



Rizzetta & Company

# Lake St. Charles Community Development District

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## Board of Supervisors' Meeting March 4, 2026

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

[www.lakestcharles.org](http://www.lakestcharles.org)

**LAKE ST. CHARLES  
COMMUNITY DEVELOPMENT DISTRICT**

6801 Colonial Lake Drive Riverview, FL 33578

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

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE • 2700 S. FALKENBURG RD, STE 2745. • RIVERVIEW, FL 33578**

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**Board of Supervisors**  
**Lake St. Charles**  
**Community Development District**

March 2, 2026

**REVISED AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lake St. Charles Community Development District will convene on **Wednesday, March 4, 2026**, at **5:00 p.m.**, located at 6801 Colonial Lake Drive Riverview, FL 33578.

- 1. CALL TO ORDER/ ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. District Counsel**
    - i. Review of Auditor Letter.....Tab 1
    - ii. Amended and Restated Fee Agreement.....Tab 2
  - B. District Engineer**
    - i. Site Observation Report – Trail Modification.....Tab 3
  - C. Operations Manager**
    - i. Status Report.....Tab 4
    - ii. Clubhouse Parking Lot Reseal and Striping Proposals.....Tab 5
    - iii. Power Washing Proposals for Corridor and Entry Walls.....Tab 6
    - iv. Bi-Weekly Food Truck Program.....Tab 7
    - v. Trailer Repair Assessment and Quote.....Tab 8
  - D. District Manager**
- 4. BUSINESS ITEMS**
  - A.** Consideration of DMHB Audit Engagement Letter.....Tab 9
  - B.** Final Locations of Trail Signs Installation.....Tab 10
  - C.** Discussion of Resident Survey
  - D.** Towing Vendor Consideration.....Tab 11
  - E.** Proposals to Digitalize District Records.....Tab 12
  - F.** Computer Forensics Proposals.....Tab 13
  - G.** Consideration of Resolution 2026-09, Redesignating Principal Headquarters and Local Records Office.....Tab 14
  - H.** Discussion of Accounting Proposals
- 5. BUSINESS ADMINISTRATION (Consent Agenda)**
  - A.** Consideration of Minutes of the Audit Committee Meeting Held on February 4, 2026.....Tab 15
  - B.** Consideration of Minutes of the Board of Supervisor’s Meeting Held on February 4, 2026.....Tab 16
  - C.** Consideration of Operations and Maintenance Expenditures for December and January 2026.....Tab 17
- 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

# HSC/Tuscan & Company, PA

CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

February 26, 2026  
Lake St Charles Community Development District  
6801 Colonial Lake Drive  
Riverview, FL 33578

Re: 9/30/25 financial and compliance audit

The filing deadline for this audit is 6/30/26. We have sent requests for audit ready data on 10/3/25, 1/7/26, 1/8/26 and 2/20/26. Additionally, we have made multiple requests throughout this time frame for data and signatures on confirmations, etc. via email.

To date, we have received no audit ready data for this audit. In a conference call on 2/20/26, Rizzeta, would not agree to sign into our portal and submit data. Lastly, we have received conflicting accounts of the condition and status of the District's books and records. An audit cannot be timely completed without properly adjusted books and records that are ready for audit in addition to unfettered access to District records, District contracted professionals and District officials.

Historically, we have received the data for your audit from District staff by end of February or March. While the District was our client, the District has timely filed with the State each year. Under the circumstances noted above, We have serious concern that the District's audit can be completed and submitted by 6/30/26. If the audit is not timely submitted by 6/30/26 the District will likely be placed on the late filer's list by the State of Florida Auditor General's office and reported to the Legislature and the Joint Legislative Auditing Committee.

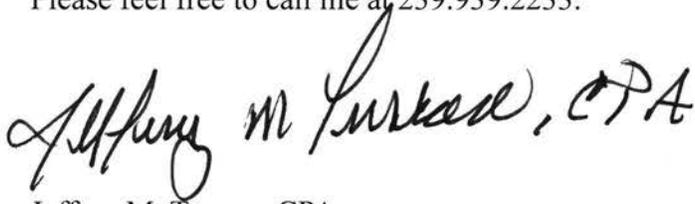
To date we have incurred substantial time attempting to assist the District in locating records, acquire auditable data and responding to the many calls and emails. Accordingly, in order to complete this audit, it will require extraordinary services as defined per our engagement letter (page 8) "Extraordinary Services" . We are, therefore, requesting the District's general manager approval and/or the Board's approval for such and we are requiring that all requested data be submitted to us by March 11, 2026 and any additional data requested subsequently be timely submitted.

INTEGRITY .....SERVICE .....EXPERIENCE

Per page 9 of our engagement letter (para 3) “We, however, reserve the right to withdraw from an engagement for any of the following acts including but not limited to lack of cooperation, if we do not obtain the necessary records we need to complete the audit, or if there is a lack of assistance, violation state and/or law, or situations that prohibit us from complying with AICPA auditing standards and SAS’s”. Failing the approval requested and the data submission by March 11, 2026, we will be forced to consider resigning from the engagement. The District, per the engagement letter, will then be required to compensate us for time incurred to date.

Please present this letter to the District Management and Board.

Please feel free to call me at 239.939.2233.

A handwritten signature in black ink that reads "Jeffrey M. Tuscan, CPA". The signature is written in a cursive style with a large, looped initial "J".

Jeffrey M, Tuscan, CPA  
For The Firm

## ASSIGNMENT OF ENGAGEMENT LETTER/CONTRACT

This Assignment of Engagement Letter/Contract (the "Assignment") is effective as of June 01, 2024 (the "Effective Date") by and between Tuscan & Company, P.A., a corporation organized and existing under the laws of the State of Florida, 12621 World Plaza Lane, Building 55, Fort Myers, Florida 33907("Assignor"), Lake St. Charles Community Development District, a special district of the State of Florida, 6801 Colonial Lake Drive, Riverview, Florida 33578 ("District"), and HSC/Tuscan & Company, P.A., a corporation organized and existing under the laws of the State of Florida, at 1470 Royal Palm Square Boulevard, Fort Myers, Florida 33919 ("Assignee") The above-referenced parties may be collectively referred to herein as the "Parties."

WHEREAS, Assignor and District are parties in the Audit Services engagement letter/contract dated May 2, 2023 between the Assignor and Lake St. Charles Community Development District, a special district organized and existing under the laws of the State of Florida; and

WHEREAS, Assignor desires to assign and Assignee desires to receive by assignment all of Assignor's interests, rights, duties and obligations under the Engagement Letter/Contract;

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. **ASSIGNMENT:** Assignor hereby assigns to Assignee all of its interests, rights and title held by Assignor in and to the Engagement Letter/Contract.

2. **ASSUMPTION OF OBLIGATIONS:** Assignee acknowledges the receipt of a copy of the Engagement Letter/Contract. As of the date of this Assignment, Assignee hereby assumes all of Assignor's interests, rights, duties and obligations remaining in the Engagement Letter/Contract. As of the date of this Assignment, Assignee agrees to comply with all the terms, make all payments, and perform all conditions and covenants in the Engagement Letter/Contract as if Assignee were an original party therein.

3. **ASSIGNOR'S REPRESENTATIONS:** Assignor warrants that the Engagement Letter/Contract is in full force and effect and fully assignable or may be assigned with consent of Other Party. Assignor further warrants that the contract rights transferred in this Assignment are free of lien, encumbrance or adverse claim.

4. **BINDING EFFECT:** The covenants and conditions contained in the Assignment shall apply to and bind the Parties and their heirs, legal representatives, successors and permitted assigns.

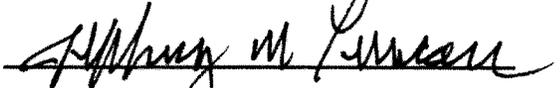
5. **GOVERNING LAW:** This Assignment shall be governed by and construed in accordance with the laws of the State of Florida not including its conflict of laws rules that would refer to the laws of another jurisdiction.

6. **WAIVER:** The failure of either Party to enforce any provisions of this Assignment shall not be deemed a waiver or limitation of that Party's right to subsequently enforce and compel strict compliance with every provision of this Assignment.

7. COUNTERPARTS: This Assignment may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same document. In the event that any signature hereof is delivered by facsimile transmission or by e-mail as an attached, scanned document such signature shall create a valid and binding obligation of the Party or Other Party executing the same with the same force and effect as if such e-mailed or facsimile signature page were an original thereof.

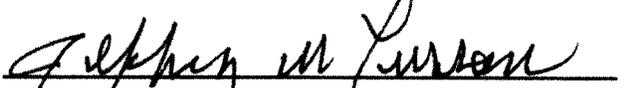
IN WITNESS WHEREOF, the authorized representatives of the Parties have caused this Assignment to be executed effective as of the Effective Date.

**ASSIGNOR: TUSCAN & COMPANY, P.A.**



Jeffrey Tuscan  
(Name)  
Lead Audit Partner  
(Title)

**ASSIGNEE: HSC/TUSCAN & Company, P.A.**



Jeffrey Tuscan  
(Name)  
Lead Audit Partner  
(Title)

**OTHER PARTY CONSENT:**

The undersigned, which is the Other Party to the Engagement Letter/Contract, hereby consents to the foregoing Assignment and releases Assignor from its obligations and liabilities arising under the Engagement Letter/Contract and accepts Assignee as a party to the Engagement Letter/Contract in place of the Assignor.

**LAKE ST. CHARLES COMMUNITY  
DEVELOPMENT DISTRICT**



Signor: Chair

ATTEST:



Name:

Date: 10/22/2004

Tab 2



**KILINSKI | VAN WYK**

P.O. Box 6386, Tallahassee, Florida 32314

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**KILINSKI | VAN WYK PLLC  
AMENDED AND RESTATED FEE AGREEMENT  
LAKE ST. CHARLES CDD**

**I. PARTIES**

THIS AGREEMENT ("Agreement") is made and entered into by and between the following parties:

A. Lake St. Charles Community Development District ("Client")  
c/o District Manager  
6801 Colonial Lake Drive  
Riverview, FL 33578

and

B. Kilinski | Van Wyk PLLC ("Kilinski | Van Wyk")  
517 E. College Avenue  
Tallahassee, Florida 32301

**II. SCOPE OF SERVICES**

In consideration of the mutual agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kilinski | Van Wyk as its legal Counsel. Client agrees that Kilinski | Van Wyk's engagement is conditioned on (a) attendance at all meetings and hearings of Client (with the exception of workshops) in person or via remote technology that allows meaningful participation; and (b) that all Board members have reasonably equal access to legal counsel subject to reasonable regulations imposed by the Client; provided that Kilinski | Van Wyk's duty is to the Client organization as a whole, and in the event of conflicts between individual Board members or between Board members and the organization, Kilinski | Van Wyk may need to clarify its representation or, if necessary, withdraw from representing one or more parties in accordance with the Florida Rules of Professional Conduct. Client has directed Kilinski | Van Wyk that any use of legal services by Client's staff or Board of Supervisors must first be approved by the Board, and if in between meetings of the Board, by the District Manager and Chairperson so long as allowed under Florida's Sunshine Law, for any expenses exceeding or expected to exceed \$1,000 for a single question or effort; provided, however, the Vice-Chair may approve if the Chair is unavailable on the same terms and conditions. All Board members should initially direct their inquiries or requests for legal services to the District Manager. The District Manager is authorized to consult with Kilinski | Van Wyk on matters that are legal

issues or as specifically authorized by the Board during a public meeting. However, Kilinski | Van Wyk retains the right and obligation to communicate directly with Board members when necessary to fulfill its professional duties, including but not limited to obtaining informed consent, addressing conflicts of interest, or ensuring adequate representation of the Client organization. Kilinski | Van Wyk may rely on such approvals by the Chair or Vice-Chair, as applicable, as evidence of Client authorization to proceed. Calls, e-mails, or requests that come directly to Kilinski | Van Wyk are automatically deemed authorized to proceed and Kilinski | Van Wyk shall not be required to confirm or investigate the process contained in this provision was followed. Kilinski | Van Wyk shall not be liable for any issues or matters not communicated through this established protocol.

- B. Kilinski | Van Wyk accepts such employment and agrees to serve as attorney for and provide legal representation to the Client regarding those matters referenced above on the terms set forth in this Agreement.
- C. Limited Scope; No Duty Outside Engagement. Firm's representation is limited to those matters (i) requested by Client in accordance with this Agreement, (ii) for which Client provides Firm sufficient information to evaluate and advise, and (iii) which Firm agrees to undertake. Firm shall have no obligation to advise on, monitor, or identify legal issues, compliance requirements, deadlines, communications, or risks relating to matters not specifically requested by Client and accepted by Firm, including matters as to which Firm has not been provided relevant facts, documents, or notice. Client remains responsible for identifying issues on which it desires legal advice, requesting such advice, and providing timely and complete information to Firm.

### **III. FEES**

The Client agrees to compensate Kilinski | Van Wyk for services rendered regarding any matters covered by this Agreement according to the hourly billing rates for individual Kilinski | Van Wyk lawyers set forth herein, plus actual expenses incurred by Kilinski | Van Wyk in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Kilinski | Van Wyk proposes hourly rates of \$450-\$500 per hour for partners, \$400- \$500 per hour for of counsel lawyers, \$300-\$350 per hour for associates, and \$200 per hour for paralegals. Hourly rates may be increased by up to five dollars an hour each calendar year starting with calendar year 2027.

The Client agrees to pay Kilinski | Van Wyk monthly billings for fees and expenses incurred within thirty (30) days following receipt of a statement from Kilinski | Van Wyk. Kilinski | Van Wyk shall not be obligated to perform further legal services under this Fee Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kilinski | Van Wyk to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kilinski | Van Wyk as part of the representation.

### **IV. CLIENT FILES**

The files and work product materials ("Client File") of the Client generated or received by Kilinski | Van Wyk will be maintained by Kilinski | Van Wyk in accordance with Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kilinski | Van Wyk for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kilinski | Van Wyk may confidentially destroy or shred the Client File, unless Kilinski | Van Wyk is provided a written request from the Client requesting return of the Client File, to which Kilinski | Van Wyk will return the Client File at Client's expense.

## V. DEFAULT

In the event of a dispute arising under this Agreement, whether a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

## VI. CONFLICTS

It is important to disclose that Kilinski | Van Wyk represents a number of special districts, builders, developers, property owners' associations and other entities throughout Florida relating to community development districts and other special districts. In the course of Kilinski | Van Wyk's representation of Client, Kilinski | Van Wyk may be asked to represent Client on transactions between Client and the developer and/or builders involved in the Client's project, when at the same time Kilinski | Van Wyk may be representing such developer and/or builders on matters unrelated to Client. By accepting this Agreement, Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kilinski | Van Wyk will be able to provide competent and diligent representation of Client, regardless of Kilinski | Van Wyk's other representations; and, (3) there is not a substantial risk that Kilinski | Van Wyk's representation of Client would be materially limited by Kilinski | Van Wyk's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with Kilinski | Van Wyk's representation of various special districts, builders, developers, property owners' associations and other entities relating to community development districts and other special districts in Florida. However, to the extent there is any perceived or real direct conflict of interest, Kilinski | Van Wyk agrees it shall present a separate request for conflict waiver.

## VII. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

**VIII. EXECUTION OF AGREEMENT**

This Agreement shall be deemed fully executed upon its signing by Kilinski | Van Wyk and the Client. The contract formed between Kilinski | Van Wyk and the Client shall be the operational contract between the parties.

**IX. ENTIRE CONTRACT**

This Agreement constitutes the entire agreement between the parties.

Accepted and agreed to by:

**LAKE ST. CHARLES CDD**

**KILINSKI | VAN WYK PLLC**

By: \_\_\_\_\_

By: Jennifer Kilinski

Its: \_\_\_\_\_

Its: Managing Member

Date: \_\_\_\_\_

Date: March 4, 2026

## ATTACHMENT A

### KILINSKI | VAN WYK PLLC EXPENSE REIMBURSEMENT POLICY

The following is the expense reimbursement policy for the Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except when there are delays in receiving bills from third party vendors.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Facsimile. There are no charges for faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Travel. Travel (including airfare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS approved reimbursement rate.

Other Expenses. Other outside expenses, such as court reporters, agency copies, large print projects, etc., are billed at actual cost.



Tab 3

January 21, 2026

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

**RE: *Lake St. Charles Trail Modification  
Project Site Walk Observations***

Dear Ms. DeLuna,

Kimley-Horn conducted multiple site visits from December 8, 2025 - January 8, 2026. The site visits were performed to observe if the completed work of the contractor was generally in accordance with the plans and specifications. We offer the following to the Contractor's Application for Payment dated 1/20/2026.

Item 1: Mobilization: No objection.

Item 2: General Conditions: No objection.

Item 3: Maintenance of Traffic: No objection.

Item 4: Surveying/As-Built: No objection to 75% Pay Percentage. Contractor was observed surveying existing conditions. As-Builts have not been submitted yet but have been taken in the field.

Item 5: Silt Fence/Maintenance: No objection. Observed placed in field.

Item 6: Tree Protection/Maintenance: No objection. Observed placed in field.



Item 7: Clear Existing Understory Vegetation: No Objection.



Item 8: Asphalt Pavement Removal: No objection. The required asphalt was completely Removed as directed in contract.



Item 9: Grading: No objection. Grading operations were observed throughout construction.



Item 10: Excavation: No objection: Excavation activities were observed throughout construction.



Item 11: Sod: No objection. All disturbed areas were stabilized with sod.



Item 12: Handrail. No objection. The Contractor is not requesting payment for this item and it has yet to be installed.

Item 13: Storm-6" w/ 6" Backwater Valve: No objection. The 6" PVC and Backwater Valve were observed in the field.



BACKWATER VALVE INSTALLED ON STORM FITTING



6" PVC (UNDERGROUND)

Item 14: Storm-8" PVC: No objection.



8" PVC

Item 15: Storm-8" MES: No objection.



Item 16: Storm-6" Perf w/Sock Underdrain: No objection.



Item 17: Storm Fittings: No objection.

Item 18 Concrete Sidewalk Demo/Restoration: No objection.



Please feel free to reach out with any questions or comments.

Best Regards,  
Ed Jimenez, P.E.



KIMLEY-HORN AND ASSOCIATES, INC.  
201 North Franklin Street, Suite 1400  
Tampa, FL 33602  
Phone: (813) 635-5527

# APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

**TO OWNER:**  
 Lake Charles Community Development District  
 c/o Rizzetta & Company, Inc.  
 3434 Colwell Ave., Suite 200  
 Tampa, FL 33614

**PROJECT: Lake St Charles Trail Modification**  
 6801 Colonial Lake Drive  
 Riverview, FL 33578

APPLICATION NO.: 1  
 APPLICATION DATE: 1/20/2026  
 PERIOD TO: 1/31/2026  
 CONTRACT DATE: 11/24/2025  
 PROJECT NO.: 2553

**DISTRIBUTE TO:**  
 OWNER  
 ARCHITECT  
 CONTRACTOR

**FROM CONTRACTOR: Crisdel Group, Inc.**  
 220 Ryan Street  
 South Plainfield, NJ 07080

**VIA ARCHITECT: John Marshall**  
 jmarshall@lakestcharles.org

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet. AIA Document G703, is attached.

<b>1. ORIGINAL CONTRACT SUM</b>	\$ 263,226.39
<b>2. Net change by Change Orders</b>	\$ -
<b>3. CONTRACT SUM TO DATE (LINE 1+2)</b>	\$ 263,226.39
<b>4. TOTAL COMPLETED &amp; STORED TO DATE</b> (Column G on G703)	\$ 196,924.72
<b>5. RETAINAGE:</b>	
a. <u>0%</u> Completed Work (Columns D + E on G703)	\$ -
b. <u>0%</u> of Stored Material (Columns F on G703)	\$ -
Total Retainage (line 5a + 5b or Total in Column 1 of G703)	\$ -
<b>6. TOTAL EARNED LESS RETAINAGE</b> (Line 4 less Line 5 Total)	\$ 196,924.72
<b>7. LESS PREVIOUS CERTIFICATES FOR PAYMENT</b> (Line 6 from prior Certificate)	\$ -
<b>8. CURRENT PAYMENT DUE</b>	\$ 196,924.72
<b>9. BALANCE TO FINISH, INCLUDING RETAINAGE</b> (Line 3 less Line 6)	\$ 66,301.67

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by owner	\$ -	\$ -
Total approved this Month	\$ -	\$ -
TOTALS	\$ -	\$ -
NET CHANGES by Change Order	\$ -	

This undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: \_\_\_\_\_ Date: 1/20/2026

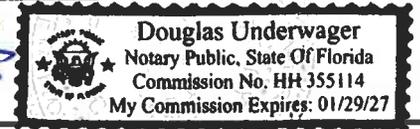
Frank A. Criscola, Pres.

State of ) Florida

County of ) Hillsborough

Subscribed and sworn to before me on this 20 day of January 2026

Notary Public: Douglas Underwager  
 My Commission expires: 01/29/2027



## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ \_\_\_\_\_

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

**CONTINUATION SHEET**

AIA DOCUMENT G703

Page

1

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 1  
 APPLICATION DATE: 1/20/2026  
 PERIOD TO: 1/31/2026  
 PROJECT NO.: 2553

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G/C)	I BALANCE TO FINISH (C-G)	J RETAINAGE 0%
			FROM PREVIOUS APPLICATION (D-E)	THIS PERIOD					
1	Mobilization	\$ 3,240.49	\$ -	\$ 3,240.49	\$ -	\$ 3,240.49	100%	\$ -	\$ -
2	General Conditions	\$ 49,713.21	\$ -	\$ 44,713.21	\$ -	\$ 44,713.21	90%	\$ 5,000.00	\$ -
3	Maintenance of Traffic	\$ 3,650.57	\$ -	\$ 2,737.93	\$ -	\$ 2,737.93	75%	\$ 912.64	\$ -
4	Surveying/As-Builts	\$ 6,926.12	\$ -	\$ 5,194.59	\$ -	\$ 5,194.59	75%	\$ 1,731.53	\$ -
5	Silt Fence/Maintenance	\$ 8,250.00	\$ -	\$ 8,250.00	\$ -	\$ 8,250.00	100%	\$ -	\$ -
6	Tree Protection/Maintenance	\$ 3,245.00	\$ -	\$ 3,245.00	\$ -	\$ 3,245.00	100%	\$ -	\$ -
7	Clear Existing Understory Vegetation	\$ 9,711.90	\$ -	\$ 9,711.90	\$ -	\$ 9,711.90	100%	\$ -	\$ -
8	Asphalt Pavement Removal	\$ 5,169.25	\$ -	\$ 5,169.25	\$ -	\$ 5,169.25	100%	\$ -	\$ -
9	Grading	\$ 10,161.00	\$ -	\$ 10,161.00	\$ -	\$ 10,161.00	100%	\$ -	\$ -
10	Excavation	\$ 18,924.84	\$ -	\$ 18,924.84	\$ -	\$ 18,924.84	100%	\$ -	\$ -
11	Sod	\$ 10,617.75	\$ -	\$ 10,617.75	\$ -	\$ 10,617.75	100%	\$ -	\$ -
12	Handrail	\$ 58,657.50	\$ -	\$ -	\$ -	\$ -	0%	\$ 58,657.50	\$ -
13	Storm-6" PVC w/ 6" Backwater Valve	\$ 3,357.06	\$ -	\$ 3,357.06	\$ -	\$ 3,357.06	100%	\$ -	\$ -
14	Storm-8" PVC	\$ 7,301.70	\$ -	\$ 7,301.70	\$ -	\$ 7,301.70	100%	\$ -	\$ -
15	Storm-8" MES	\$ 1,076.98	\$ -	\$ 1,076.98	\$ -	\$ 1,076.98	100%	\$ -	\$ -
16	Storm-6" Perf w/Sock Underdrain	\$ 44,457.00	\$ -	\$ 44,457.00	\$ -	\$ 44,457.00	100%	\$ -	\$ -
17	Storm-8" Nyloplast Inline Drain	\$ 7,292.46	\$ -	\$ 7,292.46	\$ -	\$ 7,292.46	100%	\$ -	\$ -
18	Storm-Fittings	\$ 1,886.73	\$ -	\$ 1,886.73	\$ -	\$ 1,886.73	100%	\$ -	\$ -
19	Concrete Sidewalk Demo/Restoration-12" Thick	\$ 9,586.83	\$ -	\$ 9,586.83	\$ -	\$ 9,586.83	100%	\$ -	\$ -
<b>Totals</b>		\$ 263,226.39	\$ -	\$ 196,924.72	\$ -	\$ 196,924.72	75%	\$ 66,301.67	\$ -

## **Tab 4**

# Lake St. Charles Community Development District 2026 Clubhouse Monthly Status Report

Activities	January	February	March	April	May	June	July	August	September	October	November	December
Scheduled Clubhouse Rentals	2	2										
Completed Clubhouse Rentals	1	2										
Canceled Clubhouse Rental's	0	0										
Resident Access Cards	8	9										
Renters Access Cards	2	6										
Guest Access Cards	0	0										
Memorial Bricks Engraving	0	0										
Parking Stickers	6	5										
Notary Service	3	2										
Monthly Total	22	26										
Last Years Total	26	25										

Tab 5



7825 Depot Lane  
Tampa, FL 33637  
Phone: 813-985-9970  
Fax: 813-985-9974

---

**PROPOSAL #26043JA**  
**2/18/26**

**CLIENT:**

Lake St. Charles Community Development District  
c.o. Rizzetta  
Attn: Dave  
813-379-5021  
6801 Colonial Lake Dr.  
Riverview, FL 33578  
[deskra@rizzetta.com](mailto:deskra@rizzetta.com)

**SITE LOCATION:**

Community Pool  
Same

**Proposal Includes the Following:**

***Asphalt Sealcoating – two coat spray system – 26,857 s.f. – 1 Phase***

Secure jobsite. Clean asphalt with power blowers. In ONE SECTION, sealcoat 26,857 s.f. of existing asphalt with a two-coat spray system of federal spec sealer, fortified with latex and silica sand.

