Items Ordered

Price

1 of: *Manual Paper Trimmer Model 829-3 B4 (14.9 x 11.8) Guillotine Cutter*

\$34.95

Sold by: Printer's Parts & Equipment USA ([seller profile](#))

Condition: New

Shipping Address:

David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal: \$34.95

Shipping & Handling: \$0.00

Total before tax: \$34.95

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$34.95

Payment information

Payment Method:

MasterCard | Last digits: 5814

Item(s) Subtotal: \$34.95

Shipping & Handling: \$0.00

Billing address

David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Total before tax: \$34.95

Estimated Tax: \$0.00

Grand Total: \$34.95

Credit Card transactions

MasterCard ending in 5814: August 28, 2025: \$34.95

To view the status of your order, return to [Order Summary](#).

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PO BOX 489
NEWARK, NJ 07101-0489

Account: 842082173-00001
Invoice: 6116831333
Billing period: May 24 - Jun 23, 2025
Due date: 07/15/25

KEYLINE



-LAKE ST CHARLES COMMUNITY DIS
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Manage your account at
verizon.com/mybusiness

We updated the design of your bill. Learn
more about these updates at
verizon.com/business/billupdates

We appreciate your business with this account since 11/30/2015.

Snapshot of your bill

(details on page 5)

Balance from last bill	\$128.27
Payment - Thank You	-\$128.27
Balance Forward	\$0.00
This month's charges due by Jul 15, 2025	\$128.27
Total due	\$128.27

Auto Pay is scheduled for 07/12/25 - Thank You.

Review your bill online

Scan QR code with your camera app
or go to verizon.com/business/bill



-LAKE ST CHARLES COMMUNITY DIS
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Bill Date June 23, 2025
Account Number 842082173-00001
Invoice Number 6116831333

Total Amount Due

Will be submitted to credit card on 07/12/25
DO NOT MAIL PAYMENT

\$128.27

PO BOX 16810
NEWARK, NJ 07101-6810



61168313330108420821730000100000012827000000128277



Account: 842082173-00001
Invoice: 6116831333
Billing period: May 24 - Jun 23, 2025
Due date: 07/15/25

Payment Summary

Previous Balance	\$128.27
Payment - Thank You	
Payment Received 06/21/25	-\$128.27
Total Payments	-\$128.27
Balance Forward	\$0.00

Questions about your bill?
verizon.com/business/support
800-922-0204

You may be eligible for a discount by enrolling in Auto Pay and paper-free billing, depending on your plan.

See eligible plans at verizon.com/business/payoptions

You can enroll in Auto Pay by:

1. Logging in or Registering for My Business at verizon.com/mybusiness.
2. Calling our Automated Payment Option Enrollment system at 866-868-3882.
3. Signing the remit slip below and mailing with check.

You can enroll in paper-free billing by:

1. Logging into your My Business Account > Billing > Manage payments > Paper-free billing.

Eligible payment methods for potential discount include:

1. Bank Account
2. Verizon Business Mastercard

Written notations included with or on your payment will not be reviewed or honored. Please send correspondence to:
Verizon Wireless Attn: Correspondence Team PO Box 15069 Albany, NY 12212

Automatic Payment Enrollment for Account: 842082173-00001 -LAKE ST CHARLES COMMUNITY DIS

By signing below, you authorize Verizon Wireless to electronically debit your bank account each month for the total balance due on your account. The check you send will be used to setup Automatic Payment. You will be notified each month of the date and amount of the debit 10 days in advance of the payment. You agree to receive all Auto Pay related communications electronically. I understand and accept these terms. This agreement does not alter the terms of your existing Customer Agreement. I agree that Verizon Wireless is not liable for erroneous bill statements or incorrect debits to my account. To withdraw your authorization you must call Verizon Wireless. Check with your bank for any charges.

1. Check this box.
2. Sign name in box below, as shown on the bill and date.
3. Return this slip with your payment. Do not send a voided check.



Account: 842082173-00001
Invoice: 6116831333
Billing period: May 24 - Jun 23, 2025
Due date: 07/15/25

Your June bill is \$128.27

Due Jul 15

Changes since your last bill

Last month you paid \$128.27.

Your bill stayed the same.

Review details online at verizon.com/mybusiness/bill.

Bill summary (details on page 4)

Balance Forward	\$0.00
Monthly charges	\$120.05
Usage & Purchase Charges	\$0.00
Surcharges and Other charges & credits	\$8.22
Taxes, Governmental Surcharges & Fees	\$0.00
Total Current charges due by 07/15/25	\$128.27
Total Charges	\$128.27

Auto Pay is scheduled for 07/12/25 - Thank You.

Ways to pay



My Verizon for Business App

You can check your bill easily with the My Verizon for Business app available in App Store or Google Play.



Scan the QR code to download the app



Online via My Business Portal

Go to verizon.com/mybusiness and sign in to review and pay your bill.



Scan the QR code to log in



By Phone

Simply dial #PMT (#768) on your Verizon phone and follow the prompts to pay.



In Person

Go to verizon.com/stores to find a Verizon store near you.



Account: 842082173-00001
Invoice: 6116831333
Billing period: May 24 - Jun 23, 2025
Due date: 07/15/25

Explanation of Charges: Account Charges and Line Charges

	Page Number	Monthly Charges	Usage and Purchase Charges	Equipment Charges	Surcharges & Other Charges and Credits	Taxes, Governmental Surcharges & Fees	Third-Party Charges (includes Tax)	Total Charges	Voice Plan Usage	Msg Usage	Data Usage	Voice Roaming	Msg Roaming	Data Roaming
Lines Charges														
813-624-3870 Facility Monitor	5	\$15.00	--	--	\$1.89	--	--	\$16.89	--	--	--	--	--	--
813-624-4124 Admin Assistant	6	\$25.00	--	--	\$2.04	--	--	\$27.04	--	6	--	--	--	--
813-624-6943 District Manager	9	\$15.00	--	--	\$1.89	--	--	\$16.89	--	--	--	--	--	--
813-624-8799 Property Manager	10	\$15.00	--	--	\$1.89	--	--	\$16.89	--	--	--	--	--	--
813-671-8339 Mark Cooper	11	--	--	--	--	--	--	--	--	--	--	--	--	--
813-741-9768 Mark Cooper	12	\$50.05	--	--	\$0.51	--	--	\$50.56	19	35	.763GB	--	--	--
Total Charges		\$120.05	\$0.00	\$0.00	\$8.22	\$0.00	\$0.00	\$128.27						



Account: 842082173-00001
Invoice: 6116831333
Billing period: May 24 - Jun 23, 2025
Due date: 07/15/25

Charges by line details

Facility Monitor 813-624-3870	\$16.89
---	----------------

Monthly Charges	\$15.00
------------------------	----------------

Plan

Business UNL Mob Clt/Dsk Phn	06/24 - 07/23	\$10.00
------------------------------	---------------	---------

Features & Add Ons

One Talk Service	06/24 - 07/23	\$15.00
\$10 One Talk Mobile App Credit	06/24 - 07/23	-\$10.00

Surcharges and Other Charges	\$1.89
-------------------------------------	---------------

Surcharges

Fed Universal Service Charge	\$1.70
Regulatory Charge	\$0.19

Total Current Charges for 813-624-3870	\$16.89
---	----------------

Your Plan

Business UNL Mob Clt/Dsk Phn

\$10.00 monthly charge
Unlimited monthly minutes

UNL Text Messaging

Unlimited M2M Text
Unlimited Text Message

Unlimited Data

Unlimited monthly gigabyte

UNL Picture/Video MSG

Unlimited monthly Picture & Video

Account: 842082173-00001
Invoice: 6116831333
Billing period: May 24 - Jun 23, 2025
Due date: 07/15/25

Charges by line details

Admin Assistant
813-624-4124
Yealink T53W

\$27.04

Monthly Charges \$25.00

Plan

Business UNL Mob Clt/Dsk Phn 06/24 - 07/23 \$10.00

Features & Add Ons

One Talk Service 06/24 - 07/23 \$15.00

Usage and Purchase Charges \$0.00

Messaging		Allowance	Used	Billable	Cost
Text (05/24 - 06/23)	messages	unlimited	6	--	--
Total Messaging					\$0.00

Surcharges and Other Charges \$2.04

Surcharges

Fed Universal Service Charge \$1.85
Regulatory Charge \$0.19

Total Current Charges for 813-624-4124 **\$27.04**

Your Plan

Business UNL Mob Clt/Dsk Phn

\$10.00 monthly charge
Unlimited monthly minutes

UNL Text Messaging

Unlimited M2M Text
Unlimited Text Message

Unlimited Data

Unlimited monthly gigabyte

UNL Picture/Video MSG

Unlimited monthly Picture & Video

Usage and Purchase Charges

Usage and Purchase Charges consist of charges resulting from usage outside of your plan or feature allowance. It may also include international charges.

Detail for Admin Assistant: 813-624-4124

Voice

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
5/27	9:12A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
5/27	12:37P	973-986-6641	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/27	5:54P	813-618-7253	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/28	2:35P	813-375-0616	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/29	1:59P	813-678-2030	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
5/29	4:50P	813-444-2125	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/29	6:25P	813-790-3083	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/30	10:24A	813-204-0096	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/30	11:08A	305-703-9307	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/30	2:22P	813-363-0236	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
6/02	9:18A	516-565-8711	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/02	10:52A	302-209-3200	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--

Account: 842082173-00001
Invoice: 6116831333
Billing period: May 24 - Jun 23, 2025
Due date: 07/15/25

Charges by line details (continued)

Admin Assistant
813-624-4124
Yealink T53W

Detail for Admin Assistant: 813-624-4124

Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
6/02	1:11P	813-320-0910	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/02	3:28P	813-667-9326	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/03	9:43A	509-506-4703	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/04	3:36P	813-488-0604	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/04	4:18P	813-449-1560	Other	Wi-Fi	WiFi CL	Tampacen FL	19	--	--	--
6/05	2:39P	813-503-8469	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/06	2:17P	813-966-7269	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/06	2:43P	646-335-2174	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
6/09	10:51A	786-760-9113	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/09	11:45A	813-672-2976	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/10	9:14A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
6/10	9:14A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
6/10	11:00A	813-677-7703	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/10	12:38P	813-474-8772	Other	Wi-Fi	WiFi CL	Tampanth FL	1	--	--	--
6/10	3:37P	813-474-8772	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/11	1:57P	813-449-1560	Other	Wi-Fi	WiFi CL	Tampacen FL	21	--	--	--
6/11	2:22P	813-449-1560	Other	Wi-Fi	WiFi CL	VM Deposit CL	1	--	--	--
6/11	2:30P	813-449-1560	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
6/11	2:58P	813-334-2620	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
6/11	3:01P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
6/11	3:33P	813-279-1588	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/12	10:16A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
6/12	10:17A	813-505-0411	Other	Wi-Fi	WiFi CL	Tampa FL	1	--	--	--
6/12	11:47A	813-790-4814	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/13	10:10A	813-760-0786	Other	Wi-Fi	Tampa FL	Incoming CL	8	--	--	--
6/13	11:37A	813-449-1560	Other	Wi-Fi	Tampa FL	Incoming CL	14	--	--	--
6/13	4:46P	813-537-7881	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/14	10:32A	813-537-7215	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/16	9:37A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
6/16	11:12A	985-289-3866	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/16	1:06P	813-368-7395	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
6/16	2:52P	813-537-7684	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/16	3:10P	305-772-5493	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/16	3:11P	813-453-9078	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/17	11:08A	813-449-1560	Other	Wi-Fi	Tampa FL	Incoming CL	5	--	--	--
6/17	11:22A	813-449-1560	Other	Wi-Fi	WiFi CL	Tampacen FL	9	--	--	--
6/17	12:20P	985-289-3866	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/17	3:17P	813-614-8236	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/18	1:11P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
6/18	1:12P	813-449-1560	Other	Wi-Fi	Tampa FL	Incoming CL	9	--	--	--
6/18	1:46P	813-875-7474	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
6/18	4:54P	813-522-3697	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--