***Restripe – 1 phase***

Using federal spec traffic paint, stripe back the following:

- 50 white stalls
- 2 ADA stalls

**Total Proposal Price:**

***\$6,800.00***

Payment due upon completion



7825 Depot Lane  
Tampa, FL 33637  
Phone: 813-985-9970  
Fax: 813-985-9974

**NOTES:**

1. AZZARELLI WILL PROVIDE BARRICADES/CONES TO ENSURE THE SAFETY OF ALL.
2. CLIENT RESPONSIBLE FOR REMOVING ALL VEHICLES FROM THE ASSIGNED WORK AREA BY 7 AM ON THE DAY OF WORK. CREW DOWNTIME MAY BE ASSESSED AT THE RATE OF \$250 PER HOUR FOR WORK AREAS DEEMED NOT READY.
3. SEALER WILL NOT HIDE OR FILL CRACKS.
4. AS ASPHALT BEGINS TO WEAR AND THE BINDER SHRINKS, THE AGGREGATE BECOMES EXPOSED. THIS IS COMMONLY REFERRED TO AS ROCK POLISH. WE CAN NOT GUARANTEE THE ADHESION OF SEALER IN THOSE AREAS DUE TO THE PROBLEMS THIS SITUATION CAUSES
5. WE ARE NOT RESPONSIBLE FOR FIXING DAMAGE CAUSED BY TIRE SCUFFING OR POWER STEERING MARKS.
6. EACH SECTION OF WORK REQUIRES 24 - 36 HOURS FROM THE START OF THE SEALCOAT PROCESS TO THE END OF THE REQUIRED CURE TIME. ANY TRESPASSING ON THE CLOSED OFF AREAS DURING THAT TIME VOIDS ALL WARRANTIES.
7. WE CANNOT GUARANTEE THE ADHESION OF SEALER IN AREAS OF FREE STANDING WATER WHERE (PUDDLING) OCCURS.
8. AZZARELLI CANNOT GUARANTEE AGAINST FUTURE BLISTERING OR PEELING OF PREVIOUSLY PAINTED MARKINGS.
9. WE ARE NOT RESPONSIBLE FOR INJURY OR PROPERTY LIABILITY RESULTING FROM PERSONS OR VEHICLES ENTERING CLOSED OFF WORK AREAS, NOR FOR THE TRACKING OF SEALER OR PAINT, OR FOR ANY PROPERTY DAMAGE OR INJURY RESULTING FROM PERSONS ENTERING BARRICADED WORK AREAS.
10. THIS PROPOSAL INCLUDES ONLY THOSE ITEMS AND SERVICES SPECIFICALLY DESCRIBED ABOVE.
11. THIS PROPOSAL DOES NOT INCLUDE MOT OR TRAFFIC CONTROL.
12. SHOULD A PERMIT BE REQUIRED, THE COST OF THE PERMIT AND RELATED PERMIT FEES WILL BE ADDED TO THE FINAL INVOICE.
13. THIS PROPOSAL IS BASED ON SEALING IN ONE PHASE. SHOULD CUSTOMER ELECT TO INCREASE THE NUMBER OF PHASES BEYOND ONE AFTER WORK HAS COMMENCED, THERE WILL BE AN ADDITIONAL CHARGE OF \$2,700 PER ADDITIONAL SECTION.

**THIS PROPOSAL PRICE IS FIRM FOR ALL PRICE FACTORS FOR 20 DAYS, WITH THE EXCEPTION OF ASPHALT TONNAGE PRICE. ANY INCREASES IN ASPHALT PRICE PER TON BEYOND THE ESTIMATED COST USED FOR THIS PROPOSAL DURING THE DAY OF DRAW WILL BE CHANGE ORDERED TO THE CUSTOMER. CUSTOMER WILL BE PROVIDED VERIFICATION FOR ANY PRICE INCREASE.**

THERE IS A ONE-YEAR GUARANTEE ON ALL LABOR AND MATERIALS. THIS INCLUDES DAMAGE TO THE SURFACE DUE TO DEFICIENT SURFACE PREPARATION, DEFECTS IN LAYING OF THE PAVEMENT, CHEMICAL INADEQUACIES OF THE PAVEMENT ITSELF OR PROVEN GROSS NEGLIGENCE OF THE COMPANY OR ITS AGENTS. THIS DOES NOT INCLUDE DAMAGE DUE TO HURRICANES, FLOODS, NATURAL DISASTERS, OTHER ACTS OF GOD, NOR DELIBERATE DAMAGE OR GROSS NEGLIGENCE CAUSED BY OWNER OR OWNER'S FAMILY, TENANTS, AGENTS, OR INVITEES.

<p><b>ACCEPTED:</b></p> <p>THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED.</p> <p><b>BUYER:</b> _____</p> <p><b>SIGNATURE:</b> _____</p> <p><b>DATE:</b> _____</p>	<p><b>CONFIRMED:</b></p> <p>Precision Paving of Tampa, Inc. D/B/A Azzarelli Paving and Site Development</p> <p><b>SIGNATURE</b> <i>Jason Azzarelli</i> 2/18/26</p> <p><b>SENIOR PROJECT CONSULTANT:</b> Jason Azzarelli (813)-781-1152</p>
--	--

# GEORGE'S PAVING, INC.

319 N. Kings Ave., Brandon, FL 33510

Phone: (813) 643-1850

Rx0061139

info@georgespaving.com • www.georgespaving.com

Date:

2-18-26

## WORK ORDER SUBMITTED TO:

Name: Colonial Lake Club House

Address: 6801 Colonial Lake Dr Riverview

Phone Number: Dave 813-379-5021

Clean and edge back grass in club house parking lot  
Apply commercial grade asphalt sealer  
Stripe with traffic grade paint  
Clean up site and haul away any debris

Total: **\$5500**

Down Payment: **0**

Due Upon Completion: **\$5500**

Before work can commence, this work order must be signed and returned to George's Paving Inc. All work will be completed in a workmanlike manner according to standard practices in the industry and warranted 1 year. Any alterations, additions or deviations from the specifications involving extra cost will be executed upon written orders and will become an extra charge over and above this work order. George's Paving Inc. does not guarantee against power steering cosmetic marks, low areas less than 1%, growth of grass or other vegetation. By signing this work order, the owner or agent understands sprinkler systems, flower beds and grass may be damaged if near the construction site and owner/ agent is responsible for any restoration. There is no warranty for non-permanent surfaces. George's Paving Inc. or the owner/ agent may request a more in-depth contract specifying details of the job and payment arrangements prior to commencing work. The total payment of this work order is due upon completion of work. We do not offer net billing or accept credit cards.

I approved and authorize the work specified on this order. I agree to pay full amount due upon completion.

\_\_\_\_\_  
Signature owner/agent

Date: \_\_\_\_\_

\_\_\_\_\_  
George's Paving Inc.

Date: \_\_\_\_\_



**Lake St. Charles - Parking Lot Sealcoat and Striping**

Are you ready to transform your parking lot?

We will be using our long lasting specialized coal tar sealer that is designed to protect your asphalt from harmful Florida UV rays and increase the lifespan of the asphalt.

After our specialized sealer is sprayed we will come back and repaint the parking lot with our radiant parking lot paint that is brighter and longer lasting than what most contractors use.

Product / Service	Qty.	Total
<p><b>Re-Striping</b></p> <p>Re-Stripe parking lot currently laid out using FDOT (Florida Department of Transportation) approved traffic marking paints.</p> <p>Includes parking stalls, handicap stalls, and stop bar.</p> <p>Includes one mobilization.</p>	1	\$850.00
<p><input checked="" type="checkbox"/> <b>Sealcoat</b></p> <p>Includes the cleaning and prepping, applying two coats of premium sealer, includes 3% sand additive for traction, includes premium latex additive for longer durability and color.</p> <p>Coverage of 30,000 Sq Ft</p>	1	\$4,650.00 <b>Optional</b>

Tab 6

## ESTIMATE

AquaBlast Solutions LLC  
Plant City, FL 33565-5944

Quotes@AquaBlastSolutions.net  
+1 (407) 434-1828  
<https://www.AquaBlastSolutions.net>



Bill to  
Lake St. Charles CDD  
6801 Lake Dr.  
Riverview, FL 33578

### Estimate details

Estimate no.: 1020  
Estimate date: 02/17/2026  
Expiration date: 04/01/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Soft Wash - Retention/Sound Wall	I-75 Boundary Retaining Wall: Professional soft wash of the structural retaining/noise wall bordering the I-75 corridor. Includes application of commercial-grade degreasers to remove traffic film and soot, followed by a 6% surfactant solution to eliminate organic growth. Pressure is limited to 500 PSI to protect masonry integrity.	24000	\$0.20	\$4,800.00
2.	Specialized Soft Wash	Monument Signs & Entry Walls: Professional soft wash of (3) primary community monument signs and flanking entrance walls. Includes hand-scrubbing of black granite plaques and gold-leaf inlay using non-abrasive, pH-neutral cleaners to prevent tarnishing or etching.	3	\$1,250.00	\$3,750.00
3.	Detailed Cleaning	Architectural Lighting & Pillars: Manual "brush and rinse" cleaning of all stucco light pillars and entrance markers along the boulevard. Removes all spider webs, wasp nests, and mud daubers near electrical fixtures.	12	\$35.00	\$420.00
4.	Concrete Surface Cleaning Entry	Entryway Sidewalks: High-pressure surface cleaning (3,500+ PSI) of entrance boulevard sidewalks using a rotating disk surface cleaner to ensure a streak-free finish. Includes removal of gum and heavy organic staining.	15000	\$0.15	\$2,250.00

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**DUDE  
BROS**

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**813-203-0553**  
[www.DudeBroServices.com](http://www.DudeBroServices.com)

Hey, so we went back and measured the entryway and it came out to about 21,000 ft.<sup>2</sup> at the front end, So it would be right around the same price I would say about \$3500 bucks to do the rust removal and removal of all buildup and algae,

thanks Christian Scafidi - Dude bros!

On Wed, Feb 11, 2026 at 2:37 PM Christian Scafidi <[dudewindows@gmail.com](mailto:dudewindows@gmail.com)> wrote:

Hey it's Christian with dude bros services!!

Reaching out for your inquiry on cleaning the wall,

My technician measured the entire wall, It came out to right around 28,000 ft.<sup>2</sup>

Based on the square footage for a standard cleaning with SH to remove algae dirt and buildup, Price will be \$3500 FOR STANDARD CLEANING.

I mentioned to him to check for rust, Based on his Evaluation of the wall He noticed the orange spots may be old algae that changes color overtime.

But that is not something we will know until we start the cleaning. That being said if we do need to add rust removal along the wall, that will be \$1000 up charge to the \$3500 so the total will be \$4500 for the standard cleaning and rest removal in the case that both are needed.

Side note - we do have to figure out our water supply to see if we could possibly hook up to homeowners houses and just ask them to approve of us using their water, depending on which part of the wall we are on or if you guys have a water supply, we can hook up to close enough to the cleaning site.

Thanks for reaching out!! If you have any questions, feel free to call me or text me,

Christian Scafidi - Dude Bros

# ESTIMATE



**Riverview Softwash**  
Residential & Commercial  
Exterior Washing Services  
What we clean:  
Roofs and Gutters, Decks, Fences, Patios, Pool  
Decks and Steps, Porch, Siding and Windows  
(Paints, Stucco)  
Soft on almost anything you want!  
We are a 100% Family Owned Business!  
www.riverviewsoftwash.com  
Call 813-599-5853

## Prepared For

David Eskra  
6801 Colonial Lake Dr.  
Riverview, FL 33578  
(813) 671-8339

## Riverview Softwash And Pressure Washing LLC

11610 Stone Pine Street  
Riverview, Florida 33569  
Phone: (813) 599-5853  
Email: riverviewsoftwash@gmail.com  
Web: Riverviewsoftwash.com

Estimate #	73
Date	02/16/2026
Expiration Date	03/16/2026
PO #	Lake St. Charles
Business / Tax #	93-2665659

## Description

---

### Pressure Washing and Rust Removal!

JOB:

#	Services	Qty	Price	Discount	Tax (%)	Total
---	----------	-----	-------	----------	---------	-------

1	front wall	1.00	\$1,200.00	\$0.00	\$90.00
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(7.5%)

\$1,290.00

Professional cleaning of the front entrance walls. Service includes treating all organic growth, applying rust

remover to affected areas, and rinsing to restore the overall appearance. Rust staining will be reduced

significantly; however, due to the nature of rust, complete removal cannot be guaranteed. All work will be

performed using lowpressure, surfaceappropriate methods to protect the structure.

2	back wall	3500.00	\$0.75	\$0.00	\$196.88
---	-----------	---------	--------	--------	----------

(7.5%)

\$2,821.88

Application of a professional chemical treatment to eliminate organic growth and improve the overall

appearance of the back retaining wall. After treatment, the wall will be rinsed where needed to remove

loosened debris and brighten the surface. This approach provides a noticeable visual improvement while

maintaining the integrity of the wall.

3	trash clean up	1.00	\$0.00	\$0.00	\$0.00
---	----------------	------	--------	--------	--------

(7.5%)

\$0.00

#	Services	Qty	Price	Discount	Tax (%)	Total
---	----------	-----	-------	----------	---------	-------

During all scheduled work, the crew will remove and dispose of any loose trash or debris found

service areas. This is included at no additional charge as part of maintaining a clean and professional property appearance.

4 Concrete Cleaning 1.00 \$1,300.00 \$0.00 \$97.50

(7.5%)

\$1,397.50

Deep cleaning of the front entrance concrete surfaces. Service includes treatment for organic growth, rust

staining, and general buildup, followed by a thorough cleaning to restore the concrete to a bright, refreshed

appearance. Rust staining will be reduced as much as possible, though complete removal cannot be

guaranteed due to surface absorption.

Subtotal (without tax) \$5,125.00

Taxes \$384.38

Grand Total (\$) \$5,509.38

Deposit Due \$1,652.81

Payment Schedule

Deposit (30.00%) \$1,652.81

Accepted payment methods

Credit Card, Check, Cash, Zelle, Cash App, Other

Message

We would be happy to have an opportunity to work with you. Thank you for considering CC Cleans Pressure

Washing LLC for your exterior cleaning needs!

Terms

By signing a contract you are signing a legally binding contract for work to be performed.

This estimate is an approximation and is not guaranteed. Actual cost may change once all project elements are

finalized or negotiated. Prior to any changes of cost, the client will be notified.

Services: Upon acceptance, we will perform the services described in this estimate. Any additional services

requested by you and not included in this estimate will incur additional charges.

Schedule: The services will be completed and will be made in accordance with the schedule agreed upon.

Changes: Changes in the specifications, quantities, schedule or other aspects of the services that are requested

or approved by you do not become binding unless accepted in writing. Any such changes may result in additional

or increased charges, and you agree to pay such increased charges.

Taxes: You will be responsible for payment of all applicable federal, state and local taxes.

Payment Terms: All invoices for services covered by the estimate are payable upon completion of work or date

stated on the invoice.

Late Charges; Interest: Any invoices not paid by you on the date of completion may bear interest after the due

date until the invoice is paid.

We abide to all of the state stated on this estimate - Service Terms and Conditions.

If applicable, client agrees to authorize us on their property for the purposes of performing the services stated on

this estimate. Client understands that although we try our best to provide you with an accurate

timeframe, there is no set timeframe for the completion of services and several visits to the property may be required. The time stated on your appointment is just an arrival window, we will be sure to contact you when we are on our way. We also have permission to visit the property with little or no notice to assess service needs prior to the date of service, as well as to check completion after services have been rendered. Client agrees to allow us to utilize any photos, descriptions, reviews, quotes, texts or videos of the property for marketing purposes. By inquiring about our services or doing business with us, you are giving your consent to receive notifications and messages (e-mail or text) regarding our promotions or services. Again, we appreciate you agreeing to these terms and conditions as we only set them in place to ensure everyone's safety and satisfaction. If you have any questions regarding these Terms and Conditions, please reach out to us. You can be confident, that our goal is to provide you with the highest quality of service! We look forward to working with you!



---

<b>Subtotal</b>	\$5,125.00
new Florida sales tax 7.5%	\$384.38
<b>Total</b>	<b>\$5,509.38</b>
<b>Deposit Due</b>	<b>\$1,652.81</b>

Tab 7



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## Food truck questions



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- ▶ New York
- ▶ North Carolina
- ▶ North Dakota
- ▶ Ohio
- ▶ Oklahoma
- ▶ Oregon
- ▶ Pennsylvania
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- ▶ Rhode Island
- ▶ South Carolina
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- ▶ Tennessee
- ▶ Texas
- ▶ Utah
- ▶ Vermont
- ▶ Virginia
- ▶ Washington
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- ▶ Wyoming

## Hire a Food Truck today

Set up a regular food truck program or just a one time event

Hire a food truck

Tab 8

I would like to add a discussion item to the upcoming agenda regarding the repair of our maintenance trailer. The trailer will be taken to in for a full assessment of the damage and to obtain a detailed repair quote. This will allow us to clearly understand the scope of work needed and associated costs before moving forward. I anticipate having pricing and recommendations available by the 26th for board review and direction. Restoring the trailer will allow us to continue handling power washing and related projects in-house, keeping the community looking sharp and well maintained.



CUSTOM TRAILER SYSTEMS



Tab 9

February 10, 2026

Lake St. Charles Community Development District  
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Lake St. Charles Community Development District, (“the District”) for the fiscal year ended September 30, 2026, 2027, 2028, 2029 and 2030.

### **Audit Scope and Objectives**

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the years ended September 30, 2026, 2027, 2028, 2029 and 2030. In addition, we will examine the District’s compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A), to supplement the District’s basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District’s RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management’s Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor’s report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

### **Auditor’s Responsibilities for the Audit of the Financial Statements**

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

#### **Audit Procedures—Internal Control**

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

#### **Audit Procedures—Compliance**

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

## **Other Services**

We will also prepare the financial statements of Lake St. Charles Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

## **Responsibilities of Management for the Financial Statements**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

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

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

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

## **Engagement Administration, Fees, and Other**

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

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

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

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$6,400 for the year ending 2026, \$6,500 for year ending 2027, \$6,700 for the year ending 2028, \$6,800 for the year ending 2029 and \$6,950 for the year ending 2030, respectively. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree 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, we will:

- 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 the auditor 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 the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor 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.

**Reporting**

We will issue a written report upon completion of our audit of Lake St. Charles Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Lake St. Charles Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.



DiBartolomeo, McBee, Hartley & Barnes, P.A.

**RESPONSE:**

This letter correctly sets forth the understanding of Lake St. Charles Community Development District.

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Tab 10

**Lake St. Charles**  
BY ENTERING THIS TRAIL YOU  
ACKNOWLEDGE AND AGREE THAT:  
-FIELD MAINTENANCE WORKS MUST YIELD TO pedestrians  
and cyclists at all times.  
-OFFICIAL LIMIT: 15 MPH Maximum. Users must reduce  
speed when entering.  
-ADVERSE SIGNAL: You must call out "backing" or  
signal a halt before overtaking.  
-PROHIBITED: No alcohol, tobacco, firearms,  
Combustion Engines.  
-PETS: Must be on a leash (Max 6ft).  
-USE OF TRAIL: Users assume all risks associated  
with the use of the trail.  
-Liability and accident liability waivers accepted.  
BE RESPECTFUL OF WILDLIFE AND  
CLEAN UP AFTER YOUR PET!  
NO LITTERING  
PLEASE PROPERLY DISPOSE OF TRASH

**Lake St. Charles**  
BY ENTERING THIS TRAIL, YOU ACKNOWLEDGE AND AGREE THAT:  
1. YOU WILL MAINTAIN SILENCE WHILE VISITING IN ORDER TO ENJOY THE WILDLIFE AND NATURE.  
2. SPEED LIMIT IS 15 MPH. DRIVERS MUST YIELD TO PEDESTRIANS AND BICYCLISTS.  
3. NO ALCOHOLIC BEVERAGES.  
4. NO FIREARMS.  
5. NO FEEDING WILDLIFE.  
6. NO OFF-TRAIL DRIVING.  
7. NO CAMPING.  
8. NO BURNING.  
9. NO DRUGS.  
10. NO GUNNERS.  
11. NO HUNTING.  
12. NO FISHING.  
13. NO SKATEBOARDING.  
14. NO SKIING.  
15. NO SNOWBLADING.  
16. NO SWIMMING.  
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**Be Aware**  
The most dangerous animals are those that are often overlooked. They are small and can be found in the most unexpected places. Always be aware and be cautious when you are outdoors. Please do not touch, feed, or approach any of the animals shown in this sign.



**NO TRESPASSING**  
LAKE ST. CHARLES RESIDENTS  
AND  
AUTHORIZED USERS ONLY  
VIOLATORS MAY BE PROSECUTED IN ACCORDANCE WITH FLORIDA STATUTE 810





NO TRESPASSING  
RESIDENTS ONLY

REMIN

NGTON!



NO TRESPASSING  
LAKE ST CHARLES RESIDENTS  
AND  
AUTHORIZED PERSONS ONLY  
VIOLATORS WILL BE PROSECUTED  
BY THE FLORIDA DEPARTMENT OF  
NATURAL RESOURCES



Lake St. Charles  
BY ENTERING THIS TRAIL, YOU  
ACKNOWLEDGE AND AGREE THAT:  
1. ALL Motorized Vehicles MUST HAVE a permanent  
and current title.  
2. SPEED LIMIT IS 10 MPH Maximum. Users must reduce  
speed when turning.  
3. ALCOHOL DRINKING: You must not use "Recreational"  
or "Social" Alcohol while operating.  
4. PROHIBITED: Gun ownership, weapons, controlled  
substances, explosives.  
5. PETS: Must be on a leash (Max 6ft).  
6. USE AT OWN RISK, users assume all risk associated  
with the use of this trail.  
7. Maintenance and liability issues accepted.  
8. NO TRESPASSING OF WILDLIFE AND  
CLEAN UP AFTER YOUR PET.  
9. NO LITTERING  
PLEASE PROPERLY dispose of TRASH

**NO TRESPASSING**  
LAKE ST. CHARLES RESIDENTS  
AND  
AUTHORIZED USERS ONLY  
VIOLATORS MAY BE PROSECUTED IN  
ACCORDANCE WITH FLORIDA STATUTE 810



Tab 11

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT**  
**AMENDED RULES RELATING TO PARKING ENFORCEMENT**

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**In accordance with Chapter 190, Florida Statutes, and on February 4, 2026, at a duly noticed public meeting, the Board of Supervisors of the Lake St. Charles Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property (the “Rule” or “Policy”). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.**

---

**SECTION 1. INTRODUCTION.** The District finds that Oversized Vehicles, Vessels Recreational Vehicles, and Abandoned/Broken-Down Vehicles Parked on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Rule is intended to provide the District with a means to remove such Oversized Vehicles, Vessels, Recreational Vehicles, and Abandoned/Broken-Down Vehicles which are Parked in a manner which violates this Rule. This Rule does not govern Parking on private residential lots.

**SECTION 2. DEFINITIONS.**

- A. Vehicle.** Any mobile item which normally uses wheels, whether motorized or not. This term shall include, but shall not be limited to, Oversized Vehicles, Recreational Vehicles, and Abandoned/Broken-Down Vehicles.
- a. *Oversized Vehicle.* As used herein, “Oversized Vehicle” shall mean the following:
- i. Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck;
  - ii. Motor Vehicles with a trailer attached;
  - iii. Motor coaches/homes;
  - iv. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer;
  - v. Mobile homes or manufactured homes.
- b. *Abandoned/Broken-Down Vehicle.* A vehicle that has no license plate, has expired registration, is visibly not operational, or has not moved for a period of seven (7) days.
- c. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- B. Vessel.** Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C. Park(ed)/(ing).** A Vehicle or Vessel left unattended by its owner or user or attended by its owner or user but kept stationary for a period of an hour or more.
- D. Tow-Away Zone.** District property for which the District is authorized to initiate a towing and/or removal action. **Any District property not a Designated Parking Area is a Tow Away Zone.**
- E. Overnight.** Between the hours of 10:00 p.m. and 6:00 a.m. daily.

- F. *Overnight Pass(es)*. Passes administered by District staff permitting parking between the hours of 10:00 p.m. and 6:00 a.m. daily.

### SECTION 3. DESIGNATED PARKING AREAS.

- A. *General*. Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for Parking spaces or signage and as indicated on the map attached hereto as **Exhibit A**. Certain Designated Parking Areas may have restrictions on Parking during certain times or for certain types of vehicles and vessels as described herein. Further, Vehicles, including Oversized Vehicles, Vessels, and Recreational Vehicles, may not Park at any time on any District property that is not designated for Parking; such prohibited Parking areas include but are not limited to grassy or landscaped common areas, grassy or landscaped areas near the ponds, and grassy or landscaped areas bordering the roadways. Parking any Vehicle on District-owned grassy and/or landscaped areas is expressly prohibited at all times, unless an express exception is granted by the District in advance. **Any Vehicle Parked on District property must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways, property entrances, or fire hydrants and shall Park in the appropriate direction.** All drivers are responsible for knowing state and local laws, ordinances, and codes related to Parking. Violations of state or local laws may result in citations, towing, or other legal action as permitted by law.
- B. *Day-time Parking*. Parking in the Designated Parking Areas is permitted during the open hours of operations of the District's amenity facilities, including any District-authorized special events occurring outside of regular hours of operation.
- C. *Overnight Parking*. Parking of any Vehicle or Vessel Overnight is further restricted as provided in this Section 3. Parking in the Designated Parking Areas is only permitted Overnight with a valid Overnight Pass to be issued by District staff. Overnight Passes may be initially issued for a period not to exceed forty-eight (48) hours. An extension of up to forty-eight (48) hours may be requested. District staff may deny any request for Overnight Passes or associated extensions in their sole discretion.

**SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES.** All District property which is not explicitly designated for Parking, or which is designated for Parking but subject to restrictions as described herein, shall hereby be established as "Tow Away Zones." Any Vehicle Parked in violation of this Policy may be towed by the District at the sole expense of the owner of such Vehicle if it remains in violation of the provisions of this Policy. The District shall not be liable to the owner of such Vehicle for trespass, conversion, damages, or otherwise, nor guilty of any criminal act by reason of such towing, and neither its removal nor failure of the owner of such Vehicle to receive any notice of said violation shall be grounds for relief of any kind.

### SECTION 5. EXCEPTIONS.

- A. **ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned/Broken-Down Vehicles may not be Parked on District property at any time.
- B. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to Park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking pass issued by the District.

- C. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may Park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also Park on District property while carrying out official duties.
- D. **MANNER OF PARKING.** Vehicles and Vessels of any kind may not be Parked such that they utilize additional spaces, block access to District property, prevent the safe and orderly flow of traffic, obstruct the ability of emergency vehicles to access roadways or property, cause damage to the District's property, restrict the normal operation of the District's business, or otherwise poses a danger to the District, its residents and guests, the general public, or the property of same. All Parking must comply with all state and local laws and ordinances.

**SECTION 6. TOWING/REMOVAL PROCEDURES; ENFORCEMENT.**

- A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. **TOWING/REMOVAL AUTHORITY.** The District may engage a towing company to tow/remove any Vehicle or Vessel improperly Parked in a Tow-Away Zone at the owner's expense. The Vehicle or Vessel shall be towed/removed by the towing service in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*.
- C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District Manager is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.
- D. **AMENITY SUSPENSION.** The District may, in its discretion, suspend the amenity privileges of the owner or operator of any Vehicle or Vessel Parked in violation of this Rule, in accordance with the District's adopted *Suspension and Termination of Access Rule*.

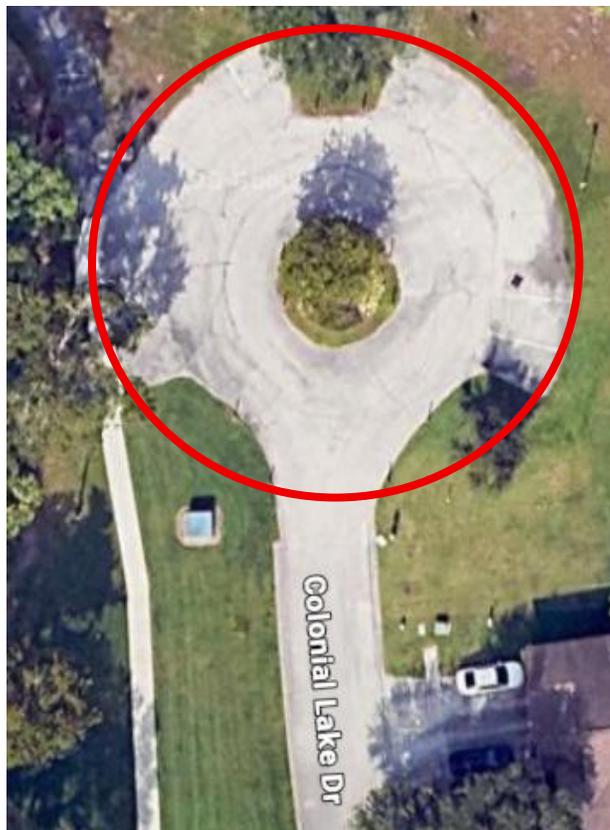
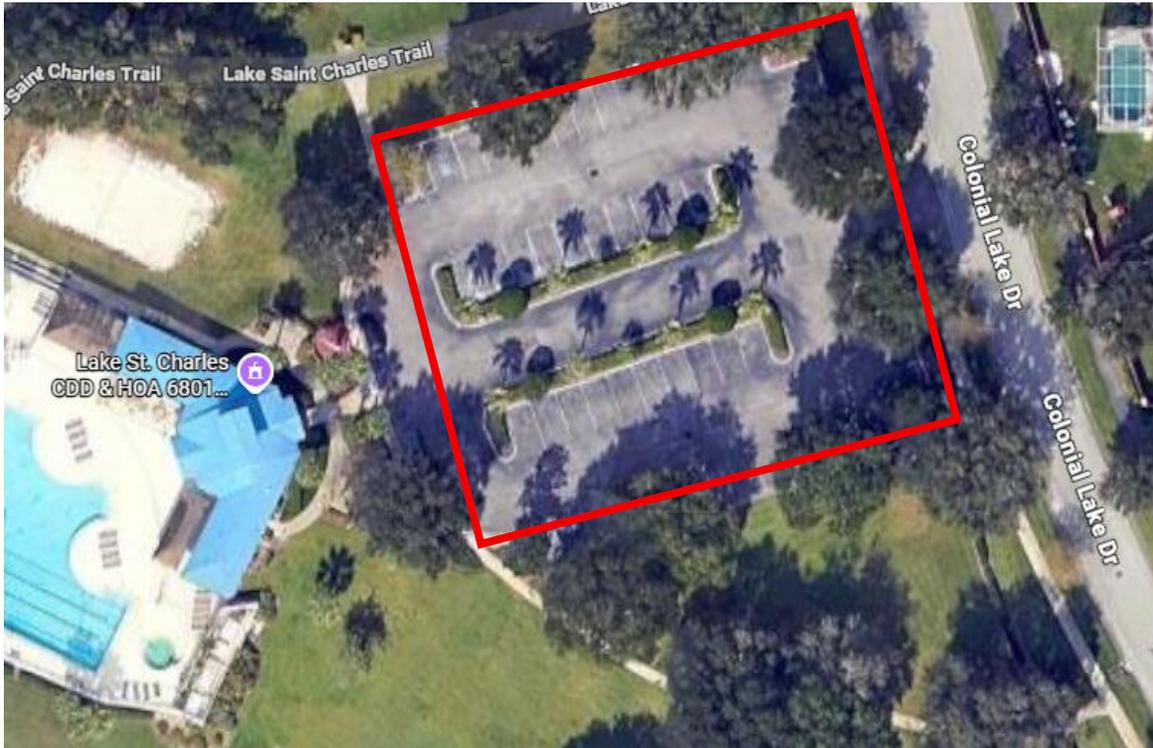
**SECTION 7. PARKING AT YOUR OWN RISK.** Vehicles, Vessels or Recreational Vehicles may be Parked on District property pursuant to this Rule, provided however that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles.

**SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS.** The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of these Rules in such areas.

**EXHIBIT A – Designated Parking Areas**

Effective date: February 4, 2026

**Exhibit A**  
**Designated Parking Areas**





**From:** [hilarion briceno](#)  
**To:** [Christine Gargaro](#)  
**Subject:** [EXTERNAL] Impound permit 4 years  
**Date:** Wednesday, February 25, 2026 7:58:45 PM

**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.

<b>2023 - 2024 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT</b>		<b>EXPIRES SEPTEMBER 30, 2024</b>	<table border="1"><tr><td>ACCOUNT NO.</td><td>85846</td></tr><tr><td>NEW BUSINESS</td><td></td></tr></table>	ACCOUNT NO.	85846	NEW BUSINESS	
ACCOUNT NO.	85846						
NEW BUSINESS							
OCC. CODE	280.046000 AUTO STORAGE	2 Employees	Receipt Fee 22.00 Hazardous Waste Surcharge 0.00 Law Library Fee 0.00				
BUSINESS	H & Y TOWING AND TRANSPORT LLC 12010 FRUITWOOD DR RIVERVIEW, FL 33569-4127	<b>2023 - 2024</b>					
NAME	H & Y TOWING AND TRANSPORT LLC	Paid 23-352-000356					
MAILING	12010 FRUITWOOD DR	03/19/2024 22.00					
ADDRESS	RIVERVIEW, FL 33569-4127						
<b>BUSINESS TAX RECEIPT</b>	<b>NANCY C MILLAN, TAX COLLECTOR</b> 813-635-5200						
<small>HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON</small>	<b>THIS BECOMES A TAX RECEIPT WHEN VALIDATED.</b>						

RES SEPTEMBER 30, 2026

ACCOUNT NO.
85846
RENEWAL

Employees	Receipt Fee	22.00
	Hazardous Waste Surcharge	0.00
	Law Library Fee	0.00

026

Paid 24-0-553132  
07/07/2025 22.00

COLLECTOR  
WHEN VALIDATED.



Tab 12



**AVALON**  
**Back File Scanning Project**

**Lake St. Charles CDD**

3/3/2026

PREPARED FOR:

Stephanie Deluna

Thank you for the opportunity to provide you with a proposal to facilitate your document imaging needs. Avalon will provide a turnkey document imaging service, designed to meet the specific needs of Lake St. Charles CDD. Details of Avalon document imaging services are laid out below including deliverables, important assumptions, specifications, as well as pricing.

## Avalon Background Information

Avalon started in 2000 with three people and three rented copiers in Syracuse, New York. We were a legal copy company that prided itself on high-quality products and a high level of customer service. We still provide the traditional legal copy services that got us started, but Avalon has evolved to provide a wide array of niche document services including scanning, managed office services, digital forensics, cybersecurity, and eDiscovery, to a number of industries. In 2016, Avalon formalized a long-time strategic partnership with highly respected DIGITS LLC, a digital forensics and cyber security company that provides high-end investigations and cyber security services to companies all over the United States. This partnership has further allowed Avalon and DIGITS to provide services to help clients overcome the constantly evolving challenges related to investigations, litigation, and network security, in addition to our comprehensive paper-based document services for all industries. Our company has evolved to include over 165 team members in 9 offices across 5 states, servicing clients all over the United States. At our core, we are problem solvers. We work hard to find solutions to our clients' challenges and continue to prove that no one can out-service our team.

## Mission

We are here to solve problems and overcome challenges.

Thank you again for the opportunity to provide you with a proposal to facilitate your document scanning needs for the location in Riverview, FL.

**Project Scope includes the following:**

1. Avalon will pick-up and bring approximately ~30 boxes to its Tampa facility for scanning. All document prep will be included at no extra cost.
- 2. Avalon is a SOC-2 Type 1 and HIPAA-compliant legal scanning facility frequently utilized by municipalities, universities, doctor's offices and law firms in the Florida region due to the highest level of document security and compliance and can furnish references upon request.**
3. All documents will be retained and returned to client versus shredded.
4. Avalon will comply with the naming convention and unitization (file name) of client's choice. Files will be delivered in file type (PDF, TIFF, etc.) of client's choice and via method of client's choice.
5. Documents potentially contain sensitive PII and Avalon will extend the highest level of document security throughout the project. Documents will only be picked up and scanned by Avalon employees. Compliance and security are of utmost importance to client.
6. Avalon will not outsource the scanning of this project, only Avalon employees will scan the documents and pick-up the project.
7. Avalon will include OCR on a complimentary basis (typically 1-3¢ per image).

**Pricing Breakdown:**

Scanning (per box):	\$190
OCR (per image):	included
Pick-up/return (per trip):	included

## Service Agreement

**Insurance** - Avalon maintains Errors and Omissions liability insurance policies which insure against a negligent act, error, or omission, and the oral or written publication of material that violates a person's right of privacy. Avalon also maintains a Commercial General Liability Policy. Evidence of coverage will be provided to Provider upon request.

**Indemnification** - Each party (the "Indemnifying Party") agrees to defend at its expense and indemnify and hold harmless the other party (the "Indemnified Party") and its partners, affiliates, employees, agents, successors and assigns, from any and all losses, costs, damages, liabilities and expenses (including, without limitation, reasonable legal fees and expenses) arising from or in connection with: (i) the death or bodily injury of any person caused by the negligence or willful misconduct of the Indemnifying Party; (ii) the damage, loss or destruction of any real or tangible personal property caused by the negligence or willful misconduct of the Indemnifying Party; (iii) the Indemnifying Party's interview, hiring, employment, or personnel processes and practices.

**Governing Law** - The laws of the State of Florida shall govern any dispute or controversy between the parties relating to or arising out of this Agreement or any amendment or modification thereof. Each party hereby consents to the exclusive jurisdiction of the courts located in the state of Florida in the event of a dispute arising out of or under this Agreement.

**Force Majeure** - Either party's performance will be excused, if and to the extent reasonably necessary, in the event that an act of God, war, civil commotion, terrorism, fire, explosion, or other force majeure event that occurs without the fault or negligence of the non-performing Party prevents timely performance under the Agreement. Other events constituting force majeure include any unforeseeable event that cannot be reasonably circumvented, is beyond a Party's reasonable control, and not due to that Party's negligence, provided that such Party uses commercially reasonable efforts to resume performance as soon as reasonably practicable.

**Conflicts**- An internal search within Avalon was performed for any potential conflicts based upon the names of the parties that you provided prior to commencement of this engagement. The Firm agrees that it will promptly inform Avalon of any additional parties to this matter or of any name changes for those parties whose names were provided by the Client. Should any potential conflicts arise, we will advise you promptly.

**Rights to the Property**- The Client affirms that they have been granted permission to access the digital devices as well as all files and areas of the hard drive on the computer systems provided to Avalon. The Client also affirms that no one has a separate private right to any areas of the computer or its hard drive. The Client understands that Avalon will not endeavor into any area of the drive that is protected by password, encryption or any other means unless the access is granted to Avalon by the party that caused such protection or has rights to that area or we are otherwise ordered to access such data by a Court of competent jurisdiction, stipulation of the parties or other legally enforceable process.

**Payment of Invoices** - Avalon will be paid within 30 days of receipt of invoice. By signing this statement of work, the undersigned agrees that they are authorized to enter into this agreement on behalf of Lake St. Charles CDD. The undersigned agrees that Lake St. Charles CDD is solely and fully responsible for payment of all amounts due to Avalon. Responsibility to pay Avalon may only be transferred to another party upon signed written agreement by Avalon.

## Execution

This Statement of Work contains the entire project as estimated by both parties.  
IN WITNESS WHEREOF, and intending to be legally bound, the parties hereto have executed  
this Agreement as of the Effective Date.

### Lake St. Charles CDD

Name: Stephanie Deluna

Title: Project Point of Contact

Date: 3/3/2026

Signature: \_\_\_\_\_

### Avalon

Name: Emily LaPane

Title: Account Director

Date: 3/3/2026

Signature: \_\_\_\_\_



Kevin Macy  
National Technology Consultant  
Image One Corporation  
6202 Benjamin Rd. Suite 103  
Tampa, FL 33634

Cell: 863-279-5231  
[kmacy@image-1.com](mailto:kmacy@image-1.com)

Dear Stephanie,

Thank you for considering Image One for Lake St. Charles CDD digitization needs. Our proposal, which includes competitive pricing for converting your paper files to digital format, reflects our extensive experience in document scanning and content management across Florida.

As a trusted entity in Florida's business community, Image One has a legacy of delivering top-tier document management solutions. We are excited about the possibility of adding value to Lake St. Charles CDD operations.

Don't hesitate to contact me directly with any questions at 863-279-5231 or [kmacy@image-1.com](mailto:kmacy@image-1.com).

We are looking forward to the opportunity to work together.

Sincerely,

*Kevin Macy*

Image One Corporation  
National Technology Consultant

## **Image One Conversion Services Approach**

Below is a task-by-task description of the Image One Conversion Services required for this project.

### **Pick-up of Files**

The files to be scanned will be picked up by Image One employees at Lake St. Charles CDD office and transported to Image One's Conversion Facility in Tampa. All files will be transported using one of Image One's document transport vans/trucks. When the boxes of records arrive at Image One, they will be logged as received and entered into our inventory system so that they can be tracked. When not in the Document Prep or Scanning areas, all documents will be kept in our secure document storage area, accessible only by a few key staff members and management.

### **Document Preparation**

Image One staff will provide document preparation services to include:

- Removing staples and fasteners
- Repairing ripped or torn pages
- Unrolling and unfolding of large format documents
- Shading of seals
- Re-positioning of post-it notes that may be covering information
- Taping of smaller than 8.5"x11" documents onto blank 8.5"x11' pages
- Marking illegible documents
- Make copies of pages that are too thin or in a condition that would make them impossible to pass through a scanner
- Inserting separator sheets between files and document types when necessary
- Verifying that target sheets are in the correct location
- Counting the number of files, number of pages per file, and the size of the pages and noting it on the log sheet and batch header sheets so it can be compared to the number of pages scanned during the QC process
- Any other tasks required to make sure as many documents as possible can be scanned

Image One staff will group documents into batches of equal size for easy tracking to facilitate any troubleshooting that may occur later in the process. A unique, sequentially numbered batch header sheet will be placed before each batch. Documents, the number written on the batch header sheet, and the prepper's initials and date will be counted. The batches of documents will be placed in boxes labeled with a sticker signifying that they have not been scanned, the date, and the batch numbers contained therein. At this point, they will be moved into the scanning area.

### **Document Capture/Scanning**

Image One currently uses our Intelligent Capture Xcel (ICX) software as its front-end capture (scanning) subsystem. ICX can read barcodes and/or OCR documents to facilitate automated indexing and store images in batches until they can be processed further. Index values can also be manually keyed into ICX.

Image One will scan all small format documents using Panasonic, Canon, and/or Opex document scanners. All scanners will be connected to the ICX, which allows files to be scanned in batches and facilitates combining small and large format images into the same scanned document file where required. All small format documents will be scanned as double-sided, and all blank backsides will automatically be deleted and not included in document scanning counts. Any resulting images that are not deemed acceptable by a visual inspection will be rescanned after adjustments have been made to the scanner.

For this project's requirements, all images will be scanned into a TIFF file format at a resolution of 300 DPI, the minimum government standard for municipal documents, and placed on our TLS 1.2 SFTP server for a secure download.

### **Document Capture/Scanning Continued:**

At the scan station, the scanner operator will enter the batch number and the document count from the batch header sheet and proceed with scanning. When the batch is thoroughly scanned, the scanning software will notify the scan operator if the document count entered into the software does not match the number of scanned pages. These counts will be reconciled before the electronic batches proceed to indexing. Reconciliation will involve recounting the pages in the batch for a second time. If correct, each newly recognized document will be viewed and compared to the hard copy until the missing document sheet is found and identified. The scanner operator will initial the batch header sheet. The scanned batches will be replaced in the box, and a sticker signifying that they have been scanned will be placed on the box. The electronic batches will automatically be forwarded to the indexing area.

### **Indexing**

After files have been scanned, the electronic batches of images will be opened, and each file will be identified by metadata, making it easy to identify a file/document. Based on the requirements for this project, Image One will Index the documents by outside of binder or folder.

### **Quality Control (QC), Security and Privacy**

The following highlights some of the critical QC points in the conversion process.

Document counts will be verified manually before scanning. Image One's Capture Software will then verify these counts at scan time. If the counts do not match, the batch will be pulled, and the discrepancy will be resolved. During scanning, stop scanning is when a document has not been imaged within the parameters defined during set-up. This allows the operator to adjust the settings while viewing the document on the screen and then accept the changes when the document is acceptable, freeing the scanner to begin scanning again. After scanning, every image will be examined more closely, and batches that are found to have poor-quality images will be sent for rescanning. The indexing stage is also another QC step. The data entry clerk will have to view each file to get the project name from the lead sheets to name each file. If they notice any poor-quality images, they will have them sent back to scanning for rescanning. After a batch has been indexed but before it is released, several more documents will be examined for indexing accuracy and image quality.

Image One and Lake St. Charles CDD will establish standards for an acceptable image as part of the set-up and consultation process. Image One will apply those parameters to its QC process. If any images arrive at Lake St. Charles CDD and do not meet these parameters, you will have 30 days to request a document be rescanned.

While documents are in possession of Image One, they will be kept in our secure document storage area. This area is kept locked, and only management and specific key project staff can access it. The only time documents leave this area is when they are in the prep or scanning areas. In addition to the locked document storage area, all Image One facilities have a security system monitored 24 hours a day, seven days a week. All entrances to the building are locked 24 hours a day. An Image One employee must accompany all visitors, and all employees have electronic keys that record who enters the building and at what time. The entire facility is safe and secure. Image One does not utilize video surveillance systems of any kind due to the nature of the customer information we handle daily. We also do not permit the use of cameras, cell phones, or recording devices in the storage or scanning and prep areas. Any recording device or camera in these areas is a terminating offense. At any time during the project, representatives of Lake St. Charles CDD are welcome to visit Image One's Conversion Facility.

### **Delivery of Images and Indexes**

Scanned images and indexes will be delivered via our Secure TLS 1.2 FTP site.

### **Reporting**

Image One will create reports designed to track the number of documents received, prepped, scanned, and indexed as part of the scanning, data entry, and QC process. Each category's totals can be compared to ensure that all documents received were imaged and indexed and that the Quality Control Process works.

### **Document Storage, Destruction, and Request**

Once the paper files are scanned, the boxes of files that have been scanned will be marked as scanned and placed in the secured document storage area. The paper documents will be stored at Image One for 30-60 days after the images are delivered to the **LAKE ST. CHARLES CDD**. After that, Image One will send an email requesting authorization to destroy the images. The images will be destroyed upon receipt of the signed authorization to destroy. Storage for images over 90 days may be subject to additional storage costs. If the documents are requested at any time while in our possession, Image One will fax or e-mail a copy of them if requested. Most requests can be handled in a matter of minutes since we know where all documents are at any time during the capture process. If the requests are made by noon that day, we will have those records pulled and available that day. If the requests are made after noon, they will be fulfilled the next business day. After 5 record pulls a week, we would require a charge of \$25.00 per request.

### **Image One Employee's:**

Image One Corporation enforces stringent security measures that extend beyond the compliance benchmarks of Florida's statutes and federal mandates. Our personnel undergo federal background checks and fingerprinting—a testament to our unwavering commitment to data security and client confidentiality.

In line with these rigorous standards, we also implement a comprehensive drug testing program, aligning with federal guidelines to ensure workplace safety and reliability. Our team was chosen for its document management expertise, proven trustworthiness, and professionalism.

Image One ensures security and excellence by exceeding the mandatory requirements for employee vetting, including extensive background checks, fingerprinting, and drug testing. Clients can trust that their sensitive information is managed by thoroughly screened professionals dedicated to the highest standards of service and integrity.

At Image One, safeguarding our client's data is paramount. We are proud to foster a secure, dependable, and drug-free work environment that upholds the values and expectations of those we serve.

### **Payment and Terms:**

50% down/50% upon delivery

# Sales Proposal



Date: 3/4/2026  
 Stephanie Deluna  
 Lake St. Charles CDD

Proposal Type  
 CONVERSION - NEW

Sales Person Kevin Macy  
 6202 Benjamin Road, Suite 103, Tampa, FL 3363  
 Telephone: 800-956-9000 ext 223  
[kmacy@image-1.com](mailto:kmacy@image-1.com)

Riverview  
 FL  
 33578

Phone: 813-927-4808 Quote ID #:

Qty	Description	Price Each	Price Extended
1	<p style="text-align: center;"><b>Scanning Project Approx 35 Boxes</b>            Heavy Prep (paper/staples)            Scan Images            Index by TOC Provided by Customer            QC Every Image            Provide Images via SFTP or Thumbdrive            Pick Up/Return Boxes</p> <p style="text-align: center;"><b>Payment Terms will be 50% down/50% on delivery</b></p>		\$17,612.40

Est. Shipping: **TOTAL: \$17,612.40**

Terms: % Upon Delivery

**Customer Acceptance**

By signing below, the customer warrants that he/she is authorized to place order on behalf of the company, and accepts the terms of this agreement. This proposal is an estimate based on the sample you provided to Image One for document imaging and conversion. If subsequent documents submitted for imaging and conversion differ from documents provided in the sample, you will be contacted and the proposal pricing may be adjusted accordingly. Differences include but are not limited to: scope, volume, document condition, and material composition. Should you elect not to move forward with project, you will be invoiced for the work completed and your documents will be returned upon payment of this invoice. Customer agrees to remit payment with in terms and that invoiced amounts not paid to terms will be subject to late fees of 1 and 1/2 percent per month.

Customer Acceptance Signature	Date	<i>Kevin Macy</i>
-------------------------------	------	-------------------

Lake St. Charles CDD

---

Customer Print Full Name, Title

*Prices are firm for 30 days from the date of this proposal and are subject to change without notice thereafter.*

Tab 13



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**2025 Fee Schedule**

Digital Forensics Consulting Services:

Principal Analyst	\$350/HR
Senior Analyst	\$275/HR
Travel Time	\$175/HR
Expert Witness Court & Deposition	\$450/HR (6 minimum local / 8 hour away)
Data Collection (our office)	\$200 per device
Data Collection (offsite)	\$250/HR +Travel & Mileage .70 /mile
Cyber Security Consulting	\$250/HR
Corporate Counter Surveillance & Penetration Testing	\$250/HR
Data Storage Drive (standard on all cases computer related cases)	\$200

eDiscovery Services:

Online eDiscovery Case Review Hosting	\$1200 per month (up to 3TB of client data)
Data Escrow Services	\$300 per month per 2TB
DSG eDiscovery Reviewer	\$150/HR
Onboarding Fee	\$1600 / Case

Flat Rate Mobile Forensics (includes preservation, processing, and basic forensic reports):

Up to 64 GB	\$899
128 GB	\$1400
256GB to 1TB	\$1800
Android Device Rooting add	\$800
Smart Phone Spyware and Intrusion Detection	\$1600
Covid-19 / Remote data collection	\$200/ HR
Software & System Time	\$100 / HR

Data Specialist Group  
 100 S. Ashley Drive Suite 600  
 Tampa FL, 33602

# DWAYNE DENNY

## PROFESSIONAL LICENSES & ASSOCIATIONS

- Florida Private Investigator  
C250018, C3400064,
- Florida Private Investigations  
Agency A2600280, A3200144
- Florida Low Voltage Specialty  
Contractor Qualifier, LN:  
ES12001034
- 2008-2018 Hillsborough County  
Sheriff's Office, Volunteer,  
Honorary Deputy
- United States Secret Service  
Tampa Bay Electronic Crimes  
Task Force
- Association of Certified E-  
Discovery Specialists (ACEDS &  
EDRM)
- Florida's Association of Licensed  
Investigators – Former
- Helicopter Pilot Certificate

## CONTACT

PHONE:  
813-759-3647

WEBSITE:  
[www.dataspecialistgroup.com](http://www.dataspecialistgroup.com)

EMAIL:  
[Dwayne.D@dataspecialistgroup.com](mailto:Dwayne.D@dataspecialistgroup.com)

## EDUCATION & CERTIFICATIONS

Suburban Technical School, Hempstead, NY, 1988-1989

Advanced Electronic Engineering with additional coursework in Computer Science Electronic Communications, Analog and Digital Technology.

## DIGITAL FORENSICS

- Access Data Certified Examiner (ACE) Since 2005
- Guidance Software Encase 6 & 7
- Forensic Explorer Certified Examiner
- Access Data Evidence Response
- Access Data Mac Forensics
- Access Data Internet Forensics
- Access Data Windows Forensics
- Access Data Windows Registry Forensics
- Access Data Forensics Boot Camp
- F-Response Tactical
- Sumuri Recon Imager for Mac
- Sumuri Recon Lab for Mac IOS Forensics
- Vound Software Intella Pro – Foundation & Advanced
- Vound Software Intella Connect – Case Reviewer, Senior Case Reviewer, Case Manager, and Administrator.

## MOBILE FORENSICS

- AD Mobile Forensics 201 & 202
- Magnet Forensics Acquire & IEF
- MOBILedit Forensics
- MSAB XRY Forensics
- Access Data Call Detail Records
- Access Data BitPim & Cellular Artifacts
- Oxygen Forensics Suite II
- Access Data IOS Forensics
- Access Data Android Forensics
- Access Data Mobile Forensics Plus
- Cellebrite UFED

## EXPERT WITNESS TESTIMONY AND NOTABLE CASES

I have been qualified as an expert in state and federal courts.

- *UNITED STATES OF AMERICA v. JUAN GABRIEL RIOS-SILVA, CASE NO: 8:21-cr-286-JSM-NHA (Defendant's Expert Witness, NARCO Sub engine, Drug Trafficking, Acquittal)*
- *Phase Three Star, LLC, v. Emily Harrington, CASE NO. 2019-CA-011060 (Hacking, Interception of Stored Communications)*
- *LOANFLIGHT LENDING, LLC v. BANKRATE, LLC, Case No. 22-CA-004828, (Plaintiff's Expert Witness, ESI based Contracts).*
- *CHRISTYPHILLIPS vs KEITH STANLEYROBERTSON and GRAYBAR ELECTRIC COMPANY, INC., a Foreign Corp., CASE NO.: 22-002462-CI-19, (Defendant's Expert Witness Personal Injury, Spoliation of ESI).*
- *Power Design, Inc. V. Frank Musolino & TD Industries, Case No. 23-CA-016752, (Exfiltration of Intellectual Property).*
- *Estate of Gibson v. Romelus and W.W. Transport Inc., Case No. 20-CA-005727 (Distracted Driving, Defendant's Expert).*
- *Phase Three Star, LLC v. Harrington, Case No.2019-CA-011060 (Hacking, Plaintiff's Expert).*
- *Broverman v. Broverman, Case No. 20-DR-003274 (Plaintiff's Expert Witness).*
- *US Pharmacy Marketing, LLC v. DE Wellness, LLC, Case No. 21-004491-CI and Case No. 21-004821-CI (Depo).*
- *State of Florida v. Broverman, Case No. 20-CF-004738-A (Spoliation, Defense Expert Witness).*
- *Dees v. Dees, Case No. 22-001845-FD(14) (Mobile Forensics / Airtag, Plaintiff Expert).*
- *Bellay v. Officer Shue and City of Tampa, Case No. 8:19-cv-00206-WFJ-JSS (Altered Video Footage / Spoliation, Defense Expert Witness for City of Tampa).*
- *Lang V. Davis, Case No. 17-008326-ES, Spoliation Adverse Inference Evidentiary Hearing*
- *State of Florida v. Decoteau, Case No. 14 2019 CF 222 (Mobile Forensics, Defense Expert Witness).*
- *Kowalski v. John Hopkins All Children's Hospital, Case No. 2018-ca-005321-NC (Mobile Forensics, Defense Expert Witness).*
- *Smith v. Smith, Case No. 11DR-014500 (Mobile Forensics, Plaintiff Expert).*
- *Clark v. Chappel, Case No. 2014 CA 3908 (Texting and Driving, Defense Expert).*
- *DeLeonardis v. Nelson, Case No. 13-DR-012860 (Domestic Hacking, Plaintiff Expert).*
- *Luther v. Ouro do Brasil, Case No. 8:09-CV-2267-T-26-TGW (Email and eDiscovery, Plaintiff Expert).*
- *State of Florida v. Joshua B Fallon, Case No. 2016-CF-005210 (Counter Surveillance Expert, State Witness).*
- *International Sight Restoration Inc. v. Abdullayev, Case No. 15-CA-009751 (Theft of Intellectual Property, Neutral Expert).*
- *School District of The City of Paterson, Passaic County NJ v. Giglio (Digital Forensics, Defense Expert).*

- *Utilities Marketing Group LLC and Energycare LLC fka AGR Customer Service LLC v. Cronin*, Case No. 17-003351-CI-21 (Theft of Intellectual Property, Neutral Expert).
- *State of Florida v. Diego Fernano Baxcajay*, Case No. 18-011362-FD-22 (Defense Expert Witness).
- *Centennial Bank v. Servisfirst Bank Inc.*, Case No. 8:16-cv-00088-CEH-JSS (Digital Forensics, Neutral Expert).
- *Mazzella v. Mazzella*, Docket No. FV-02-000642-06-Z (Electronically Stored Surveillance Video, Defense Expert).