Charges by line details (continued)

Admin Assistant
813-624-4124
Yealink T53W

Account: 842082173-00001
Invoice: 6116831333
Billing period: May 24 - Jun 23, 2025
Due date: 07/15/25

Detail for Admin Assistant: 813-624-4124

Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
6/18	7:55P	813-537-7987	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/20	9:18A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
6/20	10:21A	813-401-2261	Other	Wi-Fi	Tampa FL	Incoming CL	4	--	--	--
6/20	11:33A	985-289-3866	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/20	12:30P	813-966-7269	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
6/20	2:10P	813-614-8760	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/20	3:14P	813-614-8013	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/23	9:06A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	5	--	--	--
6/23	11:07A	985-289-3866	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/23	11:12A	813-441-2356	Other	Wi-Fi	Tampa FL	Incoming CL	10	--	--	--
6/23	3:39P	813-449-1560	Other	Wi-Fi	WiFi CL	Tampacen FL	4	--	--	--
6/23	4:21P	234-399-9481	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--

Account: 842082173-00001
Invoice: 6116831333
Billing period: May 24 - Jun 23, 2025
Due date: 07/15/25

Charges by line details

District Manager 813-624-6943	\$16.89
---	----------------

Monthly Charges	\$15.00
------------------------	----------------

Plan

Business UNL Mob Clt/Dsk Phn	06/24 - 07/23	\$10.00
------------------------------	---------------	---------

Features & Add Ons

One Talk Service	06/24 - 07/23	\$15.00
\$10 One Talk Mobile App Credit	06/24 - 07/23	-\$10.00

Surcharges and Other Charges	\$1.89
-------------------------------------	---------------

Surcharges

Fed Universal Service Charge	\$1.70
Regulatory Charge	\$0.19

Total Current Charges for 813-624-6943	\$16.89
---	----------------

Your Plan

Business UNL Mob Clt/Dsk Phn

\$10.00 monthly charge
Unlimited monthly minutes

UNL Text Messaging

Unlimited M2M Text
Unlimited Text Message

Unlimited Data

Unlimited monthly gigabyte

UNL Picture/Video MSG

Unlimited monthly Picture & Video

Account: 842082173-00001
Invoice: 6116831333
Billing period: May 24 - Jun 23, 2025
Due date: 07/15/25

Charges by line details

Property Manager 813-624-8799	\$16.89
---	----------------

Monthly Charges	\$15.00
------------------------	----------------

Plan

Business UNL Mob Clt/Dsk Phn	06/24 - 07/23	\$10.00
------------------------------	---------------	---------

Features & Add Ons

One Talk Service	06/24 - 07/23	\$15.00
\$10 One Talk Mobile App Credit	06/24 - 07/23	-\$10.00

Surcharges and Other Charges	\$1.89
-------------------------------------	---------------

Surcharges

Fed Universal Service Charge	\$1.70
Regulatory Charge	\$0.19

Total Current Charges for 813-624-8799	\$16.89
---	----------------

Your Plan

Business UNL Mob Clt/Dsk Phn

\$10.00 monthly charge
Unlimited monthly minutes

UNL Text Messaging

Unlimited M2M Text
Unlimited Text Message

Unlimited Data

Unlimited monthly gigabyte

UNL Picture/Video MSG

Unlimited monthly Picture & Video



Account: 842082173-00001
Invoice: 6116831333
Billing period: May 24 - Jun 23, 2025
Due date: 07/15/25

Charges by line details

Mark Cooper 813-671-8339 Wireless Home Phone Lvp2	\$0.00
---	---------------

Your Plan

Nationwide Hunt G 100MB
Unlimited monthly minutes

100MB \$15/GB
\$15.00 per gigabyte

Account: 842082173-00001
Invoice: 6116831333
Billing period: May 24 - Jun 23, 2025
Due date: 07/15/25

Charges by line details

Mark Cooper
813-741-9768
Note20 Ultra 5G Black 128GB

\$50.56

Monthly Charges \$50.05

4G UNL Min&MSG+Email&Data+MHS	06/24 - 07/23	\$65.00
23% Access Discount	06/24 - 07/23	-\$14.95

Usage and Purchase Charges \$0.00

Voice		Allowance	Used	Billable	Cost
Calling Plan (05/24 - 06/23)	minutes	unlimited	19	--	--
Mobile to Mobile (05/24 - 06/23)	minutes	unlimited	8	--	--
Total Voice					\$0.00

Messaging		Allowance	Used	Billable	Cost
Text (05/24 - 06/23)	messages	unlimited	4	--	--
Unlimited M2M Text (05/24 - 06/23)	messages	unlimited	26	--	--
Picture & Video - Sent (05/24 - 06/23)	messages	unlimited	1	--	--
Picture & Video - Rcv'd (05/24 - 06/23)	messages	unlimited	4	--	--
Total Messaging					\$0.00

Data		Allowance	Used	Billable	Cost
Gigabyte Usage(05/24 - 06/23)	gigabytes	unlimited	.763	--	--
Total Data					\$0.00

Surcharges and Other Charges \$0.51

Surcharges	
Fed Universal Service Charge	\$0.32
Regulatory Charge	\$0.19

Total Current Charges for 813-741-9768 **\$50.56**

Your Plan

4G UNL Min&MSG+Email&Data+MHS
 \$65.00 monthly charge
 Unlimited monthly minutes

UNL Text Messaging
 Unlimited M2M Text
 Unlimited Text Message

Email & Web Unlimited
 Unlimited monthly gigabyte

Beginning on 03/24/22:
23% Access Discount

M2M National Unlimited
 Unlimited monthly Mobile to Mobile

UNL Night & Weekend Min
 Unlimited monthly OFFPEAK

UNL Picture/Video MSG
 Unlimited monthly Picture & Video

Usage and Purchase Charges

Usage and Purchase Charges consist of charges resulting from usage outside of your plan or feature allowance. It may also include international charges.

Account: 842082173-00001
Invoice: 6116831333
Billing period: May 24 - Jun 23, 2025
Due date: 07/15/25

Charges by line details (continued)

Mark Cooper
813-741-9768
Note20 Ultra 5G Black 128GB

Detail for Mark Cooper: 813-741-9768

Voice

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
5/28	10:54A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
5/28	3:14P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
5/28	3:25P	813-377-6985	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/28	3:26P	813-377-6985	Other	Wi-Fi	Tampa FL	Incoming CL	11	--	--	--
5/29	1:58P	813-678-2030	Peak	PlanAllow	Wimauma FL	Incoming CL	1	--	--	--
5/30	2:03P	813-677-7703	Peak	PlanAllow	Riverview FL	Incoming CL	1	--	--	--
5/30	3:19P	813-844-7837	Peak	PlanAllow	Riverview FL	Incoming CL	2	--	--	--
6/02	1:49P	813-478-4299	Other	Wi-Fi	Tampa FL	Incoming CL	17	--	--	--
6/02	5:43P	407-873-2085	Other	Wi-Fi	WiFi CL	Kissimmee FL	2	--	--	--
6/03	2:39P	813-955-6316	Other	Wi-Fi	Tampa FL	Incoming CL	14	--	--	--
6/03	3:48P	239-691-6215	Other	Wi-Fi	WiFi CL	Fort Myers FL	3	--	--	--
6/03	5:34P	904-330-8903	Other	Wi-Fi	WiFi CL	Jacksonvl FL	9	--	--	--
6/04	11:11A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
6/04	12:01P	904-330-8903	Other	Wi-Fi	Tampa FL	Incoming CL	10	--	--	--
6/04	3:16P	813-677-7703	Other	Wi-Fi	Tampa FL	Incoming CL	23	--	--	--
6/04	3:44P	813-677-7703	Other	Wi-Fi	Tampa FL	Incoming CL	4	--	--	--
6/05	11:02A	813-247-8280	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
6/05	11:03A	813-247-8632	Peak	PlanAllow	Wimauma FL	Tampacen FL	2	--	--	--
6/05	11:07A	813-247-8632	Peak	PlanAllow	Wimauma FL	Tampacen FL	5	--	--	--
6/11	1:59P	813-677-7703	Peak	PlanAllow	Wimauma FL	Incoming CL	8	--	--	--
6/13	1:45P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	6	--	--	--
6/13	1:53P	470-570-5508	Other	Wi-Fi	WiFi CL	Monroe GA	2	--	--	--
6/13	1:57P	850-508-2335	Other	Wi-Fi	WiFi CL	Tallahassee FL	2	--	--	--
6/16	3:24P	850-508-2335	Other	Wi-Fi	WiFi CL	Tallahassee FL	1	--	--	--
6/16	4:23P	321-947-1561	Peak	M2Mallow	Riverview FL	Incoming CL	6	--	--	--
6/17	11:15A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
6/17	1:28P	877-412-3192	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/19	3:21P	813-317-0361	Peak	M2Mallow	Bradenton FL	Tampa FL	2	--	--	--
6/22	8:16P	813-550-8284	Other	Wi-Fi	WiFi CL	VM Deposit CL	1	--	--	--

Account: 842082173-00001
Invoice: 6116831333
Billing period: May 24 - Jun 23, 2025
Due date: 07/15/25

Need-to-Know Information

More On Wireless Taxes And Surcharges

Your total charges for this month's bill cycle are \$128.27.

This includes charges for one or more bundled Verizon service plans that include voice, messaging, data, or other services for which you pay a monthly plan charge.

This bill cycle, your fixed monthly plan charges were \$105.00 (before applying any discounts or credits, and excluding other charges such as overage, late payment, taxes, Verizon surcharges, and equipment).

To accurately bill taxes and Verizon surcharges, we regularly look at past network usage by you and other customers with similar plans to allocate this fixed monthly plan charge among the services included in the bundle.

In this bill cycle, we have allocated this amount as follows: \$5.64 for voice, \$1.16 for messaging, \$98.20 for data, and \$0.00 for other services.

For more information, please go to vzw.com/taxesandsurcharges.

Bankruptcy Information

If you are or were in bankruptcy, this bill may include amounts for pre-bankruptcy charges. You should not pay pre-bankruptcy amounts; they are for your information only. In the event Verizon receives notice of a bankruptcy filing, pre-bankruptcy charges will be adjusted in future invoices. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.

Explanation of Surcharges

Surcharges include (i) a Regulatory Charge (which helps defray various government charges we pay including government number administration and license fees); (ii) a Federal Universal Service Charge (and, if applicable, a State Universal Service Charge) to recover charges imposed on us by the government to support universal service; and (iii) an Administrative Charge, which helps defray certain expenses we incur, including: charges we, or our agents, pay local telephone companies for delivering calls from our customers to their customers; fees and assessments on our network facilities and services; property taxes; and the costs we incur responding to regulatory obligations. **Please note that these are Verizon Wireless charges, not taxes. These charges, and what's included, are subject to change from time to time.**

Effective January 11, 2023, the definition of the Administrative Charge will be modified to help defray and recover certain direct and indirect costs we or our agents incur, including: (a) costs of complying with regulatory and industry obligations and programs, such as E911, wireless local number portability, and wireless tower mandate costs; (b) property taxes; and (c) costs associated with our network, including facilities (e.g. leases), operations, maintenance and protection, and costs paid to other companies for network services.

Please note that this surcharge is a Verizon Wireless charge, not a tax or government-imposed fee. This charge, and what's included, is subject to change from time to time.

California - Questions About Your Bill?

Call Customer Service at 800.922.0204. Send written disputes to: Verizon, PO Box 409, Newark, NJ 07101-0409. If you are disputing a charge because you contend it was not authorized, and we need time to investigate the complaint, you are not required to pay the disputed amount while our investigation is pending. If you have a complaint you cannot resolve with us, submit a complaint to the California Public Utilities Commission at Consumer Affairs Branch, 505 Van Ness Ave. Rm. 2003, San Francisco, CA 94102, or at <http://www.cpuc.ca.gov/complaints>, or call 800.649.7570. If you have hearing or speaking limitations and need California Relay Service, dial 711 (visit <http://ddtp.cpuc.ca.gov/> for further information). If you need to contact your wireless phone insurance provider, call 888.881.2622



PO BOX 489
NEWARK, NJ 07101-0489

Account: 842082173-00001
Invoice: 6119347793
Billing period: Jun 24 - Jul 23, 2025
Due date: Past Due

KEYLINE



-LAKE ST CHARLES COMMUNITY DIS
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Manage your account at
verizon.com/mybusiness

We updated the design of your bill. Learn
more about these updates at
verizon.com/business/billupdates

We appreciate your business with this account since 11/30/2015.

Snapshot of your bill

(details on page 5)

Balance from last bill	\$128.27
No Payment Received	\$0.00
Balance Forward (due immediately)	\$128.27
This month's charges due by Aug 15, 2025	\$115.01
Total due	\$243.28

Auto Pay is scheduled for 08/12/25 - Thank You.

Review your bill online

Scan QR code with your camera app
or go to verizon.com/business/bill



-LAKE ST CHARLES COMMUNITY DIS
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Bill Date July 23, 2025
Account Number 842082173-00001
Invoice Number 6119347793

Total Amount Due

Will be submitted to credit card on 08/12/25
DO NOT MAIL PAYMENT

\$243.28

PO BOX 16810
NEWARK, NJ 07101-6810



61193477930108420821730000100000011501000000243287



Account: 842082173-00001
Invoice: 6119347793
Billing period: Jun 24 - Jul 23, 2025
Due date: Past Due

Payment Summary

Previous Balance	\$128.27
No Payment Received	
No Payment Received	\$0.00
Total Payments	\$0.00
Balance Forward (due immediately)	\$128.27

Questions about your bill?
verizon.com/business/support
800-922-0204

You may be eligible for a discount by enrolling in Auto Pay and paper-free billing, depending on your plan.

See eligible plans at verizon.com/business/payoptions

You can enroll in Auto Pay by:

1. Logging in or Registering for My Business at verizon.com/mybusiness.
2. Calling our Automated Payment Option Enrollment system at 866-868-3882.
3. Signing the remit slip below and mailing with check.

You can enroll in paper-free billing by:

1. Logging into your My Business Account > Billing > Manage payments > Paper-free billing.

Eligible payment methods for potential discount include:

1. Bank Account
2. Verizon Business Mastercard

Written notations included with or on your payment will not be reviewed or honored. Please send correspondence to:
Verizon Wireless Attn: Correspondence Team PO Box 15069 Albany, NY 12212

Automatic Payment Enrollment for Account: 842082173-00001 -LAKE ST CHARLES COMMUNITY DIS

By signing below, you authorize Verizon Wireless to electronically debit your bank account each month for the total balance due on your account. The check you send will be used to setup Automatic Payment. You will be notified each month of the date and amount of the debit 10 days in advance of the payment. You agree to receive all Auto Pay related communications electronically. I understand and accept these terms. This agreement does not alter the terms of your existing Customer Agreement. I agree that Verizon Wireless is not liable for erroneous bill statements or incorrect debits to my account. To withdraw your authorization you must call Verizon Wireless. Check with your bank for any charges.

1. Check this box.
2. Sign name in box below, as shown on the bill and date.
3. Return this slip with your payment. Do not send a voided check.



Your July bill is \$243.28

Due Aug 15

Changes since your last bill

Last month you paid \$0.00.

Your bill increased by \$115.01.

Review details online at verizon.com/mybusiness/bill.

Bill summary (details on page 4)

Balance Forward	\$128.27
Monthly charges	\$106.99
Usage & Purchase Charges	\$0.00
Surcharges and Other charges & credits	\$8.02
Taxes, Governmental Surcharges & Fees	\$0.00
Total Current charges due by 08/15/25	\$115.01
Total Charges	\$243.28

Auto Pay is scheduled for 08/12/25 - Thank You.

Account: 842082173-00001

Invoice: 6119347793

Billing period: Jun 24 - Jul 23, 2025

Due date: Past Due

Ways to pay



My Verizon for Business App

You can check your bill easily with the My Verizon for Business app available in App Store or Google Play.



Scan the QR code to download the app



Online via My Business Portal

Go to verizon.com/mybusiness and sign in to review and pay your bill.



Scan the QR code to log in



By Phone

Simply dial #PMT (#768) on your Verizon phone and follow the prompts to pay.



In Person

Go to verizon.com/stores to find a Verizon store near you.



Account: 842082173-00001
Invoice: 6119347793
Billing period: Jun 24 - Jul 23, 2025
Due date: Past Due

Explanation of Charges:
Account Charges and Line Charges

	Page Number	Monthly Charges	Usage and Purchase Charges	Equipment Charges	Surcharges & Other Charges and Credits	Taxes, Governmental Surcharges & Fees	Third-Party Charges (includes Tax)	Total Charges	Voice Plan Usage	Msg Usage	Data Usage	Voice Roaming	Msg Roaming	Data Roaming
Lines Charges														
813-624-3870 Facility Monitor	5	\$15.00	--	--	\$1.86	--	--	\$16.86	--	--	--	--	--	--
813-624-4124 Admin Assistant	6	\$25.00	--	--	\$2.01	--	--	\$27.01	--	3	--	--	--	--
813-624-6943 District Manager	11	\$15.00	--	--	\$1.86	--	--	\$16.86	--	--	--	--	--	--
813-624-8799 Property Manager	12	\$15.00	--	--	\$1.86	--	--	\$16.86	--	--	--	--	--	--
813-671-8339 Mark Cooper	13	--	--	--	--	--	--	--	--	--	--	--	--	--
813-741-9768 Mark Cooper	14	\$36.99	--	--	\$0.43	--	--	\$37.42	--	3	2.050GB	--	--	--
Total Charges		\$106.99	\$0.00	\$0.00	\$8.02	\$0.00	\$0.00	\$115.01						

Account: 842082173-00001
Invoice: 6119347793
Billing period: Jun 24 - Jul 23, 2025
Due date: Past Due

Charges by line details

Facility Monitor
813-624-3870 **\$16.86**

Monthly Charges **\$15.00**

Plan

Business UNL Mob Clt/Dsk Phn 07/24 - 08/23 \$10.00

Features & Add Ons

One Talk Service 07/24 - 08/23 \$15.00
 \$10 One Talk Mobile App Credit 07/24 - 08/23 -\$10.00

Your Plan

Business UNL Mob Clt/Dsk Phn

\$10.00 monthly charge
 Unlimited monthly minutes

UNL Text Messaging

Unlimited M2M Text
 Unlimited Text Message

Unlimited Data

Unlimited monthly gigabyte

UNL Picture/Video MSG

Unlimited monthly Picture & Video

Surcharges and Other Charges **\$1.86**

Surcharges

Fed Universal Service Charge \$1.67
 Regulatory Charge \$0.19

Total Current Charges for 813-624-3870 **\$16.86**

Account: 842082173-00001
Invoice: 6119347793
Billing period: Jun 24 - Jul 23, 2025
Due date: Past Due

Charges by line details

Admin Assistant
813-624-4124
Yealink T53W

\$27.01

Monthly Charges \$25.00

Plan

Business UNL Mob Clt/Dsk Phn	07/24 - 08/23	\$10.00
------------------------------	---------------	---------

Features & Add Ons

One Talk Service	07/24 - 08/23	\$15.00
------------------	---------------	---------

Usage and Purchase Charges \$0.00

Messaging		Allowance	Used	Billable	Cost
Text (06/24 - 07/23)	messages	unlimited	3	--	--
Total Messaging					\$0.00

Surcharges and Other Charges \$2.01

Surcharges

Fed Universal Service Charge	\$1.82
Regulatory Charge	\$0.19

Total Current Charges for 813-624-4124 **\$27.01**

Your Plan

Business UNL Mob Clt/Dsk Phn

\$10.00 monthly charge
 Unlimited monthly minutes

UNL Text Messaging

Unlimited M2M Text
 Unlimited Text Message

Unlimited Data

Unlimited monthly gigabyte

UNL Picture/Video MSG

Unlimited monthly Picture & Video

Usage and Purchase Charges

Usage and Purchase Charges consist of charges resulting from usage outside of your plan or feature allowance. It may also include international charges.



Charges by line details (continued)

Admin Assistant
813-624-4124

Yealink T53W

Account: 842082173-00001
Invoice: 6119347793
Billing period: Jun 24 - Jul 23, 2025
Due date: Past Due

Detail for Admin Assistant: 813-624-4124

Voice

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
6/24	9:29A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
6/24	9:58A	813-748-7328	Other	Wi-Fi	WiFi CL	Tampacen FL	2	--	--	--
6/24	10:02A	331-218-6970	Other	Wi-Fi	WiFi CL	Wheaton IL	1	--	--	--
6/24	11:21A	443-404-9290	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/24	11:56A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
6/24	12:41P	331-788-8985	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/26	10:11A	813-741-3111	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/26	10:14A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
6/26	11:16A	813-694-1513	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/26	12:36P	689-273-5989	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/26	2:10P	813-293-4728	Other	Wi-Fi	Tampa FL	Incoming CL	4	--	--	--
6/26	2:21P	813-293-4728	Other	Wi-Fi	Tampa FL	Incoming CL	5	--	--	--
6/27	11:31A	518-554-9327	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/27	11:42A	727-488-1553	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/27	2:33P	813-766-7778	Other	Wi-Fi	Tampa FL	Incoming CL	5	--	--	--
6/27	3:21P	813-965-7186	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
6/27	3:24P	813-965-7186	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
6/28	8:34A	561-837-3160	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
7/01	3:55P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
7/01	4:35P	813-761-3153	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
7/02	1:52P	813-817-2372	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
7/02	4:40P	813-748-6510	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
7/02	4:41P	813-293-4728	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/02	6:13P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	6	--	--	--
7/02	6:25P	813-687-9453	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/02	7:10P	813-765-9075	Other	Wi-Fi	WiFi CL	Tampa FL	2	--	--	--
7/02	7:12P	619-419-6714	Other	Wi-Fi	WiFi CL	Nationalcy CA	1	--	--	--
7/02	7:13P	619-419-6714	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
7/03	8:54A	813-383-6676	Other	Wi-Fi	WiFi CL	Tampa FL	1	--	--	--
7/03	8:56A	619-419-6714	Other	Wi-Fi	WiFi CL	Nationalcy CA	1	--	--	--
7/03	8:58A	410-913-9756	Other	Wi-Fi	WiFi CL	Baltimore MD	1	--	--	--
7/03	9:00A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
7/03	9:03A	813-312-2459	Other	Wi-Fi	WiFi CL	Zephyrhills FL	2	--	--	--
7/03	10:32A	813-293-4728	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/03	10:50A	619-419-6714	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
7/03	11:16A	813-293-4728	Other	Wi-Fi	Tampa FL	Incoming CL	14	--	--	--
7/03	11:40A	619-419-6714	Other	Wi-Fi	WiFi CL	Nationalcy CA	2	--	--	--
7/03	11:48A	410-913-9756	Other	Wi-Fi	WiFi CL	Baltimore MD	1	--	--	--
7/03	11:49A	813-293-4728	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/03	1:02P	219-588-0498	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
7/03	3:10P	410-913-9756	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
7/07	9:33A	941-269-6773	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/07	9:34A	410-370-3665	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--