## EMPLOYMENT HISTORY

### Data Specialist Group, Tampa, FL

2010-Present

Owner, Expert Witness, Senior Digital Forensics Analyst

- Provided digital forensic services in over 2000 criminal and civil cases.
- Perform data collection, preservation, analysis, and reporting for both Plaintiff and Defendant sides in civil and criminal litigation matters.
- Perform data recovery of computers, smartphones, and other electronic storage media.
- Manage and maintain electronic discovery process for litigation support.
- Serve as an expert witness.
- Perform Enterprise IT and cyber security consulting.
- Improve the understanding of electronic discovery through speaking engagements, training, and television appearances.

### Surveillance Specialist Group, Tampa, FL

1999-Present

President, Licensed Private Investigator, Licensed Low Voltage Contractor

- Design and construct manned and unmanned surveillance systems.
- Design and install analog and digital closed-circuit surveillance systems for large retail, commercial, and industrial environments, specializing in high-risk/security areas such as fuel farms and airports.
- Engineer and implement encrypted long-range wireless local area networks.
- Perform technical surveillance countermeasure services (e.g., bug sweeps).
- Perform network penetration testing and cyber threat evaluations.

### International Logistics Systems, Paterson, NJ

1990-1997

Executive Vice President of Clandestine Engineering and Operations

- Designed and developed electronic intelligence gathering equipment for law enforcement and covert surveillance operations.



- Reverse engineered communication systems such as radios, cellular phones, and pagers.
- Planned and managed black bag operations.
- Designed and built countersurveillance systems for the detection of surreptitious electronics.

### **KeySpan Business Solutions, Warren, NJ**

1997-2004

Advanced from Director of Security to Director of IT to Senior Business Analyst and Information Technology Liaison

- Managed and maintained all information systems for 5 subsidiaries located in 3 states. Enterprise Timberline Accounting system consultant and auditor.
- Designed and implemented systems for the installation of water meters to be used by contractors for the New York Department of Environmental Protection.
- Conducted internal investigations for fraud and misappropriation of resources.

### **Eastman Kodak, Rochester, NY**

1992-1996

Field Engineer

- Maintained development, installation, and maintenance of optical imaging systems.
- Provided level 3 support for escalated customer service inquiries.
- Trained customers.

### **New York Stock Exchange Securities Industries Automation Corporation, New York City, NY**

1989-1992

Trading Floor Support Technician

- Provided technical support services to traders in an extremely fast-paced and high-pressure environment.
- Designed and built an ethernet tester to facilitate the transition from token ring to ethernet network technology.

### **United States Army / United States Army Reserves Medical Specialist**

1985-1992

## **PUBLIC APPEARANCES, ARTICLES, AND PRESENTATIONS**

- "From Text to Evidence," CLE March Inn of Court, 2025
- "Metadata Deep Dive," CLE Tampa Bay Bankruptcy Bar Association, 2023
- "Cyber Security for Small Businesses," Brandon Rotary Club, 2019

- Tampa Bay Business Journal "ServisFirst settles legal battle with Centennial Bank" October 2022
- "Mobile Forensics and Linkable Identifiers," *Suncoast Crime Prevention Conference*, 2015.
- "Theft of Intellectual Property – A Guide for First Responders," *Information Systems Security Association (ISSA), Tampa Chapter*, 2016.
- "How to Prosecute and Defend Texting and Driving Cases," CLE, *Paralegal Association of Florida, Inc. (PAF)*, January 2018.
- "Decoy Apps: What are Your Kids Hiding on Their Phones?" *WFLA News Channel 8*, February 20, 2015.
- "Is Your Love Interest a Scam Artist?" *WFLA News Channel 8*, May 6, 2015.
- "Pinellas Man Charged with Sexual Battery, Voyeurism After Disturbing Videos Found," *WFLA News Channel 8*, April 13, 2016.
- "New Technology Makes It Easier to Steal Cars – Even When Doors Are Locked," *WFLA News Channel 8*, May 24, 2016.
- "Data Specialist Group: Data Hack impacts thousands of Florida Virtual School Students," *WFLA News Channel 8*, March 12, 2018.
- "Forbidden: Dying for Love Season 3, Episode 5: The Sum of Love." *Discovery ID (Investigation Discovery)*, April 17, 2018.
- "U.S. Officials Warn of Iran Cyberattacks," *WFLA News Channel 8*, January 8, 2020.

Tab 14

## RESOLUTION 2026-09

### **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 4<sup>TH</sup> DAY OF MARCH 2026.**

ATTEST:

**LAKE ST. CHARLES COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chairperson / Vice Chairperson  
Board of Supervisors

Tab 15

**MINUTES OF MEETING**

*Each person who decides to appeal against 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 Audit Committee Meeting of the Board of Supervisors of the Lake St. Charles Community Development District was held on **Wednesday, February 4, 2026, 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:

Toni Marie Davis	<b>Vice Chairperson</b>
Yvonne Brown	<b>Assistant Secretary</b>
Virginia Gianakos	<b>Assistant Secretary</b>
Benjamin Turinsky	<b>Assistant Secretary</b>
Stephanie DeLuna	<b>District Manager; Rizzetta &amp; Co., Inc.</b>
David Eskra	<b>Property Manager; Rizzetta &amp; Co., Inc.</b>
Savannah Hancock	<b>District Counsel; Kilinski Van Wyk</b>
Audience	<b>Present</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. DeLuna called the meeting to order at 4:45 p.m.

**SECOND ORDER OF BUSINESS**

**Ranking of Audit Proposals**

The Committee ranked the proposals submitted by the firm of DiBartolomeo, Mc, Bee, Hartley & Barnes and the firm of Grau & Associates based on the criteria approved during the prior meeting. The Committee awarded DiBartolomeo, McBee, Hartley & Barnes 360.7 points and Grau & Associates 346 points.

**THIRD ORDER OF BUSINESS**

**Adjournment**

On a motion by Ms. Gianakos, seconded by Ms. Davis, with all in favor, the Audit Committee adjourned the meeting at 5:00 p.m., for the Lake St. Charles Community Development District.
---

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chair / Vice Chair

Tab 16

**MINUTES OF MEETING**

*Each person who decides to appeal against 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 Regular Meeting of the Board of Supervisors of the Lake St. Charles Community Development District was held on **Wednesday, February 4, 2026, 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:

Toni Marie Davis	<b>Vice Chairperson</b>
Yvonne Brown	<b>Assistant Secretary</b>
Virginia Gianakos	<b>Assistant Secretary</b>
Benjamin Turinsky	<b>Assistant Secretary</b>
Stephanie DeLuna	<b>District Manager; Rizzetta &amp; Co., Inc.</b>
David Eskra	<b>Property Manager; Rizzetta &amp; Co., Inc.</b>
Savannah Hancock	<b>District Counsel; Kilinski Van Wyk</b>
Ed Jimenez	<b>District Engineer, Kimley-Horn</b>
Dave Manfrin	<b>LMP Landscape</b>
Audience	<b>Present</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. DeLuna called the meeting to order at 5:04 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Residents thanked Mr. Eskra for the feedback on the property enhancements. A request was made for the Board to hold off on selling the pickup truck.

A resident had a question regarding landscaping on the trail.

A resident expressed concerns with utilizing the same auditor and requested a forensic audit.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Hancock stated that she had nothing new to report regarding the trail magistrate.

Ms. Hancock provided an update on the status of the records review, noting that her paralegal has reviewed approximately 20 boxes and has cataloged and created an index for each box. There are still many documents in the storage area that need to be reviewed. She requested additional hours to complete the review, approximately \$2,400. Discussion was held regarding why counsel requested the review prior to accepting the transfer of the documents, as well as issues with obtaining records from former employees. Ms. Hancock spoke regarding the findings from the data recovery firm that was hired and their inability to opine what was on the computers.

Ms. DeLuna reviewed the normal process for transferring records between management firms. She noted most records are digitized.

On a motion by Ms. Gianakos seconded by Mr. Turinsky, with all in favor, the Board approved an additional \$2,400 for records cataloging, data retrieval, and uploading records to the cloud, for the Lake St. Charles Community Development District.

Ms. Hancock informed the Board that the Ethics Commission has announced a finding for probable cause involving a former District employee and her office will be monitoring the investigation and keeping the Board informed as needed.

Ms. Hancock stated that a suit has been filed by a former District Manager and she would like the Board to approve a Shade meeting as part of the March meeting. She read into the record the legal requirements for a shade meeting and announced the individuals who would be invited to attend. She noted that it may not be needed, but she would like to have everything in place so that it can occur if necessary.

On a motion by Ms. Gianakos seconded by Ms. Davis, with all in favor, the Board of Supervisors authorized Staff to schedule, advertise, and provided a court recorder for a Shade meeting to be held on March 4, 2026 at 5:00 p.m. at The Lake St. Charles Clubhouse located at 6801 Colonial Lake Drive, Riverview, FL 33578, if needed, for the Lake St. Charles Community Development District.

Ms. Hancock stated that she is continuing to monitor the legislative session and will keep the Board updated on matters impacting Community Development Districts.

**B. District Engineer**

Present. Mr. Jimenez provided updates on the Crisdel Contract, noting that they are waiting for the handrails to complete the project. Discussion was held regarding who is responsible for maintaining the wetland/CDD. It was stated that there is an old proposal from Zola Engineering to maintain the wetlands.

87 **C. Landscape Update**  
88 Mr. Toborg was not present. Mr. Manfrin with LMP gave a landscape update.  
89

90 **D. Operations Manager**  
91 **I. Clubhouse Monthly Status Report**  
92 Mr. Eskra presented the report to the Board. He also reviewed the project tracker  
93 list. Discussion was held regarding requirements for restriping. A request was made  
94 to get Engineering involved to avoid potential issues or at least seek clarity from the  
95 County. It was decided to obtain 2 bids to complete the project as well as obtaining  
96 paint costs to have staff do it.  
97

98 **E. District Manager**  
99 Ms. Deluna presented the report to the Board and reminded the Board that the next  
100 meeting will be held on March 4, 2026, at 5:00 p.m. with the potential for a Shade  
101 meeting immediately following the regular meeting.  
102

103 **i. Update on Status of Computers**  
104 Ms. DeLuna stated that Rizzetta will only be accessing one computer for staff use in  
105 updating fob data, etc. She read the serial number for that computer into the record.  
106

107 Ms. DeLuna stated that payment information for Rackspace has been updated and  
108 billing is now current.  
109

110 QuickBooks require that the Board authorize a change to administrative rights in the  
111 meeting minutes before Rizzetta can make any changes.  
112

On a motion by Ms. Gianakos seconded by Ms. Brown, with all in favor, the Board approved an authorization for Stephanie DeLuna have administrative rights to QuickBooks for the Lake St. Charles Community Development District.

113  
114 **FOURTH ORDER OF BUSINESS** **Business Items**  
115

116 **A. Ratification of Affordable Lock and Security Estimate**  
117 Discussion was held regarding pricing dropping by 10% (\$2,603.07) which brings  
118 the pricing more in line with competitive bid. They are waiting on parts to complete  
119 the job.  
120

On a motion by Ms. Gianakos seconded by Ms. Davis, with all in favor, the Board ratified the Affordable Lock and Security estimate, as discussed, for the Lake St. Charles Community Development District.

121  
122 **B. Discussion on Polling Place Timeline**  
123 Ms. Deluna reviewed discussions with the Supervisor of Elections to utilize the  
124 clubhouse for a polling place. The Board indicated that it was not in favor.  
125  
126

127 **C. Consideration of LMP Irrigation Renovation #382682**

128 Discussion was held regarding the proposed renovation.

129

On a motion by Mr. Turnsky, seconded by Ms. Gianakos, with all in favor, the Board approved the LMP proposal to replace the air card weather sensor on clock 6 in the amount of \$280, for the Lake St. Charles Community Development District.

130

131 **D. Resolution 2026-09; Re-Designating Principal Headquarters and Local**  
132 **Records Office**

133

134 Ms. Hancock recommended that this matter be tabled and the Board concurred.

135

136 **E. Public Hearing – Amended and Restated Rules and Policies for Amenity**  
137 **Usage**

138

On a motion by Ms. Brown, seconded by Ms. Gianakos, with all in favor, the Board opened the public hearing amended and restated rules and policies, for Amenity usage for the Lake St. Charles Community Development District.

139

140 Ms. Hancock reviewed the policy regarding public hearings. Then she addressed the  
141 proposed changes to the Amenity rules and policies. There were no public  
142 comments.

143

On a motion by Ms. Brown, seconded by Ms. Gianakos, with all in favor, the Board closed the public hearing amended and restated rules and policies, for Amenity usage for the Lake St. Charles Community Development District.

144

145 **1. Resolution 2026-10, Adopting Amended and Restated Rules and Policies**  
146 **for Amenity Usage**

147

On a motion by Ms. Gianakos, seconded by Ms. Davis, with all in favor, the Board adopted Resolution 2026-10, amending and restating rules and policies for Amenity usage, as presented, for the Lake St. Charles Community Development District.

148

149 **F. Public Hearing – Amended and Restated Rules of Procedure**

150

On a motion by Ms. Brown, seconded by Ms. Gianakos, with all in favor, the Board opened the public hearing amended and restated rules of procedure, for the Lake St. Charles Community Development District.

151

152 Ms. Hancock provided an update on the Rules of Procedures. There were no public  
153 comments.

154

On a motion by Ms. Brown, seconded by Ms. Gianakos, with all in favor, the Board closed the public hearing amended and restated rules of procedure, for the Lake St. Charles Community Development District.

155

156 **1. Resolution 2026-11, Adopting Amended and Restated Rules of Procedure**  
157

On a motion by Mr. Turinsky, seconded by Ms. Davis, with all in favor, the Board adopted Resolution 2026-11, amending and restating rules of procedure, as presented, for the Lake St. Charles Community Development District.

158 **G. Public Hearing – Encroachment Policy**  
159  
160

On a motion by Ms. Gianakos, seconded by Ms. Brown, with all in favor, the Board opened the public hearing on the encroachment policy, for the Lake St. Charles Community Development District.

161 Ms. Hancock provided an update on the encroachment policy relating to the deck,  
162 fence, and seawall. There were no public comments.  
163  
164

On a motion by Ms. Brown, seconded by Ms. Gianakos, with all in favor, the Board closed the public hearing on the encroachment policy, for the Lake St. Charles Community Development District.

165 **1. Resolution 2026-12, Adopting Encroachment Policy**  
166  
167

On a motion by Mr. Turinsky, seconded by Ms. Gianakos, with all in favor, the Board adopted Resolution 2026-12, adopting the encroachment policy, as presented, for the Lake St. Charles Community Development District.

168 **H. Public Hearing – Rules Relating to Parking Enforcement**  
169  
170

On a motion by Ms. Davis, seconded by Ms. Brown, with all in favor, the Board opened the public hearing on rules relating to parking enforcement, for the Lake St. Charles Community Development District.

171 Ms. Hancock spoke regarding the proposed rules. There were no public comments.  
172  
173

On a motion by Ms. Brown, seconded by Ms. Davis, with all in favor, the Board closed the public hearing on rules relating to parking enforcement, for the Lake St. Charles Community Development District.

174 **1. Resolution 2026-13, Adopting Rules Relating to Parking Enforcement**  
175  
176

177 Discussion was held regarding modifications to the parking rules to include the  
178 additional parking area at the end of Waterton Drive and include prohibition on  
179 parking on the District's landscaped areas.  
180

On a motion by Mr. Gianakos, seconded by Ms. Davis, with all in favor, the Board adopted Resolution 2026-12, adopting rules relate to parking enforcement, as modified, for the Lake St. Charles Community Development District.

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**I. Acceptance of Fourth Quarter Website Audit**

On a motion by Mr. Gianakos, seconded by Ms. Brown, with all in favor, the Board accepted fourth quarter website audit, as presented, for the Lake St. Charles Community Development District.

**J. Ratification of Rizzetta Amenity Agreement**

Ms. Deluna reviewed the amended agreement stating that it now includes a part-time clubhouse attendant for 12 hours a week at a cost of \$13,828.

On a motion by Mr. Gianakos, seconded by Ms. Davis, with all in favor, the Board approved the first amendment to the Rizzetta Amenity Agreement, as presented, for the Lake St. Charles Community Development District.

**FIFTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of Meeting Minutes from Board of Supervisors Meeting held on January 7, 2026**

On a motion by Ms. Gianakos, seconded by Ms. Davis, The Board approved the meeting minutes from Board of Supervisors Meeting held on January 7, 2026, as presented, for the Lake St. Charles Community Development District.

**B. Consideration of Audit Committee Recommendation**

Ms. DeLuna read the ranking results from the Audit Committee. The total ranking points of the Audit Committee for the two proposals were DMHB as 360.7 and Grau as 346. District Counsel will draft an agreement for signatures.

On a motion by Ms. Gianakos, seconded by Mr. Turinsky, The Board approved the Audit Committee recommendation of DMHB for auditing services for Fiscal Year 2026 with an option for four additional years, for the Lake St. Charles Community Development District.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

Mr. Turinsky inquired as to why the financials were removed from the website.

216 **SEVENTH ORDER OF BUSINESS**

**Adjournment**

217

On a motion by Ms. Brown, seconded by Ms. Gianakos, with all in favor, the Board adjourned the meeting at 7:12 p.m., for the Lake St. Charles Community Development District.
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\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chair / Vice Chair

Tab 17

# Lake St. Charles Community Development District

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DISTRICT OFFICE · RIVERVIEW, FL 33527

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

[www.lakestcharlescdd.org](http://www.lakestcharlescdd.org)

## **Operation and Maintenance Expenditures For Board Approval December 2025**

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

The total items being presented: **\$81,078.25**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Lake St. Charles Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Benjamin Turinsky	100116	BT120325	Board of Supervisors Meeting 12/03/25	\$ 200.00
BOCC Hillsborough County Public Utilities	20251218-1	4678710000	6801 Colonial Lake Dr. 10/25	\$ 714.84
BOCC Hillsborough County Public Utilities	20251218-2	4678710000	6801 Colonial Lake Dr. 11/25	\$ 862.48
Brandon Business Machines, Inc.	100117	I282649	Copier 12/25	\$ 10.00
Brandon Electric	100137	401787	Service Call - Volleyball Lighting 12/25	\$ 262.50
FCC Environmental Services, LLC	100135	FCCFL/25/1086482	Waste Services - 6801 Colonial Lake Dr. 12/25	\$ 286.55
Florida Department of Revenue	100118	39-8017580120-2 11/25	Sales Tax 11/25	\$ 1.53
Frontier Communications of FL	20251222-1	813-741-1802-052521-5-112525	Clubhouse Internet 11/25	\$ 140.04
Frontier Communications of FL	100119	81374121011124035-112525	Clubhouse Internet 12/25	\$ 150.97
John H. Marshall	100120	JM120325	Board of Supervisors Meeting 12/03/25	\$ 200.00
Kilinski Van Wyk, PLLC	100138	13703	Legal Services 11/25	\$ 3,240.00

# Lake St. Charles Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kilinski Van Wyk, PLLC	100138	13704	Legal Services 11/25	\$ 160.00
Kimley-Horn and Associates, Inc.	100121	145624002-0625	Engineering Services - Task Work Order #2 06/25	\$ 4,078.94
Kimley-Horn and Associates, Inc.	100122	33995424	Engineering Services - Task Work Order #4 10/25	\$ 6,148.90
Kimley-Horn and Associates, Inc.	100139	34123804	Engineering Services - Task Work Order #4.1-4.4 10/25	\$ 16,768.96
Landscape Maintenance Professionals, Inc.	100123	368477	Install Annuals 11/25	\$ 1,892.00
Landscape Maintenance Professionals, Inc.	100123	368534	Irrigation Repairs 11/25	\$ 886.67
Landscape Maintenance Professionals, Inc.	100123	370444	Landscape Maintenance 12/25	\$ 15,190.50
Leaf Commercial Capital, Inc.	100110	19325032	Copier Lease - 100-7075461-001 12/25	\$ 161.99
Prestige Wall System, Inc.	100124	884499	Demolition & Brick Install 12/25	\$ 1,200.00
Rizzetta & Company, Inc.	100113	INV0000105100	Personnel Reimbursement 11/21/25	\$ 3,407.40
Rizzetta & Company, Inc.	100115	INV0000105365	Accounting Services 12/25	\$ 4,996.00

# Lake St. Charles Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100114	INV0000105415	General Management & Oversight 12/25	\$ 4,463.38
Rizzetta & Company, Inc.	100112	INV0000105479	Out of Pocket Expense 12/25	\$ 50.00
Rizzetta & Company, Inc.	100136	INV0000105869	Personnel Reimbursement 12/19/25	\$ 3,652.31
Solitude Lake Management, LLC	100125	PSI226117	Aquatic Maintenance 12/25	\$ 1,444.33
TECO	20251218-5	221003603224-120825	6801 Colonial Lake Dr. 11/25	\$ 523.33
TECO	100126	221005960721-110625	7236 Bucks Ford Dr. A 10/25	\$ 140.12
TECO	20251218-4	221005960721-120825	7236 Bucks Ford Dr. A 10/25	\$ 104.10
TECO	20251218-3	311000010257-120525	Electric Summary 10/25	\$ 1,532.22
The Observer Group, Inc.	100127	25-03799H	Legal Advertising 12/12/25	\$ 61.25
The Observer Group, Inc.	100140	25-03892H	Legal Advertising 12/26/25	\$ 109.38
TIGRIS Aquatic Services, LLC	100128	4205822	Quarterly Fountain/Aeration Service 12/25	\$ 600.00

# Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Toni Marie Davis	100129	TD120325	Board of Supervisors Meeting 12/03/25	\$ 200.00
Total Community Maintenance, LLC	100111	8352	Janitorial Services 12/25	\$ 1,200.00
Valley National Bank	122625-1	CC113025-751 ACH	Credit Card Expenses 11/25	\$ 3,485.44
Verizon Wireless	100130	6129309579	Account #842082173-00001 11/25	\$ 27.12
Virginia Gianakos	100131	VG120325	Board of Supervisors Meeting 12/03/25	\$ 200.00
Yvonne R. Brown	100132	YB120325	Board of Supervisors Meeting 12/03/25	\$ 200.00
Zebra Cleaning Team, Inc.	100133	8310	Monthly Pool Service 12/25	<u>\$ 2,125.00</u>
<b>Total</b>				<b><u>\$ 81,078.25</u></b>

# LAKE ST. CHARLES CDD

**Meeting Date: December 3, 2025**

## SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Virginia Gianakos	x
Yvonne Brown	x
John Hines Marshall	x
Toni Marie Davis	x
Benjamin Turinsky	x

BT120325 \$200.00

**NOTE: Supervisors are only paid if checked.**

## EXTENDED MEETING TIMECARD

Meeting Start Time:	16:47
Meeting End Time:	19:56
Total Meeting Time:	3 hours 9 minutes

Time Over <u>3</u> Hours:	9 Minutes
---------------------------	-----------

Total at <u>\$175.00</u> 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: Stephanie DeLuna



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LAKE ST CHARLES CDD	4678710000	11/10/2025	12/01/2025

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	10/08/2025	19192	11/06/2025	19532	34000 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$102.68
Water Base Charge	\$97.78
Water Usage Charge	\$38.08
Sewer Base Charge	\$229.38
Sewer Usage Charge	\$240.38

**Summary of Account Charges**

Previous Balance	\$654.38
Net Payments - Thank You	\$-654.38
Total Account Charges	<b>\$714.84</b>
<b>AMOUNT DUE</b>	<b>\$714.84</b>

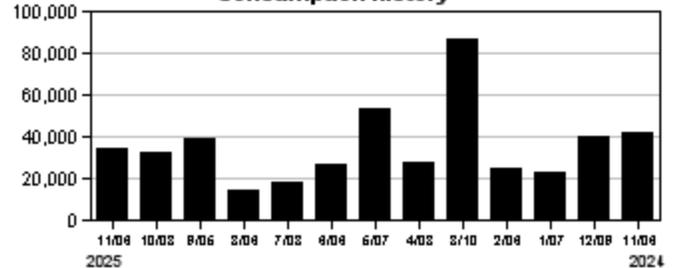
**Important Message**

**Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>**

**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) 307-1000  
Internet Payments: [HCFL.gov/WaterBill](https://HCFL.gov/WaterBill)  
Additional Information: [HCFL.gov/Water](https://HCFL.gov/Water)



**THANK YOU!**



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

46460

DUE DATE 12/01/2025

**Auto Pay Scheduled  
DO NOT PAY**



0046787100000 00000714840



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LAKE ST CHARLES CDD	4678710000	12/10/2025	12/31/2025

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	11/06/2025	19532	12/05/2025	19987	45500 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$137.41
Water Base Charge	\$97.78
Water Usage Charge	\$69.68
Sewer Base Charge	\$229.38
Sewer Usage Charge	\$321.69

**Summary of Account Charges**

Previous Balance	\$714.84
Net Payments	\$0.00
Past Due Amount	\$714.84
Bill Adjustments	\$35.74
Total Account Charges	<b>\$862.48</b>

<b>AMOUNT DUE</b>	<b>\$1,613.06</b>
-------------------	-------------------

**Miscellaneous Charges**

Late Payment Charge	\$35.74
<b>Total Miscellaneous Charges</b>	<b>\$35.74</b>

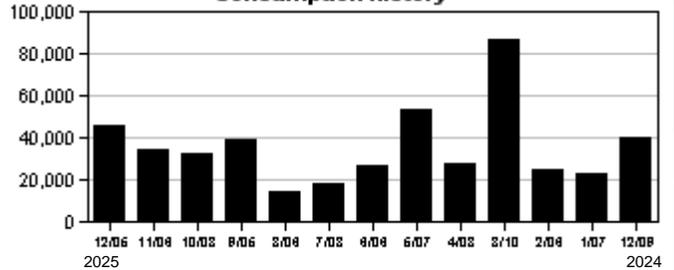
**Important Message**

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM at 601 E. Kennedy Blvd. 2nd floor. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>

**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) 307-1000  
Internet Payments: [HCFL.gov/WaterBill](https://HCFL.gov/WaterBill)  
Additional Information: [HCFL.gov/Water](https://HCFL.gov/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

457 0

<b>DUE DATE</b>	12/31/2025
<b>Auto Pay Scheduled DO NOT PAY</b>	



0046787100000 00001613066



**CONTRACT INVOICE**

Invoice Number: I282649  
 Invoice Date: 11/24/2025  
 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	12/24/2025	\$10.00	<b>\$10.00</b>	
<b>Invoice Remarks</b>					
Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
BBM55840-02		\$10.00		02/23/2022	
<b>Contract Remarks</b>					

**Summary:**

Contract base rate charge for the 11/23/2025 to 12/22/2025 billing period	\$10.00
Contract overage charge for the 10/23/2025 to 11/22/2025 overage period	\$0.00**
	<b>\$10.00</b>

\*\*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	81,362	81,717		355	1,000	0	\$0.010000	\$0.00
									\$0.00

Invoice SubTotal	\$10.00
Tax:	\$0.00
Invoice Total	\$10.00
<b>Balance Due:</b>	<b>\$10.00</b>



**Brandon Electric**

Lake St. Charles c/o Rizzetta & Company  
Lake St. Charles  
6801 Colonial Lake Dr  
Riverview, FL 33578

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

INVOICE	#401787
SERVICE DATE	Dec 19, 2025
INVOICE DATE	Dec 19, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Dec 22, 2025
<b>AMOUNT DUE</b>	<b>\$262.50</b>

SERVICE ADDRESS  
6801 Colonial Lake Dr  
Riverview, FL 33578

CONTACT US  
1034 Skipper Road  
Tampa, FL 33613

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

Service completed by: David Borkowski

INVOICE

Services	qty	unit price	amount
Troubleshoot	1.0	\$262.50	\$262.50

Reason For Call:

Customer called about volleyball lights and outlets at monument signs. Electricians met customer at clubhouse.