Charges by line details (continued)

Admin Assistant
813-624-4124

Yealink T53W

Account: 842082173-00001
Invoice: 6119347793
Billing period: Jun 24 - Jul 23, 2025
Due date: Past Due

Detail for Admin Assistant: 813-624-4124

Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
7/07	12:41P	813-431-3393	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/07	1:04P	662-221-9989	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/07	1:29P	813-363-4489	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
7/07	1:30P	813-757-6500	Other	Wi-Fi	WiFi CL	Plant City FL	1	--	--	--
7/07	2:00P	813-488-0495	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/07	2:09P	813-401-2261	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
7/07	2:43P	813-407-6531	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
7/07	3:01P	888-789-1223	Other	Wi-Fi	WiFi CL	Toll-Free CL	19	--	--	--
7/07	3:24P	813-293-4728	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/08	10:45A	212-380-3451	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
7/08	10:50A	813-365-4498	Other	Wi-Fi	WiFi CL	Plant City FL	1	--	--	--
7/08	10:51A	813-757-6500	Other	Wi-Fi	WiFi CL	Plant City FL	2	--	--	--
7/08	10:57A	813-757-6500	Other	Wi-Fi	WiFi CL	Plant City FL	3	--	--	--
7/08	10:59A	813-436-6090	Other	Wi-Fi	WiFi CL	Tampaest FL	4	--	--	--
7/08	11:06A	813-817-4174	Other	Wi-Fi	WiFi CL	Tampa FL	1	--	--	--
7/08	11:36A	708-491-2036	Other	Wi-Fi	WiFi CL	LA Grange IL	1	--	--	--
7/08	1:09P	813-690-4829	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
7/08	1:22P	813-690-4829	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
7/08	1:25P	410-294-5530	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
7/08	1:27P	410-294-5530	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/08	1:39P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
7/08	1:53P	813-690-4829	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/09	11:51A	813-690-4829	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/09	12:51P	813-851-0472	Other	Wi-Fi	WiFi CL	Tampawst FL	2	--	--	--
7/09	1:10P	941-269-6773	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/09	6:33P	833-837-4766	Other	Wi-Fi	WiFi CL	Toll-Free CL	2	--	--	--
7/09	6:37P	855-346-2706	Other	Wi-Fi	WiFi CL	Toll-Free CL	2	--	--	--
7/10	11:17A	813-263-4888	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
7/10	11:35A	386-273-0591	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/10	11:57A	813-689-1950	Other	Wi-Fi	WiFi CL	Tampaest FL	3	--	--	--
7/10	12:00P	866-615-7113	Other	Wi-Fi	WiFi CL	Toll-Free CL	1	--	--	--
7/10	12:24P	866-615-7113	Other	Wi-Fi	WiFi CL	Toll-Free CL	1	--	--	--
7/10	12:36P	786-760-9113	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
7/10	1:18P	813-689-1950	Other	Wi-Fi	WiFi CL	Tampaest FL	5	--	--	--
7/10	1:31P	813-689-1950	Other	Wi-Fi	Tampa FL	Incoming CL	6	--	--	--
7/10	1:53P	943-277-0165	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/11	10:43A	813-358-8666	Other	Wi-Fi	WiFi CL	Tampawst FL	2	--	--	--
7/11	11:16A	813-998-6011	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
7/11	3:02P	813-824-5869	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/14	7:50A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
7/14	7:52A	855-346-2706	Other	Wi-Fi	WiFi CL	Toll-Free CL	1	--	--	--
7/14	9:33A	855-346-2706	Other	Wi-Fi	WiFi CL	Toll-Free CL	28	--	--	--
7/14	11:57A	386-206-7958	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--



Charges by line details (continued)

Admin Assistant
813-624-4124

Yealink T53W

Account: 842082173-00001
Invoice: 6119347793
Billing period: Jun 24 - Jul 23, 2025
Due date: Past Due

Detail for Admin Assistant: 813-624-4124

Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
7/14	12:59P	505-643-1718	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/15	7:49A	239-980-4766	Other	Wi-Fi	WiFi CL	Fort Myers FL	1	--	--	--
7/15	8:22A	941-269-6773	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/15	8:23A	239-980-4766	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
7/15	8:39A	813-436-6090	Other	Wi-Fi	WiFi CL	Tampaest FL	2	--	--	--
7/15	9:47A	813-777-5344	Other	Wi-Fi	WiFi CL	Tampa FL	5	--	--	--
7/15	12:58P	813-777-5344	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/15	1:16P	813-272-6900	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/15	2:31P	943-275-5299	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/15	3:38P	727-323-6068	Other	Wi-Fi	WiFi CL	Stpetersbg FL	3	--	--	--
7/15	4:32P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	3	--	--	--
7/15	4:44P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
7/16	1:24P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
7/16	1:54P	813-293-4728	Other	Wi-Fi	WiFi CL	Tampa FL	1	--	--	--
7/16	1:54P	813-293-4728	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/16	2:01P	813-267-6123	Other	Wi-Fi	WiFi CL	Tampa FL	1	--	--	--
7/17	8:27A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	7	--	--	--
7/17	9:01A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
7/17	9:03A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
7/17	9:31A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
7/17	9:31A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
7/17	9:53A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
7/17	9:54A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	3	--	--	--
7/17	10:04A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
7/17	10:04A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
7/17	10:05A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
7/17	10:06A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	7	--	--	--
7/17	10:14A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
7/17	10:16A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	4	--	--	--
7/17	10:25A	813-671-7300	Other	Wi-Fi	WiFi CL	Tampacen FL	3	--	--	--
7/17	10:31A	813-405-1529	Other	Wi-Fi	WiFi CL	Tampacen FL	3	--	--	--
7/17	12:12P	813-790-3707	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/18	10:41A	410-294-5530	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
7/18	11:03A	888-223-0800	Other	Wi-Fi	WiFi CL	Toll-Free CL	5	--	--	--
7/18	12:10P	813-267-6123	Other	Wi-Fi	Tampa FL	Incoming CL	21	--	--	--
7/18	12:30P	224-908-8219	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
7/18	12:33P	224-908-8219	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/18	2:01P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	4	--	--	--
7/18	2:06P	813-365-0544	Other	Wi-Fi	WiFi CL	Plant City FL	1	--	--	--
7/18	2:10P	813-365-0544	Other	Wi-Fi	Tampa FL	Incoming CL	4	--	--	--
7/18	2:18P	813-293-4728	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/18	2:45P	920-985-4017	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/21	7:25A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--



Charges by line details (continued)

Admin Assistant
813-624-4124

Yealink T53W

Account: 842082173-00001
Invoice: 6119347793
Billing period: Jun 24 - Jul 23, 2025
Due date: Past Due

Detail for Admin Assistant: 813-624-4124

Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
7/21	10:45A	800-239-4430	Other	Wi-Fi	WiFi CL	Toll-Free CL	10	--	--	--
7/21	11:52A	877-438-7298	Other	Wi-Fi	WiFi CL	Toll-Free CL	33	--	--	--
7/21	12:33P	724-986-2775	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
7/21	12:38P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
7/21	12:40P	813-441-2356	Other	Wi-Fi	WiFi CL	Plant City FL	5	--	--	--
7/21	1:49P	877-438-7298	Other	Wi-Fi	WiFi CL	Toll-Free CL	5	--	--	--
7/21	3:32P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
7/22	9:24A	844-466-5519	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/22	9:26A	850-617-2000	Other	Wi-Fi	WiFi CL	Tallahassee FL	1	--	--	--
7/22	9:29A	813-235-6020	Other	Wi-Fi	WiFi CL	Tampanth FL	3	--	--	--
7/22	11:16A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
7/22	11:19A	813-447-9776	Other	Wi-Fi	WiFi CL	Tampa FL	6	--	--	--
7/22	11:40A	406-272-3479	Other	Wi-Fi	WiFi CL	Billings MT	9	--	--	--
7/22	12:05P	936-505-5647	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/22	3:27P	219-512-5799	Other	Wi-Fi	WiFi CL	Gary IN	1	--	--	--
7/23	12:04P	708-491-2036	Other	Wi-Fi	WiFi CL	LA Grange IL	2	--	--	--
7/23	12:10P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
7/23	2:57P	813-957-4409	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
7/23	3:14P	813-957-4409	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/23	5:39P	813-896-4242	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/23	8:21P	656-333-9183	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--



Account: 842082173-00001
Invoice: 6119347793
Billing period: Jun 24 - Jul 23, 2025
Due date: Past Due

Charges by line details

District Manager 813-624-6943	\$16.86
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Monthly Charges	\$15.00
------------------------	----------------

Plan

Business UNL Mob Clt/Dsk Phn	07/24 - 08/23	\$10.00
------------------------------	---------------	---------

Features & Add Ons

One Talk Service	07/24 - 08/23	\$15.00
\$10 One Talk Mobile App Credit	07/24 - 08/23	-\$10.00

Your Plan

Business UNL Mob Clt/Dsk Phn

\$10.00 monthly charge
Unlimited monthly minutes

UNL Text Messaging

Unlimited M2M Text
Unlimited Text Message

Unlimited Data

Unlimited monthly gigabyte

UNL Picture/Video MSG

Unlimited monthly Picture & Video

Surcharges and Other Charges	\$1.86
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Surcharges

Fed Universal Service Charge	\$1.67
Regulatory Charge	\$0.19

Total Current Charges for 813-624-6943	\$16.86
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Account: 842082173-00001
Invoice: 6119347793
Billing period: Jun 24 - Jul 23, 2025
Due date: Past Due

Charges by line details

Property Manager 813-624-8799	\$16.86
---	----------------

Monthly Charges	\$15.00
------------------------	----------------

Plan

Business UNL Mob Clt/Dsk Phn	07/24 - 08/23	\$10.00
------------------------------	---------------	---------

Features & Add Ons

One Talk Service	07/24 - 08/23	\$15.00
\$10 One Talk Mobile App Credit	07/24 - 08/23	-\$10.00

Your Plan

Business UNL Mob Clt/Dsk Phn

\$10.00 monthly charge
Unlimited monthly minutes

UNL Text Messaging

Unlimited M2M Text
Unlimited Text Message

Unlimited Data

Unlimited monthly gigabyte

UNL Picture/Video MSG

Unlimited monthly Picture & Video

Surcharges and Other Charges	\$1.86
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Surcharges

Fed Universal Service Charge	\$1.67
Regulatory Charge	\$0.19

Total Current Charges for 813-624-8799	\$16.86
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Account: 842082173-00001
Invoice: 6119347793
Billing period: Jun 24 - Jul 23, 2025
Due date: Past Due

Charges by line details

Mark Cooper 813-671-8339 Wireless Home Phone Lvp2	\$0.00
---	---------------

Your Plan

Nationwide Hunt G 100MB
Unlimited monthly minutes

100MB \$15/GB
\$15.00 per gigabyte

Account: 842082173-00001
Invoice: 6119347793
Billing period: Jun 24 - Jul 23, 2025
Due date: Past Due

Charges by line details

Mark Cooper
813-741-9768
Note20 Ultra 5G Black 128GB

\$37.42

Monthly Charges \$36.99

Plan

NW UNL Min&MSG+Email&Data 07/24 - 08/23 \$36.99

Features & Add Ons

5G Ultra Wideband Access \$0.00

Usage and Purchase Charges \$0.00

Messaging		Allowance	Used	Billable	Cost
Text (06/24 - 07/23)	messages	unlimited	1	--	--
Picture & Video - Rcv'd (06/24 - 07/23)	messages	unlimited	2	--	--
Total Messaging					\$0.00

Data		Allowance	Used	Billable	Cost
Gigabyte Usage(06/24 - 07/23)	gigabytes	unlimited	2.050	--	--
Total Data					\$0.00

Surcharges and Other Charges \$0.43

Surcharges

Fed Universal Service Charge \$0.24
Regulatory Charge \$0.19

Total Current Charges for 813-741-9768 **\$37.42**

Your Plan

Plan from 6/24 - 7/23

4G UNL

Min&MSG+Email&Data+MHS

\$65.00 monthly charge

Unlimited monthly minutes

UNL Text Messaging

Unlimited M2M Text

Unlimited Text Message

Email & Web Unlimited

Unlimited monthly gigabyte

M2M National Unlimited

Unlimited monthly Mobile to Mobile

UNL Night & Weekend Min

Unlimited monthly OFFPEAK

UNL Picture/Video MSG

Unlimited monthly Picture & Video

Usage and Purchase Charges

Usage and Purchase Charges consist of charges resulting from usage outside of your plan or feature allowance. It may also include international charges.



Charges by line details (continued)

Mark Cooper
813-741-9768

Note20 Ultra 5G Black 128GB

Account: 842082173-00001
Invoice: 6119347793
Billing period: Jun 24 - Jul 23, 2025
Due date: Past Due

Detail for Mark Cooper: 813-741-9768

Voice

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
6/27	1:30P	616-724-5885	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--

Account: 842082173-00001
Invoice: 6119347793
Billing period: Jun 24 - Jul 23, 2025
Due date: Past Due

Need-to-Know Information

Subject to Cancellation

Our records indicate your account is past due. Please send payment now to avoid service disruption. If you have already made your payment please disregard this message and thank you.

More On Wireless Taxes And Surcharges

Your total charges for this month's bill cycle are \$243.28.

This includes charges for one or more bundled Verizon service plans that include voice, messaging, data, or other services for which you pay a monthly plan charge.

This bill cycle, your fixed monthly plan charges were \$76.99 (before applying any discounts or credits, and excluding other charges such as overage, late payment, taxes, Verizon surcharges, and equipment).

To accurately bill taxes and Verizon surcharges, we regularly look at past network usage by you and other customers with similar plans to allocate this fixed monthly plan charge among the services included in the bundle.

In this bill cycle, we have allocated this amount as follows: \$4.14 for voice, \$0.85 for messaging, \$72.00 for data, and \$0.00 for other services.

For more information, please go to vzw.com/taxesandsurcharges.

Bankruptcy Information

If you are or were in bankruptcy, this bill may include amounts for pre-bankruptcy charges. You should not pay pre-bankruptcy amounts; they are for your information only. In the event Verizon receives notice of a bankruptcy filing, pre-bankruptcy charges will be adjusted in future invoices. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.

Explanation of Surcharges

Surcharges include (i) a Regulatory Charge (which helps defray various government charges we pay including government number administration and license fees); (ii) a Federal Universal Service Charge (and, if applicable, a State Universal Service Charge) to recover charges imposed on us by the government to support universal service; and (iii) an Administrative Charge, which helps defray certain expenses we incur, including: charges we, or our agents, pay local telephone companies for delivering calls from our customers to their customers; fees and assessments on our network facilities and services; property taxes; and the costs we incur responding to regulatory obligations. **Please note that these are Verizon Wireless charges, not taxes. These charges, and what's included, are subject to change from time to time.**

Effective January 11, 2023, the definition of the Administrative Charge will be modified to help defray and recover certain direct and indirect costs we or our agents incur, including: (a) costs of complying with regulatory and industry obligations and programs, such as E911, wireless local number portability, and wireless tower mandate costs; (b) property taxes; and (c) costs associated with our network, including facilities (e.g. leases), operations, maintenance and protection, and costs paid to other companies for network services.

Please note that this surcharge is a Verizon Wireless charge, not a tax or government-imposed fee. This charge, and what's included, is subject to change from time to time.

California - Questions About Your Bill?

Call Customer Service at 800.922.0204. Send written disputes to: Verizon, PO Box 409, Newark, NJ 07101-0409. If you are disputing a charge because you contend it was not authorized, and we need time to investigate the complaint, you are not required to pay the disputed amount while our investigation is pending. If you have a complaint you cannot resolve with us, submit a complaint to the California Public Utilities Commission at Consumer Affairs Branch, 505 Van Ness Ave. Rm. 2003, San Francisco, CA 94102, or at <http://www.cpuc.ca.gov/complaints>, or call 800.649.7570. If you have hearing or speaking limitations and need California Relay Service, dial 711 (visit <http://ddtp.cpuc.ca.gov/> for further information). If you need to contact your wireless phone insurance provider, call 888.881.2622.

FUSC Change

The Federal Universal Service Charge (FUSC) is a Verizon wireless charge that is subject to change each calendar quarter based on contribution rates prescribed by the FCC. On July 1, 2025, the FUSC decreased to 10.97% of assessable wireless charges, other than separately billed interstate and international telecom charges. The FUSC on separately billed interstate and international telecom charges decreased to 36.0%. For more details, please call 1-888-684-1888.



PO BOX 489
NEWARK, NJ 07101-0489

Account: 842082173-00001
Invoice: 6121841620
Billing period: Jul 24 - Aug 23, 2025
Due date: Past Due

KEYLINE



-LAKE ST CHARLES COMMUNITY DIS
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Manage your account at
verizon.com/mybusiness

We updated the design of your bill. Learn
more about these updates at
verizon.com/business/billupdates

We appreciate your business with this account since 11/30/2015.

Snapshot of your bill

(details on page 5)

Balance from last bill	\$243.28
No Payment Received	\$0.00
Balance Forward (due immediately)	\$243.28
This month's charges due by Sep 15, 2025	\$115.01
Total due	\$358.29

Auto Pay is scheduled for 09/12/25 - Thank You.

Review your bill online

Scan QR code with your camera app
or go to verizon.com/business/bill



-LAKE ST CHARLES COMMUNITY DIS
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Bill Date August 23, 2025
Account Number 842082173-00001
Invoice Number 6121841620

Total Amount Due

Will be submitted to credit card on 09/12/25
DO NOT MAIL PAYMENT

\$358.29

PO BOX 16810
NEWARK, NJ 07101-6810



61218416200108420821730000100000011501000000358297



Account: 842082173-00001
Invoice: 6121841620
Billing period: Jul 24 - Aug 23, 2025
Due date: Past Due

Payment Summary

Previous Balance	\$243.28
No Payment Received	
No Payment Received	\$0.00
Total Payments	\$0.00
Balance Forward (due immediately)	\$243.28

Questions about your bill?
verizon.com/business/support
800-922-0204

You may be eligible for a discount by enrolling in Auto Pay and paper-free billing, depending on your plan.

See eligible plans at verizon.com/business/payoptions

You can enroll in Auto Pay by:

1. Logging in or Registering for My Business at verizon.com/mybusiness.
2. Calling our Automated Payment Option Enrollment system at 866-868-3882.
3. Signing the remit slip below and mailing with check.

You can enroll in paper-free billing by:

1. Logging into your My Business Account > Billing > Manage payments > Paper-free billing.

Eligible payment methods for potential discount include:

1. Bank Account
2. Verizon Business Mastercard

Written notations included with or on your payment will not be reviewed or honored. Please send correspondence to:
Verizon Wireless Attn: Correspondence Team PO Box 15069 Albany, NY 12212

Automatic Payment Enrollment for Account: 842082173-00001 -LAKE ST CHARLES COMMUNITY DIS

By signing below, you authorize Verizon Wireless to electronically debit your bank account each month for the total balance due on your account. The check you send will be used to setup Automatic Payment. You will be notified each month of the date and amount of the debit 10 days in advance of the payment. You agree to receive all Auto Pay related communications electronically. I understand and accept these terms. This agreement does not alter the terms of your existing Customer Agreement. I agree that Verizon Wireless is not liable for erroneous bill statements or incorrect debits to my account. To withdraw your authorization you must call Verizon Wireless. Check with your bank for any charges.

1. Check this box.
2. Sign name in box below, as shown on the bill and date.
3. Return this slip with your payment. Do not send a voided check.



Account: 842082173-00001
Invoice: 6121841620
Billing period: Jul 24 - Aug 23, 2025
Due date: Past Due

Your August bill is \$358.29

Due Sep 15

Changes since your last bill

Last month you paid \$0.00.
 Your bill increased by \$115.01.
 Review details online at verizon.com/mybusiness/bill.

Bill summary (details on page 4)

Balance Forward	\$243.28
Monthly charges	\$106.99
Usage & Purchase Charges	
Messaging	\$0.00
Surcharges and Other charges & credits	\$8.02
Taxes, Governmental Surcharges & Fees	\$0.00
Total Current charges due by 09/15/25	\$115.01
Total Charges	\$358.29

Auto Pay is scheduled for 09/12/25 - Thank You.

Ways to pay



My Verizon for Business App

You can check your bill easily with the My Verizon for Business app available in App Store or Google Play.



Scan the QR code to download the app



Online via My Business Portal

Go to verizon.com/mybusiness and sign in to review and pay your bill.



Scan the QR code to log in



By Phone

Simply dial #PMT (#768) on your Verizon phone and follow the prompts to pay.



In Person

Go to verizon.com/stores to find a Verizon store near you.



Account: 842082173-00001
Invoice: 6121841620
Billing period: Jul 24 - Aug 23, 2025
Due date: Past Due

Explanation of Charges:
Account Charges and Line Charges

	Page Number	Monthly Charges	Usage and Purchase Charges	Equipment Charges	Surcharges & Other Charges and Credits	Taxes, Governmental Surcharges & Fees	Third-Party Charges (includes Tax)	Total Charges	Voice Plan Usage	Msg Usage	Data Usage	Voice Roaming	Msg Roaming	Data Roaming
Lines Charges														
813-624-3870 Facility Monitor	5	\$15.00	--	--	\$1.86	--	--	\$16.86	--	--	--	--	--	--
813-624-4124 Admin Assistant	6	\$25.00	--	--	\$2.01	--	--	\$27.01	--	2	--	--	--	--
813-624-6943 District Manager	11	\$15.00	--	--	\$1.86	--	--	\$16.86	--	--	--	--	--	--
813-624-8799 Property Manager	12	\$15.00	--	--	\$1.86	--	--	\$16.86	--	--	--	--	--	--
813-671-8339 Mark Cooper	13	--	--	--	--	--	--	--	--	--	--	--	--	--
813-741-9768 Mark Cooper	14	\$36.99	--	--	\$0.43	--	--	\$37.42	--	6	.922GB	--	--	--
Total Charges		\$106.99	\$0.00	\$0.00	\$8.02	\$0.00	\$0.00	\$115.01						



Account: 842082173-00001
Invoice: 6121841620
Billing period: Jul 24 - Aug 23, 2025
Due date: Past Due

Charges by line details

Facility Monitor 813-624-3870	\$16.86
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Monthly Charges	\$15.00
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Plan

Business UNL Mob Clt/Dsk Phn	08/24 - 09/23	\$10.00
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Features & Add Ons

One Talk Service	08/24 - 09/23	\$15.00
\$10 One Talk Mobile App Credit	08/24 - 09/23	-\$10.00

Your Plan

Business UNL Mob Clt/Dsk Phn

\$10.00 monthly charge
Unlimited monthly minutes

UNL Text Messaging

Unlimited M2M Text
Unlimited Text Message

Unlimited Data

Unlimited monthly gigabyte

UNL Picture/Video MSG

Unlimited monthly Picture & Video

Surcharges and Other Charges	\$1.86
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Surcharges

Fed Universal Service Charge	\$1.67
Regulatory Charge	\$0.19

Total Current Charges for 813-624-3870	\$16.86
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Account: 842082173-00001
Invoice: 6121841620
Billing period: Jul 24 - Aug 23, 2025
Due date: Past Due

Charges by line details

Admin Assistant
813-624-4124
Yealink T53W

\$27.01

Monthly Charges **\$25.00**

Plan

Business UNL Mob Clt/Dsk Phn 08/24 - 09/23 \$10.00

Features & Add Ons

One Talk Service 08/24 - 09/23 \$15.00

Usage and Purchase Charges **\$0.00**

Messaging		Allowance	Used	Billable	Cost
Text (07/24 - 08/23)	messages	unlimited	2	--	--
Total Messaging					\$0.00

Surcharges and Other Charges **\$2.01**

Surcharges

Fed Universal Service Charge \$1.82
 Regulatory Charge \$0.19

Total Current Charges for 813-624-4124 **\$27.01**

Your Plan

Business UNL Mob Clt/Dsk Phn

\$10.00 monthly charge
 Unlimited monthly minutes

UNL Text Messaging

Unlimited M2M Text
 Unlimited Text Message

Unlimited Data

Unlimited monthly gigabyte

UNL Picture/Video MSG

Unlimited monthly Picture & Video

Usage and Purchase Charges

Usage and Purchase Charges consist of charges resulting from usage outside of your plan or feature allowance. It may also include international charges.