System Evaluation/Troubleshoot:

Volleyball lights are tripping the breaker when you turn them on. Replaced bad switch and bubble cover. There are (2) 250W, 12200 Lumens, 4000K LED fixtures. One is bad and tripping the breaker. We disconnected the bad fixture so they have light. Fixtures are discontinued. Customer would like (2) new 5000K LED fixtures that match to replace existing. Existing is E-FFA12A-TM40Z with an end that fits an 1 1/2" pipe.

The (2) GFCI outlets at front monuments (Krykul Rd) are always on and working. The Christmas lights don't work because they are battery powered (3 AAA battery).

Solution:

Troubleshoot Volleyball lights and monument outlets.

Today's Work:

- Found bad Volleyball lights. Need to order (2) new 250W 5000K LED.
- Monument GFCI outlets are working. Christmas lights use battery packs.
- Spoke with customer.

Services subtotal: \$262.50

Subtotal	\$262.50
<b>Job Total</b>	<b>\$262.50</b>
<b>Amount Due</b>	<b>\$262.50</b>

Remit checks to:

Brandon Electric  
1034 Skipper Rd.  
Tampa, FL 33613

See our [Terms & Conditions](#)



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

DEC 18 2025

**INVOICE**

Invoice Number : FCCFL/25/1086482  
Invoice Date : 12/01/25  
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	12/01/25	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	12/01/25	OHIL1022475	274.37	274.37
1		Comm. FL - MSW Dumpster - 4 Yard	12/01/25	OHIL1022476	12.18	12.18
						<b>286.55</b>

**Total USD** 286.55  
TAX Amount 0.00  
**Total USD Incl. TAX** 286.55

**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 Grauwlyer Rd., BLDG 1  
Irving, TX 75061

Invoice Number : FCCFL/25/1086482    Invoice Date : 12/01/25    Customer ID : HIL1185    Total Due : 286.55    Post Code : 33614

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





# 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](http://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	20.40	.	20.40	1.53
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 NOV 2025	5. Total Amount of Tax Due
				6. Less Lawful Deductions
				7. Net Tax Due
				8. Less Est Tax Pd / DOR Cr Memo
				9. Plus Est Tax Due Current Month
				10. Amount Due
				11. <del>Less Collection Allowance</del>
				12. Plus Penalty
				13. Plus Interest
				14. Amount Due with Return

Name Address City/St ZIP: Lake St. Charles Community Development District  
3434 Colwell Ave., Ste 200  
Tampa, FL 33614

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

Due: 12/20/25  
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
				6. Less Lawful Deductions
				7. Net Tax Due
				8. Less Est Tax Pd / DOR Cr Memo
				9. Plus Est Tax Due Current Month
				10. Amount Due
				11. <del>Less Collection Allowance</del>
				12. Plus Penalty
				13. Plus Interest
				14. Amount Due with Return

Name Address City/St ZIP: 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](http://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.

_____	_____	Tiffany Judd	_____
Signature of Taxpayer	Date	Signature of Preparer	Date
( _____ )		( 813 )	994-1001 ext 3099
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 <b>NOT</b> 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).	<b>Total Amount of Discretionary Sales Surtax Due</b> (included in Column 4)	15(d).	.31
16.	<b>Florida Tax Credit Scholarship Program Motor Vehicle Sales Tax Credits</b> (included in Line 6)	16.	_____
17.	Taxable Sales/Untaxed Purchases or Uses of <b>Electricity</b> (included in Line A)	17.	_____
18.	Taxable Sales/Untaxed Purchases of <b>Dyed Diesel Fuel</b> (included in Line A)	18.	_____
19.	Taxable Sales from <b>Amusement Machines</b> (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 <b>NOT</b> 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).	<b>Total Amount of Discretionary Sales Surtax Due</b> (included in Column 4)	15(d).	_____
16.	<b>Florida Tax Credit Scholarship Program Motor Vehicle Sales Tax Credits</b> (included in Line 6)	16.	_____
17.	Taxable Sales/Untaxed Purchases or Uses of <b>Electricity</b> (included in Line A)	17.	_____
18.	Taxable Sales/Untaxed Purchases of <b>Dyed Diesel Fuel</b> (included in Line A)	18.	_____
19.	Taxable Sales from <b>Amusement Machines</b> (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

Billing Date:  
Nov 25, 2025  
Billing Period:  
Nov 25 - Dec 24, 2025

Hi LAKE ST CHARLES CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](http://frontier.com/billing) to learn more.

**Bill history**

Previous balance	\$140.04
Payment received by Nov 25, thank you	-\$140.04

**Service summary**

	Previous month	Current month
Internet	\$124.99	\$124.99
Additional Services	\$14.00	\$14.00
Taxes and Fees	\$1.05	\$1.05
<b>Total services</b>	<b>\$140.04</b>	<b>\$140.04</b>

**Total balance** **\$140.04**

Total balance  
**\$140.04**  
Auto Pay is scheduled  
**Dec 19**



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

6790 0107 DY RP 25 11252025 NNNNNNNN 01 995639

**You are all set with Auto Pay! To review your account, go to [frontier.com](http://frontier.com) or the MyFrontier app.**

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

88100681374118020525210000000000000000140045



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

Billing Date:  
**Nov 25, 2025**  
Billing Period:  
**Nov 25 - Dec 24, 2025**



## WAYS TO PAY YOUR BILL



Easy, simple, secure payments with Auto Pay at [frontier.com/autopay](https://frontier.com/autopay)



Download the MyFrontier® app



For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter), chat at [frontier.com/chat](https://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](https://frontier.com/internetdisclosures).

### SERVICE TERMS

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://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](https://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](https://frontier.com/ctnetx-privacy).





LAKE ST CHARLES CDD Account Number:  
813-741-2101-112403-5

Billing Date:  
Nov 25, 2025  
Billing Period:  
Nov 25 - Dec 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	\$881.13
Payment received by Nov 25, thank you	-\$881.13

**Service summary**

	Previous month	Current month
Bundle	\$140.98	\$140.98
One-Time Charges	\$24.73	↓\$9.99
<b>Total services</b>	<b>\$165.71</b>	<b>\$150.97</b>
<b>Total balance</b>		<b>\$150.97</b>

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

6790 0107 DY RP 25 11252025 NNNNNNNY 01 995638

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

**Total balance**  
**\$150.97**

**Due by**  
Dec 19

**Account number**  
813-741-2101-112403-5

**Amount enclosed**  
\$ \_\_\_\_\_

**Mail payment to:**  
FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407

14600981374121011124030000000000000000150975



LAKE ST CHARLES CDD Account Number:  
813-741-2101-112403-5

Billing Date:  
**Nov 25, 2025**  
Billing Period:  
**Nov 25 - Dec 24, 2025**



## WAYS TO PAY YOUR BILL



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

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KILINSKI | VAN WYK

# Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

## INVOICE

Invoice # 13703  
Date: 12/12/2025  
Due On: 01/11/2026

### Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$0.00	+ \$3,240.00	) - ( \$0.00	) = <b>\$3,240.00</b>

### LSCCDD-01

#### Lake St. Charles CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	JK	11/03/2025	Review memo/letter of direction from onsite staff re: HOA rentals	0.20	\$500.00	-	\$100.00
Service	SH	11/03/2025	Review correspondence from David Eskra regarding clubhouse rental and discuss with District staff; call with Supervisor Brown.	0.90	\$300.00	-	\$270.00
Service	SH	11/04/2025	Follow up with District Engineer for permit information and trail completion date.	0.10	\$300.00	-	\$30.00
Service	SH	11/05/2025	Confer with District staff on outstanding public records requests; briefly review file for requested records.	0.60	\$300.00	-	\$180.00
Service	JK	11/06/2025	Review updates to scope of public records request and review documents for	0.30	\$500.00	-	\$150.00

exempt materials							
Service	SH	11/06/2025	Review finalized construction contract prior to sending for execution.	0.20	\$300.00	-	\$60.00
Service	CD	11/06/2025	Research Holiday Decorations on District Website, in Rules of Procedure and/or in past Agendas; Review and respond to email from District Staff regarding holiday decorations and forward draft addendum to Holiday Decoration installation Proposal.	0.50	\$200.00	-	\$100.00
Service	JK	11/07/2025	Follow up with management on records response	0.10	\$500.00	-	\$50.00
Service	JK	11/07/2025	Memorandum to District Management regarding implementation of Amendment 2 and impacts on CDD property for enforcement of fishing and hunting regulations; confirm same.	0.20	\$500.00	-	\$100.00
Service	SH	11/10/2025	Confer with District staff on rental of clubhouse; review community grant guidelines provided by resident to determine if the District is eligible.	0.60	\$300.00	-	\$180.00
Service	SH	11/10/2025	Monitor and report on bills affecting special districts.	0.20	\$300.00	-	\$60.00
Service	JK	11/12/2025	Call regarding records with Huber; review records response	0.40	\$500.00	100.0%	\$0.00
Service	SH	11/12/2025	Call with District staff regarding onsite records.	0.50	\$300.00	-	\$150.00
Service	SH	11/13/2025	Call with District staff regarding Valley Credit Cards.	0.30	\$300.00	-	\$90.00
Service	JK	11/14/2025	Review status of e-mail and data recovery and confer re: same	0.20	\$500.00	100.0%	\$0.00
Service	SH	11/14/2025	Review correspondence	0.20	\$300.00	-	\$60.00

			from David Eskra regarding computer recovery.				
Service	JK	11/20/2025	Follow up with Rizzetta on response to public records and review same; begin review of TA and public records status	0.30	\$500.00	-	\$150.00
Service	SH	11/20/2025	Call with District staff regarding status of unlocked computers; follow up with District staff on outstanding issues; review responsive public records for protected materials prior to circulating to resident; review draft agenda and provide additional topics for inclusion.	1.10	\$300.00	-	\$330.00
Service	SH	11/24/2025	Meeting preparation call with Stephanie DeLuna and John Marshall; finalize encroachment policy, amenity policy, and parking policies for consideration at December Board of Supervisors meeting; finalize resolution setting a public hearing to adopt updated policies.	3.60	\$300.00	-	\$1,080.00
Service	JK	11/24/2025	Review agenda call notes and confer re: same	0.20	\$500.00	100.0%	\$0.00
Service	JK	11/27/2025	Review updated agenda	0.20	\$500.00	-	\$100.00
<b>Line Item Discount Subtotal</b>							<b>-\$400.00</b>
<b>Total</b>							<b>\$3,240.00</b>

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

Please pay within 30 days.



KILINSKI | VAN WYK

# Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

## INVOICE

Invoice # 13704  
Date: 12/12/2025  
Due On: 01/11/2026

### Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$0.00	+ \$160.00	) - ( \$0.00	) = <b>\$160.00</b>

### LSCCDD-103

#### Lake St. Charles CDD - Construction

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AH	11/06/2025	Finalize construction agreement for trail modification; transmit same.	0.70	\$200.00	\$140.00
Service	AH	11/07/2025	Confer with district engineer regarding execution of construction agreement for trail modification.	0.10	\$200.00	\$20.00
<b>Total</b>						<b>\$160.00</b>

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

Please pay within 30 days.

	If paying by check, please remit to: KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520
--	---

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

Invoice Amount: \$4,078.94  
 Invoice No: 145624002-0625  
 Invoice Date: Jun 30, 2025  
 Project No: 145624002  
 Project Name: TWO2: ADMIN SUPPORT  
 Project Manager: JIMENEZ, ED  
 Client Reference: MSA 11/8/24  
 TWO #02

Federal Tax Id: 56-0885615  
 For Services Rendered through Jun 30, 2025

**HOURLY NOT TO EXCEED**  
 KH Ref # 145624002.3-32360434

Description	Contract Value	Amount Billed to Date	Previous Amount Billed	Current Amount Due
TASK 2.1 - CDD BOARD MEETINGS: UNSCHEDULED	26,214.15	19,380.00	16,670.00	2,710.00
TASK 2.2 - MISCELLANEOUS SUPPORT SERVICES	15,411.09	11,195.00	10,305.00	890.00
OFFICE EXPENSE	1,914.76	1,406.45	1,240.85	165.60
Subtotal	43,540.00	31,981.45	28,215.85	3,765.60
Total HOURLY NOT TO EXCEED				3,765.60

**HOURLY**  
 KH Ref # 145624002.2-32360433

Description	Amount Billed to Date	Previous Amount Billed	Current Amount Due
DIRECT REIMBURSABLE EXPENSES	313.34	0.00	313.34
Subtotal	313.34	0.00	313.34
Total HOURLY			313.34

Total Invoice: \$4,078.94

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

Invoice No: 145624002-0625  
 Invoice Date: Jun 30, 2025  
 Project No: 145624002  
 Project Name: TWO2: ADMIN SUPPORT  
 Project Manager: JIMENEZ, ED

**HOURLY NOT TO EXCEED**  
 KH Ref # 145624002.3-32360434

Group	Description	Qty Hours	Billing Rate	Current Amount Due
LABOR	ANALYST	0.5	190.00	95.00
	PROFESSIONAL	12.0	220.00	2,640.00
	SENIOR PROFESSIONAL I	3.0	265.00	795.00
	SUPPORT STAFF	0.5	140.00	70.00
TOTAL LABOR		16.0		3,600.00
EXPENSES	OFFICE EXPENSE			165.60
TOTAL EXPENSES				165.60
TOTAL LABOR AND EXPENSE DETAIL				3,765.60

**HOURLY**  
 KH Ref # 145624002.2-32360433

Group	Description	Qty Hours	Billing Rate	Current Amount Due
EXPENSES	PERMITTING FEES			313.34
TOTAL EXPENSES				313.34
TOTAL LABOR AND EXPENSE DETAIL				313.34

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

**\$272.47 X 15% EXP Markup = \$313.34**



**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:** 488080

**Payor:**

**Status:** Paid

Payment Method	Ref. Number	Amount Paid	Payment Date	Comments
CC		\$272.47	06/06/2025	

Invoice #	Qty	Fee Description	Fee Amount	Paid
700431	1	Natural Resources Other Projects	\$272.47	\$272.47
<b>Total:</b>			<u>\$272.47</u>	<u>\$272.47</u>

**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.

BOCC DEVELOPMENT SER TAMPA  
FL  
(Amex Corp Card - 4008)

BOCC DEVELOPMENT SER TAMPA FL

TRANSACTION DATE: Friday, June 06, 2025

POSTED DATE: Saturday, June 07, 2025

CREDIT CARD#: xxxx4008

Transaction Amount: \$272.47

Tax Amount: \$0.00

Posted Amount: \$272.47

Ref #: 2515803797395791283000272475010245710

NIC SERVICES, LLC OVERLAND PARK KS

**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:

- Kimley-Horn (KH) was directed to attend the CDD Board Meeting on June 3, 2025. KH was asked to provide updates on the trail and its violation status
- KH coordinated with subconsultants to address the comments made from the CDD Board Meeting.
- KH coordinated with Hillsborough County to address the comments made from the CDD Board Meeting.
- 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](mailto:Ed.Jimenez@kimley-horn.com) should you have any questions or need additional information.

Sincerely,



Ed Jimenez, P.E.  
Project Manager

	If paying by check, please remit to: KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520
--	---

LAKE ST. CHARLES COMMUNITY DEVELOPMENT D  
 ATTN: ACCOUNTS PAYABLE  
 3434 COLWELL AVE SUITE 200  
 TAMPA, FL 33614

Invoice Amount: \$6,148.90

Invoice No: 33995424  
 Invoice Date: Oct 31, 2025

Project No: 145624004.2  
 Project Name: LSC WO 4  
 Project Manager: JIMENEZ, ED

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

Client Reference:  
 TWO #04

**HOURLY**

Description	Amount Billed to Date	Previous Amount Billed	Current Amount Due
TASK 4.1 - PERMIT PHASE SERVICES	19,100.00	16,285.00	2,815.00
TASK 4.2 - BIDDING PHASE SERVICES	3,062.50	0.00	3,062.50
TASK 4.3 - CONSTRUCTION PHASE SERVICES	0.00	0.00	0.00
TASK 4.4 - CLOSEOUT PHASE SERVICES	0.00	0.00	0.00
DIRECT EXPENSES	0.00	0.00	0.00
OFFICE EXPENSE	1,020.51	749.11	271.40
Subtotal	23,183.01	17,034.11	6,148.90
Total HOURLY			6,148.90

Total Invoice: \$6,148.90

LAKE ST. CHARLES COMMUNITY DEVELOPMENT D  
 ATTN: ACCOUNTS PAYABLE  
 3434 COLWELL AVE SUITE 200  
 TAMPA, FL 33614

Invoice No: 33995424  
 Invoice Date: Oct 31, 2025  
 Project No: 145624004.2  
 Project Name: LSC WO 4  
 Project Manager: JIMENEZ, ED

HOURLY

Group	Description	Qty Hours	Billing Rate	Current Amount Due
LABOR	PROFESSIONAL	20.5	245.00	5,022.50
	SENIOR PROFESSIONAL I	1.5	280.00	420.00
	SUPPORT STAFF	3.0	145.00	435.00
TOTAL LABOR		25.0		5,877.50
EXPENSES	OFFICE EXPENSE			271.40
TOTAL EXPENSES				271.40
TOTAL LABOR AND EXPENSE DETAIL				6,148.90

*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. 4**

Notice to proceed was issued to Kimley-Horn on September 2, 2025. The description of professional services listed below accounts for services up to October 31, 2025. Since receiving the notice to proceed, the following work activities have taken place by the Kimley-Horn team:

- Obtained Permit Approval from Hillsborough County
- Reached out to local Contractors to obtain multiple bids for the Trail Violation Modification Project.
- Attended CDD board meeting to provide an update on Contractor selection process for the Trail Violation Modification Project.
- Coordinated with District's legal counsel to draft the Contractor agreement.
- Reviewed Contractor construction fee to determine if unit price costs were within a reasonable range.
- Coordinated with Contractor to secure project construction fee.
- Coordinated with Contractor to identify project durations.

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](mailto:Ed.Jimenez@kimley-horn.com) should you have any questions or need additional information.

Sincerely,



Ed Jimenez, P.E.  
Project Manager

	If paying by check, please remit to: KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520
--	---

LAKE ST. CHARLES COMMUNITY DEVELOPMENT D  
 ATTN: ACCOUNTS PAYABLE  
 3434 COLWELL AVE SUITE 200  
 TAMPA, FL 33614

Invoice Amount: \$16,768.96

Invoice No: 34123804  
 Invoice Date: Nov 30, 2025

Project No: 145624004.2  
 Project Name: LSC WO 4  
 Project Manager: JIMENEZ, ED

Federal Tax Id: 56-0885615  
 For Services Rendered through Nov 30, 2025

Client Reference:  
 TWO #04

**HOURLY**

Description	Amount Billed to Date	Previous Amount Billed	Current Amount Due
TASK 4.1 - PERMIT PHASE SERVICES	19,262.50	19,100.00	162.50
TASK 4.2 - BIDDING PHASE SERVICES	9,377.50	3,062.50	6,315.00
TASK 4.3 - CONSTRUCTION PHASE SERVICES	9,555.00	0.00	9,555.00
TASK 4.4 - CLOSEOUT PHASE SERVICES	0.00	0.00	0.00
DIRECT EXPENSES	0.00	0.00	0.00
OFFICE EXPENSE	1,756.97	1,020.51	736.46
Subtotal	39,951.97	23,183.01	16,768.96
Total HOURLY			16,768.96

Total Invoice: \$16,768.96

LAKE ST. CHARLES COMMUNITY DEVELOPMENT D  
 ATTN: ACCOUNTS PAYABLE  
 3434 COLWELL AVE SUITE 200  
 TAMPA, FL 33614

Invoice No: 34123804  
 Invoice Date: Nov 30, 2025  
 Project No: 145624004.2  
 Project Name: LSC WO 4  
 Project Manager: JIMENEZ, ED

HOURLY

Group	Description	Qty Hours	Billing Rate	Current Amount Due
LABOR	PROFESSIONAL	63.0	245.00	15,435.00
	SENIOR PROFESSIONAL I	0.5	325.00	162.50
	SUPPORT STAFF	3.0	145.00	435.00
TOTAL LABOR		66.5		16,032.50
EXPENSES	OFFICE EXPENSE			736.46
TOTAL EXPENSES				736.46
TOTAL LABOR AND EXPENSE DETAIL				16,768.96

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

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 368477

<b>Bill To</b>
Lake St Charles CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

<b>Date</b>	<b>Due Date</b>
11/20/25	12/20/2025
<b>Account Owner</b>	<b>PO#</b>
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#355651 - Annual Install</b>				<b>\$1,892.00</b>
<i>Landscape Material - 11/12/2025</i>				
Seasonal Annuals - 04"	580.0004"	\$2.90	\$1,682.00	
Seasonal Annuals, Premium 04"	40.0004"	\$5.25	\$210.00	

<b>Subtotal</b>	<b>\$1,892.00</b>
<b>Less Payments/Credits</b>	<b>(\$0.00)</b>
<b>Balance Due</b>	<b>\$1,892.00</b>

\*\*\*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 368534

<b>Bill To</b>
Lake St Charles CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

<b>Date</b>	<b>Due Date</b>
11/20/25	12/20/2025
<b>Account Owner</b>	<b>PO#</b>
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#373219 - Completed Irrigation Repairs - Zone 29 Leaking Valve</b>				<b>\$886.67</b>
<i>Lateral Components - 11/13/2025</i>				
Irrigation Tech Labor	6.00HR	\$70.00	\$420.00	
Sch 40 PVC Male Adapter 2 in. MIPT x Socket	2.00EA	\$3.53	\$7.06	
NDS Pro-Span Expansion Repair Coupling PVC Socket x Spigot 2 in. SLIP FIX	1.00EA	\$48.63	\$48.63	
Rain Bird PESB Industrial Scrubber Valve Plastic 2 in. w/ Flow Control FIPT x FIPT	1.00EA	\$405.84	\$405.84	
Pro-Trade Irrigation/Lighting Wire Connector Blue/Blue 20 Pack	0.10BG	\$51.40	\$5.14	

<b>Subtotal</b>	<b>\$886.67</b>
<b>Less Payments/Credits</b>	<b>(\$0.00)</b>
<b>Balance Due</b>	<b>\$886.67</b>

\*\*\*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 370444

<b>Bill To</b>
Lake St Charles CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

<b>Date</b>	<b>Due Date</b>
12/01/25	12/31/2025
<b>Account Owner</b>	<b>PO#</b>
DAVID MANFRIN	

Item	Amount
#368132 - Lake St. Charles CDD 2025/2026 Landscape Maintenance Renewal December 2025	\$15,190.50

**Grand Total**      \$15,190.50

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$17,969.17	\$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.

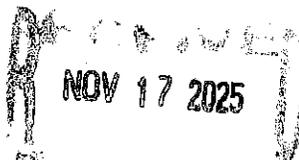
Thank you for allowing us to serve you.

theImpadvantage.com  
(877) 567-7761

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

866-219-7924

Address Service Requested



8024001281 PRESORT PBPS004 <B>



LAKE ST CHARLES COMMUNITY DEVE  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

**Remittance Section For Advice Only**

Contract Number: 100-7075461-001  
Invoice Number: 19325032  
Invoice Due Date: 12/02/2025  
Current Invoice Due:  
**Total Paid By ACH on 12/02/2025: \$161.99**

Payments received after 11/12/2025 are not reflected on this invoice.

For Advice Only Payment Drafted From Account on File

Please provide address/contact changes on the reverse side.

011007075461001000122476000193250320000161990

*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: 11/12/2025  
Invoice Due Date: 12/02/2025  
Contract Number: 100-7075461-001  
Invoice Number: 19325032  
Total Due: \$161.99

**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](http://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				
	DATE DUE 12/02/25	\$137.97	\$10.35		\$148.32
	INSURANCE				
	DATE DUE 12/02/25	\$13.67			\$13.67
<b>TOTAL PAID BY ACH ON 12/02/2025</b>					<b>\$161.99</b>

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. • 866-219-7924

# **Prestige Wall Systems Inc**

*Stucco, Stone, Foam Walls, Framing , Drywall, Tile, Paint*  
*CBC1251837*

*Invoice 884499*  
*434 country vinard dr*  
*Valrico Fl 33594*  
*Joe Rodrigues 813-784-2664*

*December 7 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

**EXTERIOR SCOPE OF WORK BID AMOUNTS:**

Demo .....	\$ 350.00
Brick install .....	\$ 850.00
<b>TOTAL SCOPE OF WORK BID AMOUNT:.....</b>	<b>\$ 1,200.00</b>

**PAYMENT TERMS:**

Balance due .