Charges by line details (continued)

Admin Assistant
813-624-4124
Yealink T53W

Account: 842082173-00001
Invoice: 6121841620
Billing period: Jul 24 - Aug 23, 2025
Due date: Past Due

Detail for Admin Assistant: 813-624-4124

Voice

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
7/24	10:37A	954-233-0222	Other	Wi-Fi	Tampa FL	Incoming CL	6	--	--	--
7/24	11:06A	813-727-5543	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
7/24	11:31A	813-533-2950	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
7/24	12:04P	813-446-0151	Other	Wi-Fi	WiFi CL	Tampa FL	2	--	--	--
7/24	12:25P	813-446-0151	Other	Wi-Fi	Tampa FL	Incoming CL	5	--	--	--
7/24	1:53P	813-446-0151	Other	Wi-Fi	WiFi CL	Tampa FL	2	--	--	--
7/24	2:56P	813-790-2298	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/25	7:47A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
7/25	10:14A	813-951-6378	Other	Wi-Fi	Tampa FL	Incoming CL	4	--	--	--
7/25	1:14P	813-790-2712	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/25	1:57P	814-299-5817	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/26	12:26P	813-790-2712	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/26	4:15P	813-582-1233	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/28	7:31A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
7/28	3:10P	518-558-8094	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/29	9:36A	813-449-1560	Other	Wi-Fi	Tampa FL	Incoming CL	31	--	--	--
7/29	1:49P	943-275-2910	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/29	2:20P	727-223-4911	Other	Wi-Fi	WiFi CL	Clearwater FL	1	--	--	--
7/29	2:22P	813-706-8416	Other	Wi-Fi	Tampa FL	Incoming CL	7	--	--	--
7/29	2:31P	813-706-8416	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/29	2:34P	813-244-7077	Other	Wi-Fi	WiFi CL	Tampa FL	7	--	--	--
7/30	12:44P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	5	--	--	--
7/30	1:03P	570-677-9653	Other	Wi-Fi	WiFi CL	Scranton PA	16	--	--	--
7/30	2:29P	943-276-3872	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/30	2:46P	727-647-2757	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
7/30	2:52P	352-605-2184	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/30	4:33P	863-425-3182	Other	Wi-Fi	WiFi CL	Mulberry FL	3	--	--	--
7/30	4:56P	813-924-8503	Other	Wi-Fi	WiFi CL	Tampa FL	1	--	--	--
7/30	4:57P	813-267-6123	Other	Wi-Fi	WiFi CL	Tampa FL	2	--	--	--
7/30	6:12P	813-921-1831	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/31	9:46A	813-679-1926	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/31	10:09A	813-679-1926	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/31	10:29A	813-659-1768	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/31	12:09P	813-790-3936	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
7/31	12:18P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	6	--	--	--
7/31	12:24P	863-774-0020	Other	Wi-Fi	WiFi CL	Mulberry FL	6	--	--	--
7/31	1:06P	813-533-2950	Other	Wi-Fi	Tampa FL	Incoming CL	4	--	--	--
7/31	1:20P	813-546-7933	Other	Wi-Fi	WiFi CL	Tampacen FL	4	--	--	--
7/31	1:30P	813-999-4499	Other	Wi-Fi	WiFi CL	Tampacen FL	3	--	--	--
7/31	1:35P	863-774-0020	Other	Wi-Fi	WiFi CL	Mulberry FL	3	--	--	--
8/01	8:11A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
8/01	8:13A	813-486-1969	Other	Wi-Fi	WiFi CL	Tampa FL	1	--	--	--
8/01	8:15A	813-434-4810	Other	Wi-Fi	WiFi CL	Tampasth FL	4	--	--	--

Charges by line details (continued)

Admin Assistant
813-624-4124
Yealink T53W

Account: 842082173-00001
Invoice: 6121841620
Billing period: Jul 24 - Aug 23, 2025
Due date: Past Due

Detail for Admin Assistant: 813-624-4124

Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
8/01	8:47A	863-425-3182	Other	Wi-Fi	WiFi CL	Mulberry FL	3	--	--	--
8/01	8:53A	863-425-3182	Other	Wi-Fi	WiFi CL	Mulberry FL	2	--	--	--
8/01	9:00A	239-600-0394	Other	Wi-Fi	WiFi CL	Fort Myers FL	4	--	--	--
8/01	9:18A	863-774-0020	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
8/01	9:56A	813-486-1969	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
8/01	11:14A	813-814-1311	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
8/04	7:31A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
8/04	9:19A	813-769-6585	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
8/04	12:29P	813-533-2950	Other	Wi-Fi	Tampa FL	Incoming CL	13	--	--	--
8/04	1:40P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
8/05	7:31A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
8/05	11:46A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	3	--	--	--
8/05	11:49A	813-441-2356	Other	Wi-Fi	WiFi CL	Plant City FL	3	--	--	--
8/05	2:49P	813-677-7703	Other	Wi-Fi	WiFi CL	Tampacen FL	6	--	--	--
8/06	12:15P	813-397-9678	Other	Wi-Fi	WiFi CL	Tampacen FL	3	--	--	--
8/06	12:17P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	4	--	--	--
8/06	12:22P	813-677-7703	Other	Wi-Fi	WiFi CL	Tampacen FL	4	--	--	--
8/06	12:27P	813-244-7077	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
8/06	1:01P	813-610-1031	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
8/06	1:46P	508-868-3313	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
8/06	6:09P	813-244-7077	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
8/07	9:03A	833-547-6642	Other	Wi-Fi	WiFi CL	Toll-Free CL	2	--	--	--
8/07	9:32A	813-610-1031	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
8/07	12:24P	813-436-6090	Other	Wi-Fi	WiFi CL	Tampaest FL	2	--	--	--
8/07	12:27P	813-446-0151	Other	Wi-Fi	WiFi CL	Tampa FL	2	--	--	--
8/07	1:09P	813-446-0151	Other	Wi-Fi	Tampa FL	Incoming CL	6	--	--	--
8/07	1:29P	813-558-9500	Other	Wi-Fi	Tampa FL	Incoming CL	5	--	--	--
8/07	5:20P	813-791-0512	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
8/08	8:09A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
8/08	8:58A	727-323-6068	Other	Wi-Fi	WiFi CL	Stpetersbg FL	5	--	--	--
8/08	9:08A	888-480-5253	Other	Wi-Fi	WiFi CL	Toll-Free CL	10	--	--	--
8/08	11:29A	772-794-4100	Other	Wi-Fi	WiFi CL	Vero Beach FL	8	--	--	--
8/08	11:40A	813-833-8755	Other	Wi-Fi	WiFi CL	Tampa FL	2	--	--	--
8/08	12:53P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
8/08	1:30P	205-576-8773	Other	Wi-Fi	Tampa FL	Incoming CL	5	--	--	--
8/08	2:20P	813-449-1560	Other	Wi-Fi	Tampa FL	Incoming CL	69	--	--	--
8/11	7:34A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	3	--	--	--
8/11	10:01A	727-580-8822	Other	Wi-Fi	WiFi CL	Clearwater FL	2	--	--	--
8/11	11:54A	813-734-0477	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
8/11	12:13P	904-824-9940	Other	Wi-Fi	WiFi CL	ST Johns FL	3	--	--	--
8/11	12:20P	813-653-1473	Other	Wi-Fi	WiFi CL	Tampaest FL	7	--	--	--
8/11	2:08P	813-535-2297	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
8/11	2:48P	813-535-2297	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--



Charges by line details (continued)

Admin Assistant
813-624-4124
Yealink T53W

Account: 842082173-00001
Invoice: 6121841620
Billing period: Jul 24 - Aug 23, 2025
Due date: Past Due

Detail for Admin Assistant: 813-624-4124

Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
8/11	2:52P	888-358-0088	Other	Wi-Fi	WiFi CL	Toll-Free CL	1	--	--	--
8/11	2:53P	888-480-5253	Other	Wi-Fi	WiFi CL	Toll-Free CL	17	--	--	--
8/12	7:55A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
8/12	8:38A	813-449-1560	Other	Wi-Fi	Tampa FL	Incoming CL	11	--	--	--
8/12	8:51A	813-876-4444	Other	Wi-Fi	WiFi CL	Tampacen FL	6	--	--	--
8/12	12:50P	502-932-4689	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
8/12	2:13P	813-998-6011	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
8/12	6:23P	929-678-8133	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
8/13	1:03P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
8/13	1:30P	813-939-4013	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
8/13	1:45P	813-998-6011	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
8/13	1:48P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
8/13	1:49P	813-677-7703	Other	Wi-Fi	WiFi CL	Tampacen FL	4	--	--	--
8/13	2:10P	813-677-7703	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
8/13	2:11P	813-876-4444	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
8/13	2:16P	813-876-4444	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
8/13	2:17P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
8/13	2:20P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
8/13	5:04P	813-608-0857	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
8/14	10:04A	813-449-1560	Other	Wi-Fi	Tampa FL	Incoming CL	37	--	--	--
8/14	10:44A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
8/14	12:57P	813-635-5527	Other	Wi-Fi	WiFi CL	Tampacen FL	4	--	--	--
8/14	1:30P	877-399-0957	Other	Wi-Fi	WiFi CL	Toll-Free CL	3	--	--	--
8/14	1:33P	877-399-0957	Other	Wi-Fi	WiFi CL	Toll-Free CL	21	--	--	--
8/14	3:22P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
8/14	3:24P	877-399-0957	Other	Wi-Fi	WiFi CL	Toll-Free CL	1	--	--	--
8/14	3:24P	813-635-5527	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
8/14	3:25P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	5	--	--	--
8/14	3:30P	813-997-9618	Other	Wi-Fi	WiFi CL	Tampanth FL	1	--	--	--
8/14	3:31P	813-997-9618	Other	Wi-Fi	WiFi CL	Tampanth FL	1	--	--	--
8/14	3:31P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
8/15	7:31A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
8/15	10:26A	813-997-9618	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
8/15	10:31A	727-323-6068	Other	Wi-Fi	WiFi CL	Stpetersbg FL	1	--	--	--
8/15	10:32A	727-323-6068	Other	Wi-Fi	WiFi CL	Stpetersbg FL	3	--	--	--
8/15	10:35A	813-610-1031	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
8/15	11:03A	727-639-3829	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
8/15	11:05A	727-323-6068	Other	Wi-Fi	WiFi CL	Stpetersbg FL	1	--	--	--
8/15	11:06A	813-997-9618	Other	Wi-Fi	WiFi CL	Tampanth FL	1	--	--	--
8/15	1:17P	813-293-4728	Other	Wi-Fi	Tampa FL	Incoming CL	26	--	--	--
8/15	2:17P	645-212-9560	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
8/15	2:32P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
8/15	2:48P	813-635-5527	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--

Charges by line details (continued)

Admin Assistant
813-624-4124
Yealink T53W

Account: 842082173-00001
Invoice: 6121841620
Billing period: Jul 24 - Aug 23, 2025
Due date: Past Due

Detail for Admin Assistant: 813-624-4124

Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
8/15	2:54P	813-449-1560	Other	Wi-Fi	Tampa FL	Incoming CL	8	--	--	--
8/18	7:33A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
8/18	10:45A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
8/18	10:50A	340-643-1873	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
8/18	11:57A	813-537-4106	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
8/19	7:33A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
8/19	11:19A	630-484-4731	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
8/19	1:32P	813-769-6585	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
8/20	11:46A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	3	--	--	--
8/20	11:57A	484-990-4783	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
8/20	12:00P	702-629-0729	Other	Wi-Fi	WiFi CL	Las Vegas NV	2	--	--	--
8/20	12:03P	727-323-6068	Other	Wi-Fi	WiFi CL	Stpetersbg FL	1	--	--	--
8/20	12:10P	702-629-0729	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
8/20	2:12P	813-203-0553	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
8/20	2:15P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
8/20	2:31P	813-524-2985	Other	Wi-Fi	WiFi CL	Tampacen FL	2	--	--	--
8/20	2:33P	813-244-7077	Other	Wi-Fi	WiFi CL	Tampa FL	2	--	--	--
8/20	2:35P	813-524-2985	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
8/20	2:40P	727-535-5335	Other	Wi-Fi	WiFi CL	Clearwater FL	2	--	--	--
8/20	2:57P	727-223-4911	Other	Wi-Fi	WiFi CL	Clearwater FL	2	--	--	--
8/20	4:09P	727-687-8769	Other	Wi-Fi	Tampa FL	Incoming CL	4	--	--	--
8/20	4:12P	813-679-1926	Other	Wi-Fi	WiFi CL	Tampa FL	2	--	--	--
8/20	4:17P	813-998-6011	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
8/20	6:24P	844-766-5256	Other	Wi-Fi	WiFi CL	Toll-Free CL	4	--	--	--
8/21	9:23A	813-230-2838	Other	Wi-Fi	WiFi CL	Tampa FL	1	--	--	--
8/21	10:16A	727-214-4570	Other	Wi-Fi	WiFi CL	Stpetersbg FL	1	--	--	--
8/21	10:28A	727-647-2757	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
8/21	10:55A	727-214-4570	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
8/21	11:24A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	3	--	--	--
8/21	11:27A	727-748-2332	Other	Wi-Fi	WiFi CL	Clearwater FL	3	--	--	--
8/21	11:30A	727-748-2332	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
8/21	12:46P	888-836-9390	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
8/22	10:09A	813-955-6316	Other	Wi-Fi	WiFi CL	Tampacen FL	6	--	--	--
8/22	10:55A	813-449-1560	Other	Wi-Fi	Tampa FL	Incoming CL	29	--	--	--
8/22	11:24A	813-267-6123	Other	Wi-Fi	WiFi CL	Tampa FL	2	--	--	--
8/22	12:43P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	3	--	--	--
8/22	1:55P	813-441-2356	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--



Account: 842082173-00001
Invoice: 6121841620
Billing period: Jul 24 - Aug 23, 2025
Due date: Past Due

Charges by line details

District Manager 813-624-6943	\$16.86
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Monthly Charges	\$15.00
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Plan

Business UNL Mob Clt/Dsk Phn	08/24 - 09/23	\$10.00
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Features & Add Ons

One Talk Service	08/24 - 09/23	\$15.00
\$10 One Talk Mobile App Credit	08/24 - 09/23	-\$10.00

Your Plan

Business UNL Mob Clt/Dsk Phn

\$10.00 monthly charge
Unlimited monthly minutes

UNL Text Messaging

Unlimited M2M Text
Unlimited Text Message

Unlimited Data

Unlimited monthly gigabyte

UNL Picture/Video MSG

Unlimited monthly Picture & Video

Surcharges and Other Charges	\$1.86
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Surcharges

Fed Universal Service Charge	\$1.67
Regulatory Charge	\$0.19

Total Current Charges for 813-624-6943	\$16.86
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Account: 842082173-00001
Invoice: 6121841620
Billing period: Jul 24 - Aug 23, 2025
Due date: Past Due

Charges by line details

Property Manager
813-624-8799 **\$16.86**

Monthly Charges **\$15.00**

Plan

Business UNL Mob Clt/Dsk Phn 08/24 - 09/23 \$10.00

Features & Add Ons

One Talk Service 08/24 - 09/23 \$15.00
 \$10 One Talk Mobile App Credit 08/24 - 09/23 -\$10.00

Your Plan

Business UNL Mob Clt/Dsk Phn

\$10.00 monthly charge
 Unlimited monthly minutes

UNL Text Messaging

Unlimited M2M Text
 Unlimited Text Message

Unlimited Data

Unlimited monthly gigabyte

UNL Picture/Video MSG

Unlimited monthly Picture & Video

Surcharges and Other Charges **\$1.86**

Surcharges

Fed Universal Service Charge \$1.67
 Regulatory Charge \$0.19

Total Current Charges for 813-624-8799 **\$16.86**



Account: 842082173-00001
Invoice: 6121841620
Billing period: Jul 24 - Aug 23, 2025
Due date: Past Due

Charges by line details

Mark Cooper 813-671-8339 Wireless Home Phone Lvp2	\$0.00
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Your Plan

Nationwide Hunt G 100MB
Unlimited monthly minutes

100MB \$15/GB
\$15.00 per gigabyte

Account: 842082173-00001
Invoice: 6121841620
Billing period: Jul 24 - Aug 23, 2025
Due date: Past Due

Charges by line details

Mark Cooper
813-741-9768
Note20 Ultra 5G Black 128GB

\$37.42

Monthly Charges \$36.99

Plan

NW UNL Min&MSG+Email&Data 08/24 - 09/23 \$36.99

Features & Add Ons

5G Ultra Wideband Access \$0.00

Usage and Purchase Charges \$0.00

Messaging		Allowance	Used	Billable	Cost
Text (07/24 - 08/23)	messages	unlimited	5	--	--
Picture & Video - Rcv'd (07/24 - 08/23)	messages	unlimited	1	--	--
Total Messaging					\$0.00

Data		Allowance	Used	Billable	Cost
5G Ultra Wideband Usage(07/24 - 08/23)	gigabytes	unlimited	.032	--	--
Gigabyte Usage(07/24 - 08/23)	gigabytes	unlimited	.890	--	--
Total Data					\$0.00

Surcharges and Other Charges \$0.43

Surcharges

Fed Universal Service Charge \$0.24
 Regulatory Charge \$0.19

Total Current Charges for 813-741-9768 **\$37.42**

Your Plan

NW UNL Min&MSG+Email&Data

\$36.99 monthly charge

Unlimited monthly minutes

UNL Text Messaging

Unlimited M2M Text

Unlimited Text Message

Email & Web Unlimited

Unlimited monthly gigabyte

M2M National Unlimited

Unlimited monthly Mobile to Mobile

UNL Night & Weekend Min

Unlimited monthly OFFPEAK

UNL Picture/Video MSG

Unlimited monthly Picture & Video

Usage and Purchase Charges

Usage and Purchase Charges consist of charges resulting from usage outside of your plan or feature allowance. It may also include international charges.

Account: 842082173-00001
Invoice: 6121841620
Billing period: Jul 24 - Aug 23, 2025
Due date: Past Due

Need-to-Know Information

Subject to Cancellation

Our records indicate your account is past due. Please send payment now to avoid service disruption. If you have already made your payment please disregard this message and thank you.

More On Wireless Taxes And Surcharges

Your total charges for this month's bill cycle are \$358.29.

This includes charges for one or more bundled Verizon service plans that include voice, messaging, data, or other services for which you pay a monthly plan charge.

This bill cycle, your fixed monthly plan charges were \$76.99 (before applying any discounts or credits, and excluding other charges such as overage, late payment, taxes, Verizon surcharges, and equipment).

To accurately bill taxes and Verizon surcharges, we regularly look at past network usage by you and other customers with similar plans to allocate this fixed monthly plan charge among the services included in the bundle.

In this bill cycle, we have allocated this amount as follows: \$4.14 for voice, \$0.85 for messaging, \$72.00 for data, and \$0.00 for other services.

For more information, please go to vzw.com/taxesandsurcharges.

Bankruptcy Information

If you are or were in bankruptcy, this bill may include amounts for pre-bankruptcy charges. You should not pay pre-bankruptcy amounts; they are for your information only. In the event Verizon receives notice of a bankruptcy filing, pre-bankruptcy charges will be adjusted in future invoices. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.

Explanation of Surcharges

Surcharges include (i) a Regulatory Charge (which helps defray various government charges we pay including government number administration and license fees); (ii) a Federal Universal Service Charge (and, if applicable, a State Universal Service Charge) to recover charges imposed on us by the government to support universal service; and (iii) an Administrative Charge, which helps defray certain expenses we incur, including: charges we, or our agents, pay local telephone companies for delivering calls from our customers to their customers; fees and assessments on our network facilities and services; property taxes; and the costs we incur responding to regulatory obligations. **Please note that these are Verizon Wireless charges, not taxes. These charges, and what's included, are subject to change from time to time.**

Effective January 11, 2023, the definition of the Administrative Charge will be modified to help defray and recover certain direct and indirect costs we or our agents incur, including: (a) costs of complying with regulatory and industry obligations and programs, such as E911, wireless local number portability, and wireless tower mandate costs; (b) property taxes; and (c) costs associated with our network, including facilities (e.g. leases), operations, maintenance and protection, and costs paid to other companies for network services.

Please note that this surcharge is a Verizon Wireless charge, not a tax or government-imposed fee. This charge, and what's included, is subject to change from time to time.

California - Questions About Your Bill?

Call Customer Service at 800.922.0204. Send written disputes to: Verizon, PO Box 409, Newark, NJ 07101-0409. If you are disputing a charge because you contend it was not authorized, and we need time to investigate the complaint, you are not required to pay the disputed amount while our investigation is pending. If you have a complaint you cannot resolve with us, submit a complaint to the California Public Utilities Commission at Consumer Affairs Branch, 505 Van Ness Ave. Rm. 2003, San Francisco, CA 94102, or at <http://www.cpuc.ca.gov/complaints>, or call 800.649.7570. If you have hearing or speaking limitations and need California Relay Service, dial 711 (visit <http://ddtp.cpuc.ca.gov/> for further information). If you need to contact your wireless phone insurance provider, call 888.881.2622.

Verizon Wireless Regulatory Charge

Effective September 1, 2025, the monthly Verizon wireless Regulatory Charge for voice-capable devices will increase from \$0.19 to \$0.21 per line. The charge for data-only devices remains at \$0.02 per line. Please note that this is a Verizon wireless surcharge, not a tax or government imposed fee. This charge, and what's included, are subject to change from time to time. For further information regarding this charge, review the "Explanation of Surcharges" section of this bill.

Device Payment Schedule

Listed below are the dates of your future payments for device payment VZEDGE_NEW_AGREEMENT_NUMBER.