**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 #
11/21/2025	INV0000105100

**Bill To:**

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$3,407.40	\$3,407.40
<b>Subtotal</b>			\$3,407.40
<b>Total</b>			\$3,407.40

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

**Invoice**

Date	Invoice #
12/2/2025	INV0000105365

**Bill To:**

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,958.50	\$1,958.50
Administrative Services	1.00	\$428.33	\$428.33
Financial & Revenue Collections Services	1.00	\$367.17	\$367.17
Management Services	1.00	\$2,142.00	\$2,142.00
Website Compliance & Management	1.00	\$100.00	\$100.00
		<b>Subtotal</b>	\$4,996.00
		<b>Total</b>	\$4,996.00

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

**Invoice**

Date	Invoice #
12/5/2025	INV0000105415

**Bill To:**

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

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$1,000.00	\$1,000.00
Personnel Reimbursement	1.00	\$3,463.38	\$3,463.38
<b>Subtotal</b>			\$4,463.38
<b>Total</b>			\$4,463.38

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

**Invoice**

Date	Invoice #
12/1/2025	INV0000105479

**Bill To:**

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

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

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
<b>Subtotal</b>			\$50.00
<b>Total</b>			\$50.00

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

**Invoice**

Date	Invoice #
12/19/2025	INV0000105869

**Bill To:**

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$3,652.31	\$3,652.31
<b>Subtotal</b>			\$3,652.31
<b>Total</b>			\$3,652.31



# 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: PSI226117  
 Invoice Date: 12/1/2025

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 12/1/2025  
 Due Date 12/31/2025  
 Terms Net 30

Customer ID 6345  
 P.O. Number  
 P.O. Date 12/1/2025  
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance December Billing 12/1/2025 - 12/31/2025 Lake St Charles Cdd-Lake-ALL		1	1	1,444.33	1,444.33

Amount Subject to Sales Tax 0.00  
 Amount Exempt from Sales Tax 1,444.33

**Subtotal: 1,444.33**  
 Invoice Discount: 0.00  
 Total Sales Tax: 0.00  
 Payment Amount: 0.00  
**Total: 1,444.33**



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

**Statement Date:** December 08, 2025

<b>Amount Due:</b>	<b>\$523.33</b>
<b>Due Date:</b>	December 29, 2025
<b>Account #:</b>	221003603224

**Account Summary**

<b>Current Service Period:</b> November 01, 2025 - December 04, 2025	
Previous Amount Due	\$223.47
Payment(s) Received Since Last Statement	-\$223.47
<b>Current Month's Charges</b>	<b>\$523.33</b>
<b>Amount Due by December 29, 2025</b>	<b>\$523.33</b>

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

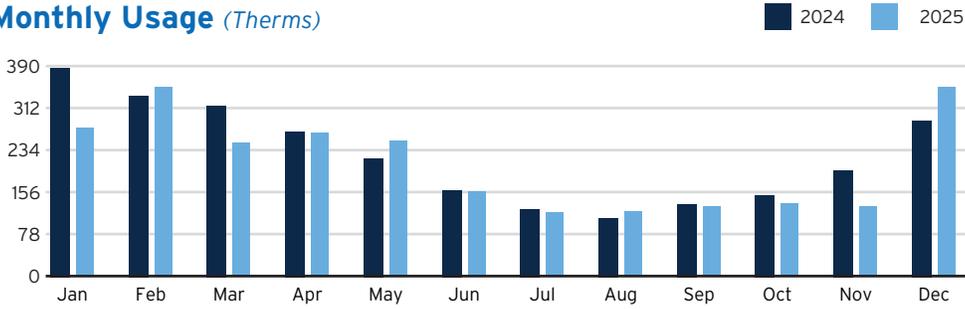
**Your Energy Insight**

- Your average daily THMS used was **14.44% higher** than the same period last year.
- Your average daily THMS used was **139.53% 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](https://TECOaccount.com)




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

**Account #:** 221003603224  
**Due Date:** December 29, 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](https://PeoplesGas.com/Paperless) to enroll now.

<b>Amount Due:</b>	<b>\$523.33</b>
<b>Payment Amount:</b>	\$ _____

692124951437

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.

692124951437221003603224000000523330



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

**Account #: 221003603224**  
**Statement Date: December 08, 2025**  
**Charges Due: December 29, 2025**

## Meter Read

**Service Period:** Nov 01, 2025 - Dec 04, 2025

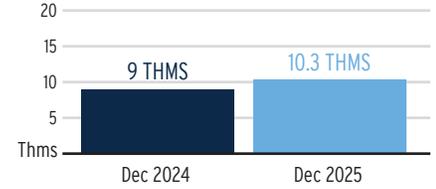
**Rate Schedule:** General Service 1

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AHX26127	12/04/2025	5,954	5,652	302 CCF	1.040	1.1168	350.8 Therms	34 Days

## Charge Details

Natural Gas Charges		
Customer Charge		\$66.05
Distribution Charge	350.8 THMS @ \$0.53660	\$188.24
PGA	350.8 THMS @ \$0.60000	\$210.48
Florida Gross Receipts Tax		\$22.05
<b>Natural Gas Service Cost</b>		<b>\$486.82</b>
State Tax		\$36.51
<b>Total Natural Gas Cost, Local Fees and Taxes</b>		<b>\$523.33</b>

## Avg THMS Used Per Day



## Important Messages

**Total Current Month's Charges \$523.33**

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

## Ways To Pay Your Bill

- Bank Draft**  
Visit [PeoplesGas.com](https://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://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](https://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](https://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: November 06, 2025

**Amount Due:** **\$140.12**

**Due Date:** December 01, 2025  
**Account #:** 221005960721

### Account Summary

<b>Current Service Period:</b> October 01, 2025 - October 31, 2025	
Previous Amount Due	\$144.97
Payment(s) Received Since Last Statement	-\$144.97
<b>Current Month's Charges</b>	<b>\$140.12</b>
<b>Amount Due by December 01, 2025 \$140.12</b>	

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

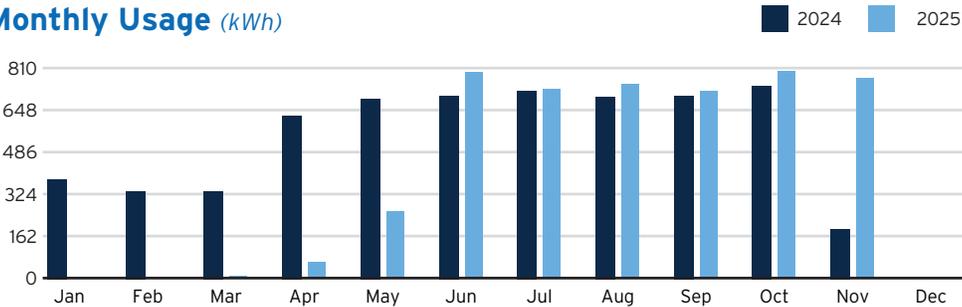
### Your Energy Insight

- Your average daily kWh used was **316.67% 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](https://TECOaccount.com)



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

 **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://TampaElectric.com/Paperless) to enroll now.

**Account #:** 221005960721  
**Due Date:** December 01, 2025

**Amount Due:** **\$140.12**

**Payment Amount:** \$ \_\_\_\_\_

652618983474

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.

652618983474221005960721000000140128



**Service For:**  
7236 BUCKS FORD DR  
A, RIVERVIEW, FL 33578-8378

**Account #: 221005960721**  
**Statement Date: November 06, 2025**  
**Charges Due: December 01, 2025**

## Meter Read

**Service Period:** Oct 01, 2025 - Oct 31, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329843	10/31/2025	33,801		33,028		773 kWh	1	31 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	773 kWh @ \$0.08641/kWh	\$66.79
Fuel Charge	773 kWh @ \$0.03391/kWh	\$26.21
Storm Protection Charge	773 kWh @ \$0.00577/kWh	\$4.46
Clean Energy Transition Mechanism	773 kWh @ \$0.00418/kWh	\$3.23
Storm Surcharge	773 kWh @ \$0.02121/kWh	\$16.40
Florida Gross Receipt Tax		\$3.50
<b>Electric Service Cost</b>		<b>\$140.12</b>

## Avg kWh Used Per Day



## Important Messages

**Quarterly Fuel Source Update**  
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

**Total Current Month's Charges \$140.12**

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

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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 COMM DEV  
7236 BUCKS FORD DR, A  
RIVERVIEW, FL 33578-8378

Statement Date: December 08, 2025

<b>Amount Due:</b>	<b>\$104.10</b>
<b>Due Date:</b>	December 29, 2025
<b>Account #:</b>	221005960721

### Account Summary

<b>Current Service Period:</b> November 01, 2025 - December 02, 2025	
Previous Amount Due	\$140.12
Payment(s) Received Since Last Statement	-\$140.12
<b>Current Month's Charges</b>	<b>\$104.10</b>
<b>Amount Due by December 29, 2025</b>	<b>\$104.10</b>

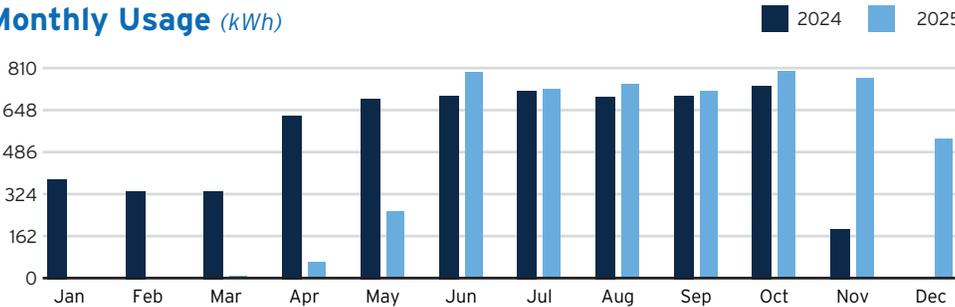
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

### Your Energy Insight

Your average daily kWh used was **32% lower** 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](https://TECOaccount.com)

**An Audit You'll Love**  
Our certified experts can uncover ways to save energy and money.  
[TampaElectric.com/BizSave](https://TampaElectric.com/BizSave)



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

**Account #:** 221005960721  
**Due Date:** December 29, 2025

<b>Amount Due:</b>	<b>\$104.10</b>
<b>Payment Amount:</b>	\$ _____

651384430126

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.

651384430126221005960721000000104103



**Service For:**  
7236 BUCKS FORD DR  
A, RIVERVIEW, FL 33578-8378

**Account #: 221005960721**  
**Statement Date: December 08, 2025**  
**Charges Due: December 29, 2025**

## Meter Read

**Service Period:** Nov 01, 2025 - Dec 02, 2025

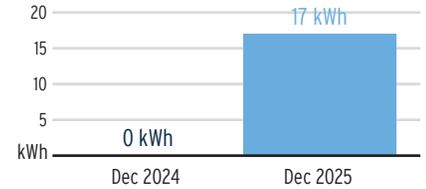
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329843	12/02/2025	34,338		33,801		537 kWh	1	32 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	537 kWh @ \$0.08641/kWh	\$46.40
Fuel Charge	537 kWh @ \$0.03391/kWh	\$18.21
Storm Protection Charge	537 kWh @ \$0.00577/kWh	\$3.10
Clean Energy Transition Mechanism	537 kWh @ \$0.00418/kWh	\$2.24
Storm Surcharge	537 kWh @ \$0.02121/kWh	\$11.39
Florida Gross Receipt Tax		\$2.60
<b>Electric Service Cost</b>		<b>\$104.10</b>

## Avg kWh Used Per Day



## Important Messages

### Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](http://TampaElectric.com/PayAssist) to explore resources and get started.

**Total Current Month's Charges \$104.10**

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

## Ways To Pay Your Bill



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### Mail A Check

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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](http://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](http://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 COMM DEV  
6801 COLONIAL LAKE DR,  
RIVERVIEW, FL 33578-8318

Statement Date: December 05, 2025

<b>Amount Due:</b>	<b>\$1,532.22</b>
<b>Due Date:</b>	December 19, 2025
<b>Account #:</b>	311000010257

**Account Summary**

Previous Amount Due	-\$2,479.52
Payment(s) Received Since Last Statement	\$0.00
<hr/>	
Credit Balance After Payments and Credits	-\$2,479.52
<b>Current Month's Charges</b>	<b>\$4,011.74</b>
<hr/>	
<b>Amount Due by December 19, 2025</b>	<b>\$1,532.22</b>

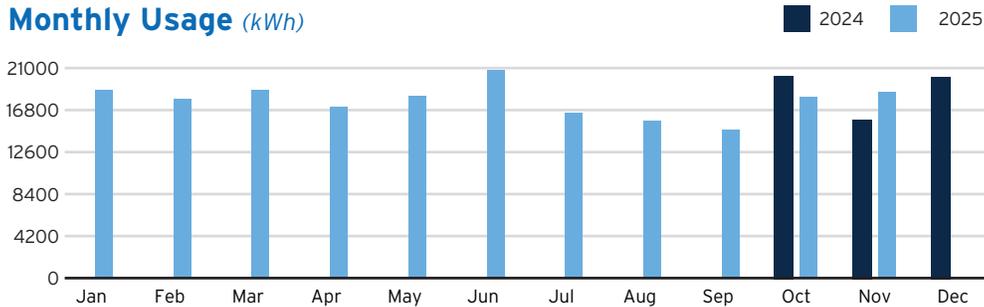
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Locations With The Highest Usage**

- 6801 COLONIAL LAKE DR, RIVERVIEW, FL 33578-8318 **13,278 KWH**
- 10031 REMINGTON DR, RIVERVIEW, FL 33578-8344 **2,426 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](https://TECOaccount.com)

**DOWNED IS DANGEROUS!**

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

Visit [TampaElectric.com/Safety](https://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:** December 19, 2025

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

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

<b>Amount Due:</b>	<b>\$1,532.22</b>
<b>Payment Amount:</b>	\$ _____

700125004550

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.

7001250045503110000102570000001532221

## 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	10/31/2025	15,727		15,492		235 kWh	1	31 Days	<b>\$56.54</b>
									<span style="color: blue;">▲</span> 370.0%

**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	10/31/2025	26,610		25,950		660 kWh	1	31 Days	<b>\$122.57</b>
									<span style="color: green;">▼</span> 0.8%

**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	10/31/2025	20,858		20,495		363 kWh	1	31 Days	<b>\$247.52</b>
									<span style="color: blue;">▲</span> 0.8%

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

**Sub-Account Number:** 211007993192

**Amount: \$1,209.30**

**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	10/31/2025	21,060		21,058		2 kWh	1	31 Days	<b>\$20.34</b>

*Continued on next page →*

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**In-Person**

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**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](http://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

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**Phone:**  
**Commercial Customer Care:**  
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**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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## Summary of Charges by Service Address

Account Number: 311000010257

### Energy Usage From Last Month

▲ Increased
 = Same
 ▼ Decreased

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	10/31/2025	25,622		12,344		13,278 kWh	1	31 Days	<b>\$1,444.23</b>
1000794742	10/31/2025	30.08		0		30.08 kW	1	31 Days	<span style="color: blue;">▲</span> 6.7%
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	10/31/2025	82,376		79,950		2,426 kWh	1	31 Days	<b>\$396.95</b>
									<span style="color: green;">▼</span> 2.6%
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	10/31/2025	30,916		29,946		970 kWh	1	31 Days	<b>\$170.73</b>
									<span style="color: green;">▼</span> 18.8%
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	10/31/2025	34,618		34,455		163 kWh	1	31 Days	<b>\$45.35</b>
									<span style="color: blue;">▲</span> 1.2%
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	10/31/2025	2,859		2,783		76 kWh	1	31 Days	<b>\$31.85</b>
									<span style="color: green;">▼</span> 1.3%
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	10/31/2025	696		688		8 kWh	1	31 Days	<b>\$21.27</b>
									<span style="color: gray;">=</span> 0.0%
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	10/31/2025	20,572		20,226		346 kWh	1	31 Days	<b>\$73.79</b>
									<span style="color: green;">▼</span> 44.3%

Continued on next page →

## Summary of Charges by Service Address

Account Number: 311000010257

### Energy Usage From Last Month

Increased
  Same
  Decreased

**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	10/31/2025	658		647		11 kWh	1	31 Days	\$21.73
									<input checked="" type="checkbox"/> 10.0%

**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	10/31/2025	731		715		16 kWh	1	31 Days	\$22.51
									<input type="checkbox"/> 0.0%

**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	10/31/2025	225		216		9 kWh	1	31 Days	\$21.44
									<input checked="" type="checkbox"/> 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	10/31/2025	814		802		12 kWh	1	31 Days	\$21.90
									<input checked="" type="checkbox"/> 7.7%

**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	10/31/2025	670		665		5 kWh	1	31 Days	\$20.81
									<input checked="" type="checkbox"/> 25.0%

**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	10/31/2025	680		671		9 kWh	1	31 Days	\$21.44
									<input checked="" type="checkbox"/> 12.5%

**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	10/31/2025	546		546		0 kWh	1	31 Days	\$20.03

Continued on next page →

## Summary of Charges by Service Address

Account Number: 311000010257

### Energy Usage From Last Month

Increased  Same  Decreased

Service Address: 6913 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

Sub-Account Number: 211007997011

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000331067	10/31/2025	608		599		9 kWh	1	31 Days	\$21.44
								<input type="checkbox"/>	0.0%

**Total Current Month's Charges**

**\$4,011.74**



Sub-Account #: 211004126325  
Statement Date: 12/02/2025

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

### Meter Read

**Meter Location:** PUMP/LIFT STATION

**Service Period:** 10/01/2025 - 10/31/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000816175	10/31/2025	15,727		15,492		235 kWh	1	31 Days

### Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	235 kWh @ \$0.08641/kWh	\$20.31
Fuel Charge	235 kWh @ \$0.03391/kWh	\$7.97
Storm Protection Charge	235 kWh @ \$0.00577/kWh	\$1.36
Clean Energy Transition Mechanism	235 kWh @ \$0.00418/kWh	\$0.98
Storm Surcharge	235 kWh @ \$0.02121/kWh	\$4.98
Florida Gross Receipt Tax		\$1.41
<b>Electric Service Cost</b>		<b>\$56.54</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$56.54**

*Billing information continues on next page →*



Sub-Account #: 211007992699  
Statement Date: 12/02/2025

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

### Meter Read

**Service Period:** 10/01/2025 - 10/31/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000327084	10/31/2025	26,610		25,950		660 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	660 kWh @ \$0.08641/kWh	\$57.03
Fuel Charge	660 kWh @ \$0.03391/kWh	\$22.38
Storm Protection Charge	660 kWh @ \$0.00577/kWh	\$3.81
Clean Energy Transition Mechanism	660 kWh @ \$0.00418/kWh	\$2.76
Storm Surcharge	660 kWh @ \$0.02121/kWh	\$14.00
Florida Gross Receipt Tax		\$3.06
<b>Electric Service Cost</b>		<b>\$122.57</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$122.57**

Billing information continues on next page →



Sub-Account #: 211007992905  
Statement Date: 12/02/2025

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

### Meter Read

**Service Period:** 10/01/2025 - 10/31/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325037	10/31/2025	20,858		20,495		363 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
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		\$1.91
<b>Electric Service Cost</b>		<b>\$76.43</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$76.43**

Billing information continues on next page →



Sub-Account #: 211007992905  
Statement Date: 12/02/2025

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

**Service Period:** 10/01/2025 - 10/31/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 31 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

**Lighting Charges** **\$171.09**

**Current Month's Electric Charges**

**\$171.09**

Billing information continues on next page →



Sub-Account #: 211007993192  
Statement Date: 12/02/2025

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

**Service Period:** 10/01/2025 - 10/31/2025

**Rate Schedule:** Lighting Service

### Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
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		\$78.16
<b>Lighting Charges</b>		<b>\$1,209.30</b>

**Current Month's Electric Charges \$1,209.30**

*Billing information continues on next page →*



**Sub-Account #: 211007993416**  
**Statement Date: 12/02/2025**

**Service Address:** 10698 LAKE SAINT CHARLE, RIVERVIEW, FL 33569-0000

### Meter Read

**Meter Location:** PUMP/LIFT STATION

**Service Period:** 10/01/2025 - 10/31/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000552847	10/31/2025	21,060		21,058		2 kWh	1	31 Days

### Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	2 kWh @ \$0.08641/kWh	\$0.17
Fuel Charge	2 kWh @ \$0.03391/kWh	\$0.07
Storm Protection Charge	2 kWh @ \$0.00577/kWh	\$0.01
Clean Energy Transition Mechanism	2 kWh @ \$0.00418/kWh	\$0.01
Storm Surcharge	2 kWh @ \$0.02121/kWh	\$0.04
Florida Gross Receipt Tax		\$0.51
<b>Electric Service Cost</b>		<b>\$20.34</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$20.34**

Billing information continues on next page →



**Sub-Account #: 211007993721**  
**Statement Date: 12/02/2025**

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

### Meter Read

**Service Period:** 10/01/2025 - 10/31/2025

**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000794742	10/31/2025	25,622		12,344		13,278 kWh	1	31 Days
1000794742	10/31/2025	30.08		0		30.08 kW	1	31 Days

### Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.06000	\$32.86
Billing Demand Charge	30 kW @ \$18.07000/kW	\$542.10
Energy Charge	13,278 kWh @ \$0.00773/kWh	\$102.64
Fuel Charge	13,278 kWh @ \$0.03391/kWh	\$450.26
Capacity Charge	30 kW @ \$0.30000/kW	\$9.00
Storm Protection Charge	30 kW @ \$2.08000/kW	\$62.40
Energy Conservation Charge	30 kW @ \$0.93000/kW	\$27.90
Environmental Cost Recovery	13,278 kWh @ \$0.00068/kWh	\$9.03
Clean Energy Transition Mechanism	30 kW @ \$1.15000/kW	\$34.50
Storm Surcharge	13,278 kWh @ \$0.01035/kWh	\$137.43
Florida Gross Receipt Tax		\$36.11
<b>Electric Service Cost</b>		<b>\$1,444.23</b>

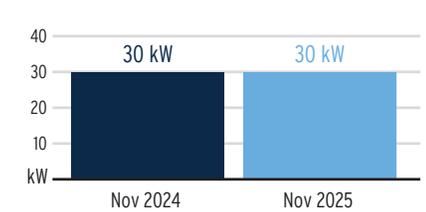
**Current Month's Electric Charges \$1,444.23**

Billing information continues on next page →

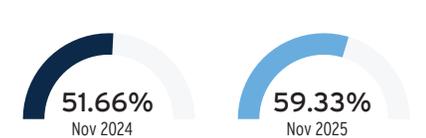
### Avg kWh Used Per Day



### Billing Demand (kW)



### Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.



**Sub-Account #: 211007993960**  
**Statement Date: 12/02/2025**

**Service Address:** 10031 REMINGTON DR, RIVERVIEW, FL 33578-8344

### Meter Read

**Meter Location:** Pump

**Service Period:** 10/01/2025 - 10/31/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000324124	10/31/2025	82,376		79,950		2,426 kWh	1	31 Days

### Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	2,426 kWh @ \$0.08641/kWh	\$209.63
Fuel Charge	2,426 kWh @ \$0.03391/kWh	\$82.27
Storm Protection Charge	2,426 kWh @ \$0.00577/kWh	\$14.00
Clean Energy Transition Mechanism	2,426 kWh @ \$0.00418/kWh	\$10.14
Storm Surcharge	2,426 kWh @ \$0.02121/kWh	\$51.46
Florida Gross Receipt Tax		\$9.92
<b>Electric Service Cost</b>		<b>\$396.95</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$396.95**

*Billing information continues on next page →*



Sub-Account #: 211007994158  
Statement Date: 12/02/2025

**Service Address:** 7318 COLONIAL LAKE DR, RIVERVIEW, FL 33578-0000

### Meter Read

**Service Period:** 10/01/2025 - 10/31/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347036	10/31/2025	30,916		29,946		970 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	970 kWh @ \$0.08641/kWh	\$83.82
Fuel Charge	970 kWh @ \$0.03391/kWh	\$32.89
Storm Protection Charge	970 kWh @ \$0.00577/kWh	\$5.60
Clean Energy Transition Mechanism	970 kWh @ \$0.00418/kWh	\$4.05
Storm Surcharge	970 kWh @ \$0.02121/kWh	\$20.57
Florida Gross Receipt Tax		\$4.27
<b>Electric Service Cost</b>		<b>\$170.73</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$170.73**

Billing information continues on next page →



Sub-Account #: 211007994448  
Statement Date: 12/02/2025

**Service Address:** 7318 COLONIAL LAKE DR PUMP, RIVERVIEW, FL 33578-0000

### Meter Read

**Service Period:** 10/01/2025 - 10/31/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347035	10/31/2025	34,618		34,455		163 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	163 kWh @ \$0.08641/kWh	\$14.08
Fuel Charge	163 kWh @ \$0.03391/kWh	\$5.53
Storm Protection Charge	163 kWh @ \$0.00577/kWh	\$0.94
Clean Energy Transition Mechanism	163 kWh @ \$0.00418/kWh	\$0.68
Storm Surcharge	163 kWh @ \$0.02121/kWh	\$3.46
Florida Gross Receipt Tax		\$1.13
<b>Electric Service Cost</b>		<b>\$45.35</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$45.35**

Billing information continues on next page →



Sub-Account #: 211007994695  
Statement Date: 12/02/2025

**Service Address:** 7115 BUCKS FORD DR, RIVERVIEW, FL 33578-8377

### Meter Read

**Meter Location:** Lite

**Service Period:** 10/01/2025 - 10/31/2025

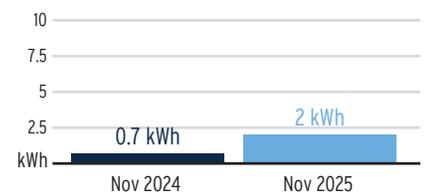
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329871	10/31/2025	2,859		2,783		76 kWh	1	31 Days

### Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	76 kWh @ \$0.08641/kWh	\$6.57
Fuel Charge	76 kWh @ \$0.03391/kWh	\$2.58
Storm Protection Charge	76 kWh @ \$0.00577/kWh	\$0.44
Clean Energy Transition Mechanism	76 kWh @ \$0.00418/kWh	\$0.32
Storm Surcharge	76 kWh @ \$0.02121/kWh	\$1.61
Florida Gross Receipt Tax		\$0.80
<b>Electric Service Cost</b>		<b>\$31.85</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$31.85**

Billing information continues on next page →



Sub-Account #: 211007994893  
Statement Date: 12/02/2025

**Service Address:** 10301 LAKE ST CHARLES BL LG, RIVERVIEW, FL 33578-0000

### Meter Read

**Service Period:** 10/01/2025 - 10/31/2025

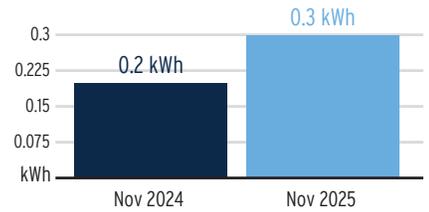
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000343375	10/31/2025	696		688		8 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
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		\$0.53
<b>Electric Service Cost</b>		<b>\$21.27</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$21.27**

Billing information continues on next page →



Sub-Account #: 211007995155  
Statement Date: 12/02/2025

**Service Address:** 10501 LAKE ST CHARLES BLVD, RIVERVIEW, FL 33578-0000

### Meter Read

**Service Period:** 10/01/2025 - 10/31/2025

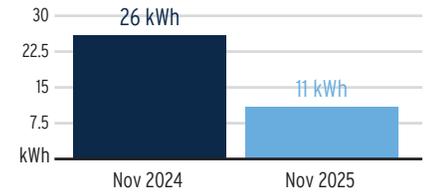
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000327189	10/31/2025	20,572		20,226		346 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	346 kWh @ \$0.08641/kWh	\$29.90
Fuel Charge	346 kWh @ \$0.03391/kWh	\$11.73
Storm Protection Charge	346 kWh @ \$0.00577/kWh	\$2.00
Clean Energy Transition Mechanism	346 kWh @ \$0.00418/kWh	\$1.45
Storm Surcharge	346 kWh @ \$0.02121/kWh	\$7.34
Florida Gross Receipt Tax		\$1.84
<b>Electric Service Cost</b>		<b>\$73.79</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$73.79**

Billing information continues on next page →



Sub-Account #: 211007995353  
Statement Date: 12/02/2025

**Service Address:** 6798 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

### Meter Read

**Service Period:** 10/01/2025 - 10/31/2025

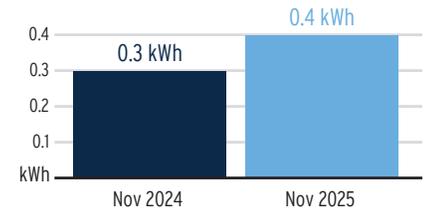
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325662	10/31/2025	658		647		11 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	11 kWh @ \$0.08641/kWh	\$0.95
Fuel Charge	11 kWh @ \$0.03391/kWh	\$0.37
Storm Protection Charge	11 kWh @ \$0.00577/kWh	\$0.06
Clean Energy Transition Mechanism	11 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	11 kWh @ \$0.02121/kWh	\$0.23
Florida Gross Receipt Tax		\$0.54
<b>Electric Service Cost</b>		<b>\$21.73</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$21.73**

Billing information continues on next page →



Sub-Account #: 211007995601  
Statement Date: 12/02/2025

**Service Address:** 6752 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

### Meter Read

**Service Period:** 10/01/2025 - 10/31/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325668	10/31/2025	731		715		16 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
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		\$0.56
<b>Electric Service Cost</b>		<b>\$22.51</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$22.51**

Billing information continues on next page →



Sub-Account #: 211007995809  
Statement Date: 12/02/2025

**Service Address:** 6699 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

### Meter Read

**Service Period:** 10/01/2025 - 10/31/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000881416	10/31/2025	225		216		9 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
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		\$0.54
<b>Electric Service Cost</b>		<b>\$21.44</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$21.44**

Billing information continues on next page →



Sub-Account #: 211007996054  
Statement Date: 12/02/2025

**Service Address:** 6652 COLONIAL LAKE DR, RIVERVIEW, FL 33578-8385

### Meter Read

**Service Period:** 10/01/2025 - 10/31/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329568	10/31/2025	814		802		12 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	12 kWh @ \$0.08641/kWh	\$1.04
Fuel Charge	12 kWh @ \$0.03391/kWh	\$0.41
Storm Protection Charge	12 kWh @ \$0.00577/kWh	\$0.07
Clean Energy Transition Mechanism	12 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	12 kWh @ \$0.02121/kWh	\$0.25
Florida Gross Receipt Tax		\$0.55
<b>Electric Service Cost</b>		<b>\$21.90</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$21.90**

Billing information continues on next page →



Sub-Account #: 211007996286  
Statement Date: 12/02/2025

**Service Address:** 6916 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

### Meter Read

**Service Period:** 10/01/2025 - 10/31/2025

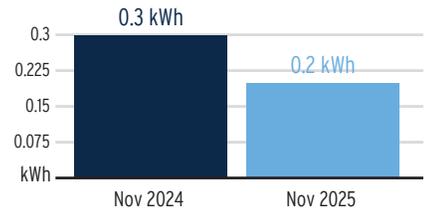
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000330312	10/31/2025	670		665		5 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
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		\$0.52
<b>Electric Service Cost</b>		<b>\$20.81</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$20.81**

Billing information continues on next page →



Sub-Account #: 211007996567  
Statement Date: 12/02/2025

**Service Address:** 7001 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

### Meter Read

**Service Period:** 10/01/2025 - 10/31/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347026	10/31/2025	680		671		9 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
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		\$0.54
<b>Electric Service Cost</b>		<b>\$21.44</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$21.44**

Billing information continues on next page →



Sub-Account #: 211007996765  
Statement Date: 12/02/2025

**Service Address:** 7099 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

### Meter Read

**Service Period:** 10/01/2025 - 10/31/2025

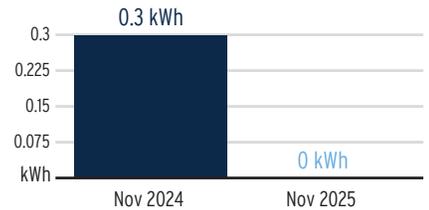
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347027	10/31/2025	546		546		0 kWh	1	31 Days

### Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Florida Gross Receipt Tax		\$0.50
<b>Electric Service Cost</b>		<b>\$20.03</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$20.03**

Billing information continues on next page →



Sub-Account #: 211007997011  
Statement Date: 12/02/2025

**Service Address:** 6913 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000

### Meter Read

**Service Period:** 10/01/2025 - 10/31/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000331067	10/31/2025	608		599		9 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
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		\$0.54
<b>Electric Service Cost</b>		<b>\$21.44</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$21.44**

**Total Current Month's Charges \$4,011.74**

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-03799H

Date 12/12/2025

**Attn:**  
Lakes St. Charles CDD - Rizzetta  
2700 FALKENBURG ROAD, STE. 2745  
RIVERVIEW FL 33578

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-03799H <b>Request for Proposals for Annual Audit Services</b> RE: Lake St Charles CDD Proposals Must be Received by 12/19/2025 by 12:00 PM Published: 12/12/2025	\$61.25
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#### Important Message

Please include our Serial # on your check  
Pay by credit card online:  
<https://legals.businessobserverfl.com/send-payment/>

Paid	( )
<b>Total</b>	<b>\$61.25</b>

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

**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.**

#### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

#### LAKE ST.CHARLES COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Lake St. Charles Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2030, be completed as soon as possible.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and One (1) digital copy of their proposal to Stephanie DeLuna (or by email SDeLuna@rizzetta.com and Devans@rizzetta.com) ("District Manager"), in an envelope marked on the outside "Auditing Services, Lake St. Charles Community Development District." 3434 Colwell Avenue Suite 200, Tampa, FL 33614. Proposals must be received by 12:00 p.m. on December 19, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Lake St. Charles Community  
Development District  
Stephanie DeLuna, District Manager  
December 12, 2025 25-03799H

**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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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-03892H

Date 12/26/2025

**Attn:**  
Lakes St. Charles CDD - Rizzetta  
2700 FALKENBURG ROAD, STE. 2745  
RIVERVIEW FL 33578

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-03892H <b>Notice of Rule Development</b> <b>RE: Lake St Charles CDD Intention to Adopt Amended and Restated Rules of Procedure</b> <b>Published: 12/26/2025</b>	\$109.38
--	----------

### Important Message

Please include our Serial # on your check  
Pay by credit card online:  
<https://legals.businessobserverfl.com/send-payment/>

Paid	( )
<b>Total</b>	<b>\$109.38</b>

**Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held**

**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.**

### NOTICE

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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

#### NOTICE OF RULE DEVELOPMENT BY LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its ownership and operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenities"), Lake St. Charles Community Development District ("District") hereby gives notice of its intention to: (1) adopt its proposed Amended and Restated Rules of Procedure, Rule No. 2026-01; (2) adopt its Amended and Restated Rules and Policies for Amenity Usage ("Amenity Policies"), Rule No. 2026-02; (3) adopt rules establishing consequences for those who violate the District's Amenities Rules ("Disciplinary Rule"), Rule No. 2026-03; (4) adopt its Amended and Restated Rules Relating to Parking Enforcement ("Parking Policies"), Rule No. 2026-04; and (5) adopt its Encroachment Policy, Rule No. 2026-05 ("Encroachment Policy").

The Amended and Restated Rules of Procedure will address such topics as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

The purpose and effect of the Amenity Policies, the Disciplinary Rule, the Parking Policies, and the Encroachment Policy is to provide for efficient and effective District operations of the District's Amenities and other properties including by setting rules, rates and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. Specific legal authority for the District to adopt the proposed Amenity Policies, the Parking Policies, and the Encroachment Policy include Chapters 120 and 190, Florida Statutes, as amended, and specific laws implemented include, but are not limited to, Sections 190.011, 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended.

A copy of the proposed Amenity Policies, the Disciplinary Rule, the Parking Policies, and the Encroachment Policy and any material proposed to be incorporated by reference may be obtained by contacting Stephanie DeLuna, District Manager, at Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (SDeLuna@Rizzetta.com); Phone: (813) 533-2950.

Stephanie DeLuna, District Manager  
Lake St. Charles Community Development District  
December 26, 2025

25-03892H

**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.**

#### NOTICE

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**Remit To**  
**TIGRIS Aquatic Services LLC**  
 P.O. Box 749738  
 Atlanta, GA 30374-9738  
 ecroft@tigrisusa.com  
 727-267-0279



**Invoice: 4205822**  
**Invoice Date:** 12/01/2025  
**Due Date:** 12/31/2025  
**Balance Due: \$600.00**

**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 - As Requested Quarterly Service	\$600.00	1	\$600.00

**Summary**  
 Subtotal: \$600.00  
**Total Due: \$600.00**

**Payment**  
**Balance Due: \$600.00**

**Terms & Conditions**

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# 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, FL

## Invoice details

Invoice no.: 8352  
Terms: Due on receipt  
Invoice date: 12/01/2025  
Due date: 12/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Services</b>	<p>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.</p> <p>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.</p> <p>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.</p> <p>Services for all will commence twice weekly.</p>	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.

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**Total**

**\$1,200.00**

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RECEIVED  
DEC - 8 2025

0 LAKE ST CHARLES 0

BY: .....

**ACCOUNT SUMMARY**

Credit Limit \$20,000.00  
 Credit Available \$16,514.00  
 Statement Closing Date November 30, 2025  
 Days in Billing Cycle 30  
 Previous Balance \$838.40  
 Payments & Credits \$1,118.38  
 Purchases & Other Charges \$3,765.42  
 Balance Transfer \$0.00  
**FEES CHARGED \$0.00**  
**INTEREST CHARGED \$0.00**  
 New Balance \$3,485.44

Questions? Call Customer Service  
 Toll Free - 1-844-626-6581  
 International Collect - 1-301-865-4442  
 TTY 1-301-865-4443

**PAYMENT INFORMATION**

New Balance \$3,485.44  
 Minimum Payment Due \$3,485.44  
 Payment Due Date December 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>TOTAL</b>	<b>\$838.40-</b>
11/25	11/25	F151500A900CHGDDA	AUTOMATIC PAYMENT - THANK YOU	838.40-
		DAVID ESKRA	<b>TOTAL</b>	<b>\$3,485.44</b>
10/31	11/01	55432869G63BXG38X	AMAZON MKTPL*NK1M19EE1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	11.39
11/04	11/04	55432869L5VBE48QT	AMAZON MKTPL*NK1H22YC0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	45.11
11/04	11/04	55432869L5VBZBRHB	AMAZON.COM*NK5DX4WJ1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	197.06
11/04	11/04	55432869L5VBZD4EY	AMAZON MKTPL*NK9UN0MZ2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	60.88
11/04	11/04	55432869L5VBZ8HYL	AMAZON MKTPL*NK4LH7MY2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	21.99
11/04	11/04	52707159M09FTBM2G	THE HOME DEPOT #6380 RIVERVIEW FL	64.66

Transactions continued on next page

1080 0001 TVH 001 7 31 251130 0 PAGE 1 of 3 10 1515 0000 BASE 704

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**

Payment Due Date December 25, 2025  
 New Balance Minimum  
 Payment Due Past \$3,485.44  
 Due Amount \$3,485.44  
 \$0.00

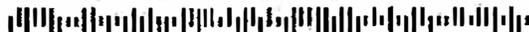
Make Check Payable to:

Amount Enclosed: \$

0 LAKE ST CHARLES 0  
 LAKE ST CHARLES COMMUNITY DEVELOPM  
 3434 COLWELL AVE SUITE 200  
 TAMPA FL 33614

704

Valley Bank  
 PLEASE DO NOT MAIL CHECKS  
 St Petersburg FL 33716



00348544003485446

**TRANSACTIONS (continued)**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
11/05	11/05	55432869M5VEFQRQ2	MCC: 5200 MERCHANT ZIP: 33578000 AMAZON MKTPLACE PMTS SEATTLE WA CREDIT	19.99-
11/05	11/05	52707159N09FX6D6H	MCC: 5942 MERCHANT ZIP: THE HOME DEPOT #6380 RIVERVIEW FL	118.33
11/07	11/07	55417349RMARTB13Q	MCC: 5200 MERCHANT ZIP: 33578000 APG 63B TAMPA ANDERSON TAMPA FL	302.40
11/10	11/10	55432869S5X9BMEQ4	MCC: 5039 MERCHANT ZIP: 33614 AMAZON MKTPL*BT4A01WS1 SEATTLE WA	81.95
11/10	11/10	55506299SFVEGWL8R	MCC: 5942 MERCHANT ZIP: FASTSIGNS 178301 RIVERVIEW FL	201.65
11/11	11/11	55432869V5XEXXWNL	MCC: 7338 MERCHANT ZIP: 33578 AMAZON MKTPL*B82RD2FM1 SEATTLE WA	259.99
11/11	11/11	55432869V5XL05N3B	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*BT4SX1832 SEATTLE WA	25.99
11/11	11/11	55432869V5XQTG3RA	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*B81PROC70 SEATTLE WA	19.99
11/11	11/11	55432869V5XQTW10K	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*B86W40OA1 SEATTLE WA	11.99
11/13	11/13	52707159Y09FX07PJ	MCC: 5942 MERCHANT ZIP: THE HOME DEPOT #6380 RIVERVIEW FL	65.82
11/14	11/14	55432869Y5YFA4G0A	MCC: 5200 MERCHANT ZIP: 33578000 AMAZON MKTPLACE PMTS SEATTLE WA CREDIT	259.99-
11/14	11/14	55432869Y5YG3S8Y2	MCC: 5942 MERCHANT ZIP: SQ *KARLS TECHNOLOGY C RIVERVIEW FL	254.00
11/14	11/14	55432869Y5YJ544TW	MCC: 7379 MERCHANT ZIP: 33578 AMAZON MKTPL*B83CU6J52 SEATTLE WA	318.99
11/14	11/14	12302029Y00LYW7F0	MCC: 5942 MERCHANT ZIP: MAILCHIMP ATLANTA GA	20.00
11/20	11/20	5543286A460D6JQN0	MCC: 5818 MERCHANT ZIP: AMAZON MKTPL*B01NQ7P50 SEATTLE WA	56.95
11/20	11/20	5543286A460EL2940	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*B01OK3V32 SEATTLE WA	66.49
11/20	11/20	5543286A460GPT792	MCC: 5942 MERCHANT ZIP: FRONTIER COMMUNICATION CINCINNATI OH	907.56
11/20	11/20	5543286A46098J77W	MCC: 4899 MERCHANT ZIP: 06901 AMAZON.COM*B00016PP2 SEATTLE WA	47.96
11/20	11/20	7541823A472ZFX1NG	MCC: 5942 MERCHANT ZIP: FS *MINITool SANTA BARBAR CA	159.00
11/21	11/21	5543286A560LAK9F1	MCC: 5734 MERCHANT ZIP: AMAZON MKTPL*B04359DL1 SEATTLE WA	134.99
11/22	11/22	5543286A6617ZBQYW	MCC: 5942 MERCHANT ZIP: AMAZON.COM*B02R94WJ2 SEATTLE WA	14.97
11/22	11/22	5543286A66171T8D9	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*B09QS5RU2 SEATTLE WA	99.00
11/25	11/25	5270715AA09FYWW9P	MCC: 5942 MERCHANT ZIP: THE HOME DEPOT #6380 RIVERVIEW FL	78.96
11/25	11/25	5270715AA09FYWYX9	MCC: 5200 MERCHANT ZIP: 33578000 THE HOME DEPOT #6380 RIVERVIEW FL	117.35
			MCC: 5200 MERCHANT ZIP: 33578000	

1-2

**IMPORTANT ACCOUNT INFORMATION**

\$0 - \$3,485.44 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 12/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

**REWARDS SUMMARY**

Previous Cashback Balance	\$8.56	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$8.71	\$0-\$500,000 = 0.25%
New Cashback Balance	\$17.27	\$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	30	\$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 #111-5623712-6330651

**Order Placed:** October 30, 2025  
**Amazon.com order number:** 111-5623712-6330651  
**Order Total:** \$11.39

Shipped on October 31, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 Of: <i>Slow Moving Vehicle Safety Sign, Slow Moving Vehicle Triangle Sign, Plastic 14"x16" Engineering Grade Reflective for Golf Cart (Plastic)</i>	\$11.39
Sold by: DXSIGN ( <a href="#">seller profile</a> )	
Business Price	
Condition: New	
<b>Shipping Address:</b> David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Item(s) Subtotal: \$11.39 Shipping & Handling: \$0.00 ----- Total before tax: \$11.39 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$11.39</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 5814	Item(s) Subtotal: \$11.39 Shipping & Handling: \$0.00 -----
<b>Billing address</b> David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Total before tax: \$11.39 Estimated Tax: \$0.00 ----- <b>Grand Total: \$11.39</b>
<b>Credit Card transactions</b>	MasterCard ending in 5814: October 31, 2025: \$11.39

To view the status of your order, return to [Order Summary](#) .



Details for Order #111-3303825-5544219

**Order Placed:** November 4, 2025  
**Amazon.com order number:** 111-3303825-5544219  
**Order Total:** \$45.11

**Not Yet Shipped**

**Items Ordered**

**Price**

1 of: 10LOL Golf Cart Front Wheel Hub Assembly 2 PCS for Club Car DS & Precedent 2003-up OEM# 102357701 with Hub Bearing/Oil Seal/Dust Cover  
Sold by: 10LOL Golf Cart Parts ([seller profile](#))  
Business Price  
Condition: New

**\$45.11**

**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: \$45.11

Shipping & Handling: \$0.00

**Billing address**

David Eskra  
6801 Colonial Lake Drive  
Riverview, FL 33578  
United States

Total before tax: \$45.11

Estimated Tax: \$0.00

**Grand Total: \$45.11**

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #111-6234287-4797056

**Order Placed:** November 4, 2025  
**Amazon.com order number:** 111-6234287-4797056  
**Order Total:** \$197.06

Shipped on November 4, 2025	
<b>Items Ordered</b>	<b>Price</b>
2 of: WYZE Floodlight Camera v2, Security Camera Outdoor, 2K HD with Color Night Vision, 2800-Lumen LEDs, 160° Wide View, 105d B Siren, Works with Alexa & Google Assistant, Wired, Free Expert Support Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	\$98.53
<b>Shipping Address:</b> David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Item(s) Subtotal: \$197.06 Shipping & Handling: \$0.00 ----- Total before tax: \$197.06 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$197.06</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 5814	Item(s) Subtotal: \$197.06 Shipping & Handling: \$0.00 -----
<b>Billing address</b> David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Total before tax: \$197.06 Estimated Tax: \$0.00 ----- <b>Grand Total: \$197.06</b>
<b>Credit Card transactions</b>	MasterCard ending in 5814: November 4, 2025: \$197.06

To view the status of your order, return to [Order Summary](#) .

NOVEMBER 2025

## Order Summary

Order placed November 4, 2025    Order # 111-0436075-0327407

### Ship to

David Eskra  
6801 Colonial Lake Drive  
Riverview, FL 33578  
United States

### Payment method

Mastercard ending in 5814  
[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$60.88
Shipping & Handling:	\$0.00
Total before tax:	\$60.88
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$60.88</b>

### Placed by

David Eskra

### Arriving tomorrow



Front and Rear Golf Cart Shock Absorbers Compatible with 1988-up Club Car DS G&E, 2004-up Precedent G&E Replace# 1014235, 1014236, 1010991, 1015813  
Sold by: AUTOBABA DIRECT  
Supplied by: Other  
**\$60.88**

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- Amazon Business Solutions
- Manage Suppliers
- Purchasing Systems
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- Purchasing Line
- Amazon Business Blog

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- Add people
- Simplify Your Reporting
- Billing & shipping
- Manage your Budgets (Blanket PO)
- Buying Policies & Approvals
- Tax Exemption & licenses
- System integrations

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Mechanical Turk  
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# Order Summary

Order placed November 4, 2025    Order # 111-4598630-6631442

### Ship to

David Eskra  
6801 Colonial Lake Drive  
Riverview, FL 33578  
United States

### Payment method

Mastercard ending in 5814

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$21.99
Shipping & Handling:	\$0.00
Total before tax:	\$21.99
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$21.99</b>

### Placed by

David Eskra

### Arriving Saturday



10LOL 2 Pack Ball Joint Tie Rod End Kit 102022601 102288301 Replacement for Club Car Precedent 2004-up & Tempo 2018-up Golf Cart  
Sold by: 10LOL Direct  
Supplied by: Other  
**\$21.99**

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Buy for Others  
**Kindle eBook Bulk Buying Solution**



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get more done.**

10151 BLOOMINGDALE AVE  
RIVERVIEW, FL 33578 (813)246-5714

6380 00051 27626 11/04/25 12:07 PM  
SALE CASHIER ISABEL

037000901211 FBRZSKLIN <A>	6.97N
FBRZ PLUG & REFILL LINEN&SKY	
678885210663 SPRAY PAINT <A,U>	6.98N
BEHR BLACK SATIN AERO B0068 12OZ	
020066254889 SPRAY PAINT <A>	10.48N
PRO STRIPING YELLOW 18OZ	
030772156629 BTY6DP <A>	19.98N
BOUNTY SAS 6 DOUBLE-PLUS ROLLS	
015812771024 TAPE 1000FT <A>	11.97N
EMPIRE 1000' YELLOW CAUTION TAPE	
052427010483 GORILLA TAPE <A>	8.28N
GORILLA BLACK DUCT TAPE 30YD	

SUBTOTAL	64.66
SALES TAX	0.00

TAX EXEMPT

TOTAL	\$64.66
-------	---------

XXXXXXXXXXXX5814 MASTERCARD

USDS 64.66

AUTH CODE 004262/3515637

TA

Contactless

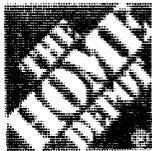
AID A0000000041010

Mastercard

P.O.#/JOB NAME: DAVE

<U> - NON-DISCOUNTABLE ITEM





**How doers  
get more done.**

10151 BLOOMINGDALE AVE  
 RIVERVIEW, FL 33578 (813)246-5714  
 6380 00052 67620 11/05/25 06:13 PM  
 SALE CASHIER DANIELLE  
 761475972949 12' POLE <A> 40.47N  
 UNGER ALUMINUM TELESCOPIC POLE 12FT  
 044600324296 CLXGERBLC121 <A> 9.48N  
 CLX GERMICIDAL BLEACH 121OZ  
 084305355546 HOMER BUCKET <A>  
 5GAL HOMER BUCKET  
 203.98 7.96N  
 761475989312 C&C DUSTER <A> 12.97N  
 UNGER COB WEB & CORNER DUSTER  
 071798780108 HDXMICRO48 <A> 18.98N  
 HDX 48PK MICROFIBER CLOTHS  
 687073017007 TREE & SHRUB <A> 28.47N  
 BIOADVANCED TREE &SHRB INST CTRL 4LB  
 SUBTOTAL 118.33  
 SALES TAX 0.00  
 TAX EXEMPT  
 TOTAL \$118.33  
 XXXXXXXXXXXX5814 MASTERCARD  
 AUTH CODE 005406/2521281 USD 118.33  
 Contactless TA  
 AID A0000000041010 Mastercard  
 P.O.#/JOB NAME: DAVE  
 6380 11/05/25 06:13 PM





**Oldcastle Coastal**  
 5603 Anderson Road  
 Tampa FL 33614-5313  
 United States

## ORDER CONFIRMATION (Copy)

*This is not a loading document*

Order Date: 10/24/25

**Payer** 237189 364 Cash Acct - Contractor

**Customer** 237189 **364 Cash Acct - Contractor**

**Bill to Address**

**Customer Address**

**Ship to Address**

5603 Anderson Rd  
 Tampa FL 33614-5384  
 United States  
 813-886-7761

5603 Anderson Rd  
 Tampa FL 33614-5384  
 United States  
 813-886-7761

**364 Cash Acct - Contractor**  
**5603 Anderson Rd**  
**Tampa FL 33614-5384**  
**United States**

**Quotation No**

**Customer Order No**

**3021325291**

**Customer PO No** PRESTIGE WALL

**Job Number**

**Salesperson** Juan Llorente

**Job Name**

**Payment Terms** Cash Desk Sales

**Delivery Terms**

Ex Works

**Date and Time printed** 11/6/25 11:11:53

**Delivery Method**

Customer Pickup

**Entered by** Juan Llorente

**Distance** 0.0

**Net Weight** 1,512.00 LB  
 / 685.83 KG

**Requested Delivery Date** 10/24/25

**Gross weight** 1,512.00 LB  
 / 685.83 KG

**Customer Contact**

Line	Item Number	Description	Quantity	U/M	Net Price	U/M	Qty	Line Amount
1	22050018	GS FR Endurance 6" Wirecut	140.00	EA	2.16	EA	140.00	302.40
			1	PAL	8.00	EA		



**Oldcastle Coastal**  
5603 Anderson Road  
Tampa FL 33614-5313  
United States

## ORDER CONFIRMATION (Copy)

Line	Amount	Subtotal	USD	
				302.40
	<b>Discount</b>		USD	0.00
	<b>Charges</b>		USD	0.00
	<b>Tax</b>		USD	0.00
	<b>Total</b>		USD	302.40



**Oldcastle Coastal**  
5603 Anderson Road  
Tampa FL 33614-5313  
United States

## ORDER CONFIRMATION (Copy)

### STANDARD TERMS AND CONDITIONS

- All sales are final and returns are not accepted.
- Prices herein do not include any sales or excise taxes.
- Applicable Taxes will be charged to the buyer unless buyer furnishes seller with tax exemption certificate upon **PRIOR TO ORDER ENTRY**.
- This quote is valid through date specified.
- **PURCHASER IS RESPONSIBLE TO DETERMINE ALL QUANTITIES**. Purchaser is required to pay for all materials ordered.
- **ADD ORDERS** are subject to availability, may be filled from a different production run which may have a color variation. Add orders may be subject to additional mold charges, set-up charges, add-on fees, and freight charges.
- **RECLAIMED BRICK** is sold "AS IS" and are not subject to any industry standards and **NO CLAIMS** will be accepted should they fail expectations.
- Seller will not be held responsible for delay in shipment of above items if caused by strikes, fires, floods, accident, and delays by carrier, acts of God, or any other reason beyond seller's control.
- Stated terms will apply to all orders.
- The seller is not responsible for **ANY DAMAGES** that may occur inside the curb.
- All concrete products have color variations. Natural grey products will show **SIGNIFICANT COLOR VARIATIONS**.
- Smooth face colored masonry units **WILL** have color variations.
- Efflorescence is a natural result of a chemical reaction in concrete. It cannot be controlled by OldcastleCoastal and is not the responsibility of OldcastleCoastal.
- Off-loading charges may apply.