Schedule Of Future Payments Due

VZEDGE_NEW_SCHEDULE_DATES

INVOICE

Zebra Cleaning Team
PO Box 3456
Apollo Beach, FL 33572-1003

lancewood1970@gmail.com

+1 (813) 279-0437

zebrapoolteam.com

Lake St. Charles CDD - 6801 Colonial Lake Drive

Bill to
Lake St. Charles CDD
6801 Colonial Lake Drive
Riverview, FL 33578

Invoice details
Invoice no.: 8104
Terms: Net 15
Invoice date: 08/29/2025
Due date: 09/13/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Chemical Pump		1	\$675.00	\$675.00

Total

\$675.00

Mail payments to:
Zebra Cleaning Team
PO Box 3456
Apollo Beach, FL 33572-1003
Zelle to: (813) 279-0437

Note to customer
Approved by on-sight staff

INVOICE

Zebra Cleaning Team
PO Box 3456
Apollo Beach, FL 33572-1003

lancewood1970@gmail.com

+1 (813) 279-0437

zebrapoolteam.com

Lake St. Charles CDD - 6801 Colonial Lake Drive

Bill to
Lake St. Charles CDD
6801 Colonial Lake Drive
Riverview, FL 33578

Invoice details
Invoice no.: 8154
Terms: Net 15
Invoice date: 09/01/2025
Due date: 09/16/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Commercial Pool Service	Monthly Full Service	1	\$1,925.00	\$1,925.00

Total

\$1,925.00

Mail payments to:
Zebra Cleaning Team
PO Box 3456
Apollo Beach, FL 33572-1003
Zelle to: (813) 279-0437

Tab 16

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.

**LAKE ST. CHARLES
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Lake St. Charles Community Development District was held on **Wednesday, September 3, 2025, at 2:00 p.m.** at The Lake St. Charles Clubhouse located at 6801 Colonial Lake Drive, Riverview, FL 33578.

Present and constituting a quorum:

Virginia Gianakos	Chairperson
Toni Marie Davis	Vice Chairperson
Yvonne Brown	Assistant Secretary
John Hines Marshall	Assistant Secretary
Benjamin Turinsky	Assistant Secretary

Also present were:

Ruben Durand	District Manager; Rizzetta & Co., Inc.
David Eskra	Property Manager; Rizzetta & Co., Inc.
Savannah Hancock	District Counsel; Kilinski Van Wyk
Ed Jimenez	District Engineer

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Durand called the meeting to order at 2:01 p.m. and confirmed a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

A resident made a records request for itemized receipts from credit cards from January 2025 → present and ADP hours clocked in as well as PTO and documentation out of the employee handbook.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Present. Ms. Hancock presented the letter to the Board

On a motion by Mr. Marshall seconded by Ms. Davis, with all in favor, the Board decided to engage Hillsborough County Sheriff's Office to pursue letter in regard to public records for the Lake St. Charles Community Development District.

B. District Engineer

i. Update on the Seawall

Present. Provided updates on the seawall and mentioned he has no objection to the work, but to where the CDD has jurisdiction. He also provided updates on the county violation regarding the trail.

C. Clubhouse Monthly Status Report

Mr. Eskra presented the report to the Board.

D. District Manager

Mr. Durand presented the report to the Board. The Board directed staff to provide a proposal from Rizzetta on landscape RFP.

FOURTH ORDER OF BUSINESS

Business Items

A. Opening of Public Hearing on Fiscal Year 2025-2026 Final Budget

On a motion by Ms. Gianakos seconded by Mr. Marshall, with all in favor, the Board opened the Public Hearing on the Fiscal Year 2025-2026 Final Budget for the Lake St. Charles Community Development District.

B. Closing of Public Hearing on Fiscal Year 2025-2026 Final Budget

On a motion by Ms. Brown seconded by Ms. Gianakos, with all in favor, the Board closed the Public Hearing on the Fiscal Year 2025-2026 Final Budget for the Lake St. Charles Community Development District.

C. Consideration of Resolution 2025 – XX; Adopting Fiscal Year 2025-2026 Final Budget

On a motion by Mr. Marshall, seconded by Ms. Gianakos, with all in favor, the Board approved Resolution 2025 – XX; Adopting Fiscal Year 2025-2026 Final Budget as amended for the Lake St. Charles Community Development District.

D. Opening of Public Hearing on Fiscal Year 2025-2026 Assessments

On a motion by Ms. Gianakos seconded by Ms. Davis, with all in favor, the Board opened the Public Hearing on the Fiscal Year 2025-2026 Assessments for the Lake St. Charles Community Development District.

E. Closing of Public Hearing on Fiscal Year 2025-2026 Assessments

On a motion by Mr. Marshall seconded by Mr. Turinsky, with all in favor, the Board closed the Public Hearing on the Fiscal Year 2025-2026 Assessments for the Lake St. Charles Community Development District.

F. Consideration of Resolution 2025 – XX; Levying O&M Assessments for Fiscal Year 2025-2026

On a motion by Ms. Gianakos, seconded by Ms. Davis, with all in favor, the Board approved Resolution 2025 – XX; Levying O&M Assessments for Fiscal Year 2025-2026 for the Lake St. Charles Community Development District.

G. Discussion on HOA use of the CDD Clubhouse

On a motion by Mr. Turinsky, seconded by Ms. Brown, with all in favor, the Board approved the Lake St. Charles HOA to be able to use the bulletin board along the trail adjacent to the building for the Lake St. Charles Community Development District.

On a failed motion by Mr. Turinsky, seconded by Ms. Brown, in a decision of 2-3, the Board rejected the proposal for the HOA entities to be able to use the CDD facilities for their monthly meetings.

H. Consideration of Pool Repair Quotes

Cooper Pools quote was \$4,725.00 and Triangle was \$4,500.00

On a motion by Mr. Turinsky, seconded by Ms. Gianakos, with all in favor, the Board approved the proposal from Coastal Creations Pools in the amount of \$5,987.50 for pool repairs, contingent upon them providing license, registration, and insurance for the Lake St. Charles Community Development District.

On a motion by Mr. Marshall, seconded by Ms. Gianakos, with all in favor, the Board approved two proposals from Tigris for the Lake St. Charles Community Development District.

I. Discussion of Trail Usage Policy

Board Discussed. District Counsel will bring draft of Policy to next meeting

J. Goals and Objectives for FY 2025 / 2026

On a motion by Mr. Marshall, seconded by Ms. Davis, The Board added open and transparent communication to Goals and Objectives for FY 25/26 for the Lake St. Charles Community Development District.

K. Consideration of Resolution 2025 – XX; Maintenance and Funding of Perimeter Wall

On a motion by Mr. Marshall, seconded by Ms. Davis the Board adopted Resolution 2025 – XX; Maintenance and Funding of Perimeter Wall for the Lake St. Charles Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Regular Meeting Minutes from August 6th, 2025

On a motion by Mr. Marshall, seconded by Mr. Turinsky, The Board unanimously approved the meeting minutes of August 6th as amended for the Lake St. Charles Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Brown would like to incorporate open action items.

Ms. Gianakos would like the dock to be looked at, LMP to check the weeds along the lake, Landscape lighting, and Inquire Solitude on ponds that are green.

EIGHTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Brown, seconded by Ms. Gianakos, with all in favor, the Board adjourned the meeting at 4:56 p.m., for the Lake St. Charles Community Development District.

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Assistant Secretary

Chair / Vice Chair

DRAFT

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.

LAKE ST. CHARLES
COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Lake St. Charles Community Development District was held on **Wednesday, October 1 2025, at 5:04 p.m.** at The Lake St. Charles Clubhouse located at 6801 Colonial Lake Drive, Riverview, FL 33578.

Present and constituting a quorum:

Virginia Gianakos	Chairperson
Toni Marie Davis	Vice Chairperson
Yvonne Brown	Assistant Secretary
John Hines Marshall	Assistant Secretary
Benjamin Turinsky	Assistant Secretary

Also present were:

Ruben Durand	District Manager; Rizzetta & Co., Inc.
David Eskra	Property Manager; Rizzetta & Co., Inc.
Savannah Hancock	District Counsel; Kilinski Van Wyk

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Durand called the meeting to order at 5:04 p.m. and confirmed a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

Audience comments were entertained regarding wall issues and pond maintenance.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

i. Proposed Amended and Restated Rules of Procedure

Ms. Hancock presented a draft version of the proposed amended rules of procedures, and a brief discussion ensued.

On a motion by Ms. Gianakos seconded by Ms. Davis, with all in favor, the Board authorized Staff to advertise a workshop to further discuss the Rules of Procedure on Monday, October 20, 2025, at 5:00 p.m. at The Lake St. Charles Clubhouse located at 6801 Colonial Lake Drive, Riverview, FL 33578 for the Lake St. Charles Community Development District.

II. Proposed Amended and Restated Rules and Policies

Ms. Hancock presented a draft version of the proposed Amenity rules and policies, and a brief discussion ensued. The Board asked that staff check registration of the truck sitting in the parking lot.

III. Proposed Seawall and Dock Encroachment Policy

No action taken.

IV. Proposed Amended and Restated Parking and Towing Policies

No action taken

B. District Engineer Not present.

The Board asked questions regarding the wall repair.

On a motion by Ms. Gianakos seconded by Ms. Brown, with all in favor, the authorized Mr. Turinsky to work with staff on the wall repairs, for the Lake St. Charles Community Development District.

C. Clubhouse Monthly Status Report

Mr. Eskra presented the report to the Board and confirmed that he can notarize documents for residents.

The Board asked that management research whether LG Sonic was previously paid and to request quick book access from Tuscan.

il. Discussion on Maintenance and Office Support

Mr. Eskra presented the report to the Board

iii. Bouy Report

Mr. Eskra presented the report to the Board

IV. Action List

Mr. Eskra presented the report to the Board

D. District Manager

Mr. Durand presented the report to the Board and reminded the Board that the next meeting will be held on November 5, 2025, at 5:00 p.m.

The Board asked that Mr. Durand reach out to LMP regarding vegetation growing through the wall.

i. Formation of Audit Committee

On a motion by Ms. Gianakos seconded by Mr. Marshall, with four in favor and one against (Mr. Turinsky), the Board appointed the current Board Supervisors to serve as audit committee members and authorized staff to place the required ads to hold the 1st audit committee meeting on November 5, 2025 at 4:45 p.m. and the 2nd meeting on January 7, 2025 at 4:45 p.m., for the Lake St. Charles Community Development District.

FOURTH ORDER OF BUSINESS

Business Items

A. Discussion on Prior District Management

A lengthy discussion was held regarding missing historical records not provided by the former management company. It was noted that some records may not be available based on the Districts retention policy.

On a motion by Mr. Marshall, seconded by Ms. Davis, with all in favor, the Board directed Rizzetta & Co. Inc. to submit a proposal to research the prior management company records to ascertain what records (employment or otherwise) are missing and determine a proper plan of action, for the Lake St. Charles Community Development District.

B. Consideration of License Agreement for HOA Fall Festival

A brief discussion was held regarding the advantages of obtaining a lease agreement with the HOA for the Fall Festival.

On a motion by Ms. Gianakos seconded by Ms. Davis, with all in favor, the Board authorized Staff to draft a lease agreement for the HOA Fall Festival subject to the HOA provoking specific details on the events, and subject to providing proof of proper insurance for the event. for the Lake St. Charles Community Development District.

C. Discussion on Property Manager Representation

Management will reach out to EGIS regarding the Ethics complaint and possible representation or reimbursement of fines.

D. Discussion of Landscape RFP

On a motion by Ms. Gianakos seconded by Ms. Davis, with all in favor, the Board approved the Landscape RFP, for the Lake St. Charles Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Regular Meeting Minutes of June 3, 2025

This item was tabled as there was some confusion on the motion at line 111.

B. Consideration of Regular Meeting Minutes of September 3, 2025

This item was tabled pending clarification regarding a couple of entries.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mr. Marshall would like to consider doing a resident survey.

EIGHTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Brown, seconded by Ms. Gianakos, with all in favor, the Board adjourned the meeting at 7:26 p.m., for the Lake St. Charles Community Development District.

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Assistant Secretary

Chair / Vice Chair

DRAFT