### SPECIAL TERMS AND CONDITIONS FOR SPECIAL ORDER MATERIALS:

- Orders may not be cancelled once manufacturing begins.
- Delivery to the job-site is to begin within 30 days after receipt on our yard and 100% of the materials ordered must be delivered no later than 90 days after receipt on our yard.
- Purchaser is responsible for determining all quantities.
- Purchaser is required to pay for all materials ordered.
- 50% Deposit may be required **AT TIME OF ORDERING**;
- Remaining 50% is **DUE PRIOR TO SHIPMENT FROM MANUFACTURER**.
- Special Orders may have Mold Charges, Set-Up Charges and Add-On Fees

***Prices may be adjusted to account for any decrease or increase in taxes, tariffs, and permit fees after the date of Seller's quote.***



Details for Order #111-2043259-4593012

**Order Placed:** November 10, 2025  
**Amazon.com order number:** 111-2043259-4593012  
**Order Total:** \$81.95

**Not Yet Shipped**

**Items Ordered**

**Price**

1 of: *Golf Cart Heavy Duty Rear Leaf Spring Kit, Club Car 4-Leaf Springs Fit Club Car Precedent/Onward/Tempo 2004-UP, Golf Car*  
*t 4-Leaf Spring with Bushings Sleeves U Bolts, Replaces OEM# 102509301 102513001*  
Sold by: haikouyuanchang ([seller profile](#))  
Business Price  
Condition: New

\$81.95

**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: \$81.95

Shipping & Handling: \$0.00

----

**Billing address**

David Eskra  
6801 Colonial Lake Drive  
Riverview, FL 33578  
United States

Total before tax: \$81.95

Estimated Tax: \$0.00

----

**Grand Total: \$81.95**

To view the status of your order, return to [Order Summary](#) .



9431 US Highway 301 S.  
Riverview, FL 33578  
(813) 999-2219

We are SERVICE oriented!  
<http://www.fastsigns.com/2448>

**PAID  
IN  
FULL**

**INVOICE  
2448-3607**

Payment Terms: Cash Customer

Created Date: 11/10/2025

**DESCRIPTION:** Aluminum Signs

**Bill To:** Lake St. Charles CDD  
6801 Colonial Lake Dr  
Riverview, FL 33578  
US

**Pickup At:** FASTSIGNS of Riverview, FL  
9431 US Highway 301 S.  
Riverview, FL 33578  
US

**Ordered By:** David Eskra  
Email: deskra@rizzetta.com  
Work Phone: (813) 379-5021  
Cell Phone: (813) 379-5021  
Tax ID: 85-8012538468C-8

**Salesperson:** Norma Torres  
Work Phone: (813) 999-2219

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	No Rollerblades... Aluminum .040   White, 18W"x12H" (1) SS	1	\$51.93	\$0.00	\$51.93
1.1.1	Aluminum .040 - Aluminum .040				
1.1.2	Avery Dennison 2903 (Cal) - Avery Dennison 2903 (Cal)				
1.1.3	OL ARLON 3420G GLOSS CLEAR (Cal) - ARLON 3420G GLOSS CLEAR (Cal)				
2	Court Rules - Aluminum .040   White, 12W"x14H" (1) SS	1	\$47.95	\$0.00	\$47.95
2.1.1	Aluminum .040 - Aluminum .040				
2.1.2	Avery Dennison 2903 (Cal) - Avery Dennison 2903 (Cal)				
2.1.3	OL ARLON 3420G GLOSS CLEAR (Cal) - ARLON 3420G GLOSS CLEAR (Cal)				
3	Tennis Court - Aluminum .040   White, 12W"x14H" (1) SS	1	\$47.95	\$0.00	\$47.95
3.1.1	Aluminum .040 - Aluminum .040				
3.1.2	Avery Dennison 2903 (Cal) - Avery Dennison 2903 (Cal)				
3.1.3	OL ARLON 3420G GLOSS CLEAR (Cal) - ARLON 3420G GLOSS CLEAR (Cal)				
4	Court Lighting - Aluminum .040   White, 12W"x14H" (1) SS	1	\$47.95	\$0.00	\$47.95
4.1.1	Aluminum .040 - Aluminum .040				
4.1.2	Avery Dennison 2903 (Cal) - Avery Dennison 2903 (Cal)				
4.1.3	OL ARLON 3420G GLOSS CLEAR (Cal) - ARLON 3420G GLOSS CLEAR (Cal)				

<b>Subtotal:</b>	\$195.78
<b>Taxable Amount:</b>	\$0.00
<b>Taxes:</b>	\$0.00
<b>Grand Total:</b>	\$195.78
<b>Amount Paid:</b>	\$195.78
<b>BALANCE DUE:</b>	\$0.00
<i>Total Paid with Surcharge</i>	\$201.65

<b>TRANSACTIONS</b>			
<b>Date</b>	<b>Type</b>	<b>Amount</b>	<b>Surcharge Fee</b>
11/10/2025	MasterCard (Online) - 5814	\$195.78	\$5.87

Thank you for your business.  
This FASTSIGNS location is independently owned and operated.



Final Details for Order #111-7795599-3685855

Order Placed: November 10, 2025  
Amazon.com order number: 111-7795599-3685855  
Order Total: **\$259.99**

Shipped on November 11, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: MetalMaximo Golf Cart Lift kits for Club Car TEMPO/Precedent 2004-up Electric or Gas6 inch Heavy Duty A-Arm Lift Kit Ma tch with Tires Below 23" Sold by: Sundahome ( <a href="#">seller profile</a> ) Business Price Condition: New	\$259.99
<b>Shipping Address:</b> David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Item(s) Subtotal: \$259.99 Shipping & Handling: \$0.00 ----- Total before tax: \$259.99 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$259.99</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 5814	Item(s) Subtotal: \$259.99 Shipping & Handling: \$0.00 -----
<b>Billing address</b> David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Total before tax: \$259.99 Estimated Tax: \$0.00 ----- <b>Grand Total: \$259.99</b>
<b>Credit Card transactions</b>	MasterCard ending in 5814: November 11, 2025: \$259.99

To view the status of your order, return to [Order Summary](#) .

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Final Details for Order #111-7425273-9526605

Order Placed: November 11, 2025  
Amazon.com order number: 111-7425273-9526605  
Order Total: **\$25.99**

Shipped on November 11, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: 10L0L (High Speed Magnet) Speed Sensor for Club Car IQ DS and Precedent 2004-up 48V Electric Golf Cart with ADC Motor, O EM# 102704901 102265601 Sold by: 10L0L Parts ( <a href="#">seller profile</a> ) Condition: New	\$25.99
<b>Shipping Address:</b> David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Item(s) Subtotal: \$25.99 Shipping & Handling: \$0.00 ----- Total before tax: \$25.99 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$25.99</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 5814	Item(s) Subtotal: \$25.99 Shipping & Handling: \$0.00 -----
<b>Billing address</b> David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Total before tax: \$25.99 Estimated Tax: \$0.00 ----- <b>Grand Total: \$25.99</b>
<b>Credit Card transactions</b>	MasterCard ending in 5814: November 11, 2025: \$25.99

To view the status of your order, return to [Order Summary](#) .



Details for Order #111-3701193-8947457

**Order Placed:** November 10, 2025  
**Amazon.com order number:** 111-3701193-8947457  
**Order Total:** \$19.99

**Not Yet Shipped**

<b>Items Ordered</b>	<b>Price</b>
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 ( <a href="#">seller profile</a> ) Condition: New	\$19.99
<b>Shipping Address:</b> David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	
<b>Shipping Speed:</b> FREE Prime Delivery	

**Payment information**

<b>Payment Method:</b> MasterCard   Last digits: 5814	Item(s) Subtotal: \$19.99 Shipping & Handling: \$0.00
<b>Billing address</b> David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	----- Total before tax: \$19.99 Estimated Tax: \$0.00 ----- <b>Grand Total: \$19.99</b>

To view the status of your order, return to [Order Summary](#) .



Details for Order #111-7029339-8317052

**Order Placed:** November 10, 2025  
**Amazon.com order number:** 111-7029339-8317052  
**Order Total:** \$11.99

**Not Yet Shipped**

**Items Ordered**

**Price**

1 Of: newnewshow 8.5x11 Acrylic Sign Holder 3 Pack Vertical Double-Sided Display (Optional 8.5x11 8.5x5.5 5x7 Horizontal and Vertical)

\$11.99

Sold by: newnewshow@ (seller profile)

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: \$11.99

Shipping & Handling: \$0.00

**Billing address**

David Eskra  
6801 Colonial Lake Drive  
Riverview, FL 33578  
United States

Total before tax: \$11.99

Estimated Tax: \$0.00

**Grand Total: \$11.99**

To view the status of your order, return to [Order Summary](#) .



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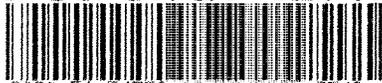
10151 BLOOMINGDALE AVE  
RIVERVIEW, FL 33578 (813)246-5714

6380 00051 54752 11/13/25 02:46 PM  
SALE CASHIER MICHELLE

079055000112	10"A/PGLUSTX <A>	7.97N
	ARROW 10" CLEAR GLUE STICKS-12PK	
887480315110	MACH SCREW <A>	
	MCH SCRW ZINC COMB RND #8 X 1/2	
	2@1.47	2.94N
078477319703	PLCHN SCKT <A>	5.98N
	PULL CHAIN SOCKET LAMP HOLDER	
4715409150008	8IN BLK TI <A>	11.98N
	CE 8" BLACKUV RESIST CABLE TIE 100PK	
821454004563	8IN NTLTI100 <A>	11.98N
	CE 8" NATURAL CABLE TIE 100PK	
761475981668	PROFLEX <A>	24.97N
	18" PROFLEX COMBI	

	SUBTOTAL	65.82
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$65.82
XXXXXXXXXXXX5814	MASTERCARD	
	USD\$	65.82
AUTH CODE 013475/4510269		TA
Contactless		
AID A0000000041010	Mastercard	

P.O. #/JOB NAME: DAVE  
6380 11/13/25 02:46 PM



6380 51 54752 11/13/2025 7548

RETURN POLICY DEFINITIONS			
POLICY ID	DAYS	POLICY EXPIRES ON	
A	1	90	02/11/2026

Fuel Surcharge \$4.00

**Total \$254.00**

Karls Technology Computer Service

(800) 620-5285



MasterCard 5814  
(Contactless)

Nov 14 2025 at 8:13 AM

#V0Z8

Auth code: 014118

AID: A0000000041010

No CVM

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1955 Broadway, Suite 600

Oakland, CA 94612

[EXTERNAL]Receipt from Karls Technology Computer Service #V0Z8

From Karls Technology Computer Service <messenger@messaging.squareup.com>

Date Fri 11/14/2025 10:15 AM

To David Eskra <deskra@rizzetta.com>

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Now when you shop at sellers who use Square, your receipts will be delivered automatically.

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**Karls Technology Computer Service**



Let Karls Technology Computer  
Service know how your experience was

**\$254.00**

Computer Service

\$250.00

2 Hours

# Order Summary

Order placed November 14, 2025    Order # 111-5786839-6142655

### Ship to

David Eskra  
6801 Colonial Lake Drive  
Riverview, FL 33578  
United States

### Payment method

Mastercard ending in 5814  
[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$318.99
Shipping & Handling:	\$0.00
Total before tax:	\$318.99
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$318.99</b>

### Placed by

David Eskra

### Arriving Wednesday



SGC 6" Club Car Precedent Heavy Duty Double A-Arm Lift Kit (2004+ Gas & Electric)  
Sold by: Golf Cart Tire Supply  
Supplied by: Other  
**\$318.99**

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- Amazon Business Card
- Pay by Invoice
- Purchasing Line
- Amazon Business Blog

### Business Settings

- Add people
- Simplify Your Reporting
- Billing & shipping
- Manage your Budgets (Blanket PO)
- Buying Policies & Approvals
- Tax Exemption & licenses
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- Buy Again
- PPE for Work
- Request for quote



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# Your order has been processed.

**Order MC25327947**

Processed on November 14, 2025 02:18 AM New York.

---

**Standard plan**

**\$20.00**

500 contacts

---

**Paid via Mast ending in 5814 which expires 08/2027**

**\$20.00**

on November 14, 2025

**Balance as of November 14, 2025**

**\$0.00**



Final Details for Order #111-3757238-9581811

Order Placed: November 19, 2025  
Amazon.com order number: 111-3757238-9581811  
Order Total: \$56.95

Shipped on November 20, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Huskey 4PCS Club Car Fender Flares With Black Self-Taping Screws For Precedent Golf Cart 2004-Current G&amp;E Models,3-4 Inches Wide,Constructed of Impact-Resistant ABS plastic for Lifted Golf Cart</i> Sold by: US Cart Parts ( <a href="#">seller profile</a> ) Condition: New	\$56.95
<b>Shipping Address:</b> David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Item(s) Subtotal: \$56.95 Shipping & Handling: \$0.00 ----- Total before tax: \$56.95 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Economy Shipping	<b>Total for This Shipment: \$56.95</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 5814	Item(s) Subtotal: \$56.95 Shipping & Handling: \$0.00 -----
<b>Billing address</b> David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Total before tax: \$56.95 Estimated Tax: \$0.00 ----- <b>Grand Total: \$56.95</b>
<b>Credit Card transactions</b>	MasterCard ending in 5814: November 20, 2025: \$56.95

To view the status of your order, return to [Order Summary](#) .



Details for Order #111-1383449-9696224

Order Placed: November 19, 2025  
Amazon.com order number: 111-1383449-9696224  
Order Total: \$66.49

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: AOOTOLINK Golf Cart Seat Cover for Club Car Precedent Ordinary Front Seat Cushion, Thick Vinyl Leather Custom Diamond C <i>omfortable, Adjustable Straps and Retractable Buckle/No Nails Required</i> Sold by: Aootoolink ( <a href="#">seller profile</a> ) Business Price Condition: New	\$66.49
<b>Shipping Address:</b> David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	
<b>Shipping Speed:</b> Amazon Day Delivery	

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 5814	Item(s) Subtotal: \$66.49 Shipping & Handling: \$0.00 -----
<b>Billing address</b> David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Total before tax: \$66.49 Estimated Tax: \$0.00 ----- <b>Grand Total: \$66.49</b>

To view the status of your order, return to [Order Summary](#) .



LAKE ST CHARLES CDD Account Number: 813-741-2101-112403-5

Billing Date: Oct 25, 2025

Billing Period: Oct 25 - Nov 24, 2025

Hi LAKE ST CHARLES CDD,

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

Total balance  
**\$881.13**  
 Please pay past due immediately  
 Paid \$907.56 on 11/20/25

Bill history

Previous balance	\$715.42
Payment not received by Oct 25	\$0.00
Prior bill period balance	\$715.42
<b>Please pay past due immediately</b>	<b>\$715.42</b>

Service summary

	Previous month	Current month
Bundle	\$130.98	↑\$140.98
One-Time Charges	\$22.43	↑\$24.73
<b>Total services</b>	<b>\$153.41</b>	<b>\$165.71</b>
<b>Total balance</b>		<b>\$881.13</b>

\$165.71 due Nov 18

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

6790 0107 DY RP 25 10272025 NNNNNNNY 01 995579

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

Total balance \$881.13

Due by Nov 18

Account number 813-741-2101-112403-5

Amount enclosed \$

Mail payment to: FRONTIER PO BOX 740407 CINCINNATI, OH 45274-0407

746056813741210111240300000715420000881135



LAKE ST CHARLES CDD Account Number:  
813-741-2101-112403-5

Billing Date:  
Oct 25, 2025

Billing Period:  
Oct 25 - Nov 24, 2025

## WAYS TO PAY YOUR BILL



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Download the MyFrontier<sup>®</sup> app



For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter), chat at [frontier.com/chat](https://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](https://frontier.com/internetdisclosures).

### SERVICE TERMS

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://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](https://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](https://frontier.com/ctnetx-privacy).



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<b>Bundle</b>		
<b>Monthly Charges</b>		
10.25-11.24	FiberOptic Internet 500 Static IP	\$140.98
<b>Bundle Total</b>		<b>\$140.98</b>
<b>One-Time Charges</b>		
	Late Payment Fee	\$24.73
<b>One-Time Charges Total</b>		<b>\$24.73</b>
<b>Total current month charges</b>		<b>\$165.71</b>

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 \$85.25 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.

Avoid account suspension by paying your past-due balance immediately. Log in to [frontier.com](https://frontier.com) or use the MyFrontier app for latest balances and due dates.

**NOTICE OF RATE INCREASE...**

Beginning with this bill, your FiberOptic Internet service has increased by \$10.00 per month, per line. Questions? Please contact customer service.

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[business.frontier.com](https://business.frontier.com)





**LAKE ST CHARLES CDD** Account Number:  
**813-741-2101-112403-5**

Billing Date:  
**Oct 25, 2025**

Billing Period:  
**Oct 25 - Nov 24, 2025**

---

**Account Activity**

---

**8137412101**

Qty	Description	Order number	Effective date	Charge
1	Late Payment Fee		2025-10-25	\$24.73
Total				\$24.73





Details for Order #111-5280814-6919424

**Order Placed:** November 19, 2025  
**Amazon.com order number:** 111-5280814-6919424  
**Order Total:** \$47.96

<b>Not Yet Shipped</b>	
<b>Items Ordered</b>	<b>Price</b>
4 of: <i>Herculiner Aerosol Spray Truck Bed Liner, 15 Ounce Spray Can, Black, Textured, Suitable For All Truck Beds, 6-7 sq ft Coverage</i>	\$11.99
Sold by: Amazon.com Condition: New	
<b>Shipping Address:</b> David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Item(s) Subtotal: \$47.96 Shipping & Handling: \$0.00 ----- Total before tax: \$47.96 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$47.96</b> -----

<b>Payment information</b>	
<b>Payment Method:</b> MasterCard   Last digits: 5814	Item(s) Subtotal: \$47.96 Shipping & Handling: \$0.00 -----
<b>Billing address</b> David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Total before tax: \$47.96 Estimated Tax: \$0.00 ----- <b>Grand Total: \$47.96</b>

To view the status of your order, return to [Order Summary](#).

# RECEIPT



Sold and fulfilled by [FastSpring](#) an authorized reseller

**Order ID: MIN251120-3282-94320**  
**Order Created: November 20, 2025**  
**Paid In Full: November 20, 2025**

**Purchaser**

david eskra  
Riverview, FL 33578  
United States

**Seller**

FastSpring  
801 Garden Street  
Suite 201  
Santa Barbara, CA 93101  
[questionacharge.com](#)  
[W-9 Form](#)

**Product Support**

<https://www.minitool.com/>  
[support@minitool.com](mailto:support@minitool.com)

Description	Quantity	Sales Tax	Amount
MiniTool Partition Wizard - Pro Ultimate	1	\$0.00	\$159.00
		Subtotal	\$159.00
		Sales Tax (0%)	\$0.00
		<b>Total</b>	<b>\$159.00</b>

Invoice ID: **IVIRO2EEEHVJCTFGA5A4BWXYP7NI**

# Order Summary

Order placed November 19, 2025    Order # 111-5394923-1781842

### Ship to

David Eskra  
6801 Colonial Lake Drive  
Riverview, FL 33578  
United States

### Payment method

Mastercard ending in 5814

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$134.99
Shipping & Handling:	\$0.00
Total before tax:	\$134.99
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$134.99</b>

### Placed by

David Eskra

### Arriving Friday



Shu-Ran Golf Cart Deluxe Light Kit Compatible with Club Car Precedent Electric 2004-Up 12V Street Legal Light Kit, Upgrade LED Headlight Taillight with Turn Signals Hazard Light Switch Horn Brake Pad

Sold by: tehaomai

Supplied by: Other

\$134.99

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Details for Order #111-3053080-5433035

**Order Placed:** November 19, 2025  
**Amazon.com order number:** 111-3053080-5433035  
**Order Total:** \$14.97

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Rust-Oleum 334128 Stops Rust Turbo Spray Paint, 24 oz, Gloss Black</i> Sold by: Amazon.com Condition: New	\$14.97
<b>Shipping Address:</b> David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	
<b>Shipping Speed:</b> Amazon Day Delivery	

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 5814	Item(s) Subtotal: \$14.97 Shipping & Handling: \$0.00
<b>Billing address</b> David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	----- Total before tax: \$14.97 Estimated Tax: \$0.00 ----- <b>Grand Total: \$14.97</b>

To view the status of your order, return to [Order Summary](#) .

# Order Summary

Order placed November 19, 2025    Order # 111-2264835-4539435

### Ship to

David Eskra  
6801 Colonial Lake Drive  
Riverview, FL 33578  
United States

### Payment method

Mastercard ending in 5814

[View related transactions](#)

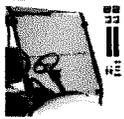
### Order Summary

Item(s) Subtotal:	\$99.00
Shipping & Handling:	\$0.00
Total before tax:	\$99.00
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$99.00</b>

### Placed by

David Eskra

### Arriving Monday



PZWLI 4.5mm Extra Thick Tinted Golf Cart Windshield - Compatible with Club Car  
Precedent 2004-Up Gas & Electric Models | Heavy-Duty Replacement Windshield  
for Golf Cart Accessories

Sold by: PZWLI GOLF CART

Supplied by: Other

\$99.00

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Self-  
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Advertising  
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with  
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demand  
Scalable  
Workforce

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How doers  
get more done.

10151 BLOOMINGDALE AVE  
RIVERVIEW, FL 33578 (813)246-5714

6380 00028 19696 11/25/25 12:48 PM  
SALE CASHIER MIKE

812554030668 EXTREMELITE <A> 69.98N  
5/8 X 100 GORILLA EXTREMELITE HOSE  
046878279339 SHUT OFF CPL <A> 8.98N  
BRASS SHUTOFF COUPLING

SUBTOTAL 78.96  
SALES TAX 0.00

TAX EXEMPT TOTAL \$78.96

XXXXXXXXXXXX5814 MASTERCARD USD\$ 78.96  
TA

AUTH CODE 025495/2285032  
Chip Read  
AID A0000000041010 Mastercard

P.O.#/JOB NAME: DAVE  
6380 11/25/25 12:48 PM



6380 28 19696 11/25/2025 2849

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 02/23/2026



**How doers  
get more done.**

10151 BLOOMINGDALE AVE  
RIVERVIEW, FL 33578 (813)246-5714  
6380 00052 13442 11/25/25 12:38 PM  
SALE CASHIER MERCY

058060003110	3/8X3 WEDGE <A>	
	PARAWEDGE 3/8 X 3 1PK	
	9@2.30	20.70N
887480242713	SCREW EYE <A>	1.47N
	SCREW EYE ZINC 3/16 X 2 3PC	
4715409150138	7"BLK TIE BG <A>	38.51N
	5" BLK UV RESIST CABLE TIE 1000PK	
037000543442	FBRZ REFIL <A>	12.97N
	FBRZ PISO 3CT LINEN & SKY	
044600302089	CDW 3X75CT <A>	13.78N
	CLX DISINFECT WIPES 3X75CT	
649532934997	3-OUTLET EXT <A>	
	3-OUTLET EXTENDER	
	2@9.98	19.96N
850071098068	20L-EXTENDER <A>	
	2-OUTLET EXTENDER 6 INCH BLK	
	2@4.98	9.96N

SUBTOTAL 117.35  
SALES TAX 0.00

TAX EXEMPT TOTAL \$117.35

XXXXXXXXXXXX5814 MASTERCARD USD\$ 117.35

AUTH CODE 025626/2523521 TA

Contactless  
AID A0000000041010 Mastercard

P.O.#/JOB NAME: DAVE  
6380 11/25/25 12:38 PM





PO BOX 489  
NEWARK, NJ 07101-0489

**Account:** 842082173-00001  
**Invoice:** 6129309579  
**Billing period:** Oct 24 - Nov 23, 2025  
**Due date:** 12/15/25

KEYLINE



-LAKE ST CHARLES COMMUNITY DIS  
6801 COLONIAL LAKE DR  
RIVERVIEW, FL 33578-8318

Manage your account at  
[verizon.com/mybusiness](https://verizon.com/mybusiness)

We updated the design of your bill. Learn more about these updates at  
[verizon.com/business/billupdates](https://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	\$27.12
Payment - Thank You	-\$27.12
Balance Forward	\$0.00
<hr/>	
This month's charges due by Dec 15, 2025	\$27.12
<hr/>	
<b>Total due</b>	<b>\$27.12</b>

Auto Pay is scheduled for 12/12/25 - Thank You.

### Review your bill online

Scan QR code with your camera app or go to [verizon.com/business/bill](https://verizon.com/business/bill)



-LAKE ST CHARLES COMMUNITY DIS  
6801 COLONIAL LAKE DR  
RIVERVIEW, FL 33578-8318

Bill Date November 23, 2025  
Account Number 842082173-00001  
Invoice Number 6129309579

## Total Amount Due

Will be submitted to credit card on 12/12/25  
DO NOT MAIL PAYMENT

**\$27.12**

PO BOX 16810  
NEWARK, NJ 07101-6810



61293095790108420821730000100000002712000000027127

**Account:** 842082173-00001  
**Invoice:** 6129309579  
**Billing period:** Oct 24 - Nov 23, 2025  
**Due date:** 12/15/25

## Payment Summary

<b>Previous Balance</b>	<b>\$27.12</b>
<hr/>	
<b>Payment - Thank You</b>	
Payment Received 11/18/25	-\$27.12
<hr/>	
<b>Total Payments</b>	<b>-\$27.12</b>
<hr/>	
<b>Balance Forward</b>	<b>\$0.00</b>

**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](http://verizon.com/business/payoptions)

**You can enroll in Auto Pay by:**

1. Logging in or Registering for My Business at [verizon.com/mybusiness](http://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:** 6129309579  
**Billing period:** Oct 24 - Nov 23, 2025  
**Due date:** 12/15/25

# Your November bill is \$27.12

Due Dec 15

## Changes since your last bill

Last month you paid \$27.12.  
Your bill stayed the same.  
Review details online at [verizon.com/mybusiness/bill](https://verizon.com/mybusiness/bill).

## Bill summary (details on page 4)

Balance Forward	\$0.00
Monthly charges	\$25.00
Usage & Purchase Charges	\$0.00
Surcharges and Other charges & credits	\$2.12
Taxes, Governmental Surcharges & Fees	\$0.00
<b>Total Current charges due by 12/15/25</b>	<b>\$27.12</b>
<b>Total Charges</b>	<b>\$27.12</b>

Auto Pay is scheduled for 12/12/25 - 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](https://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](https://verizon.com/stores) to find a Verizon store near you.



**Account:** 842082173-00001  
**Invoice:** 6129309579  
**Billing period:** Oct 24 - Nov 23, 2025  
**Due date:** 12/15/25

## 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
<b>Lines Charges</b>														
813-624-4124 Admin Assistant	5	\$25.00	--	--	\$2.12	--	--	\$27.12	--	9	--	--	--	--
813-671-8339 Mark Cooper	9	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Total Charges</b>		<b>\$25.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2.12</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$27.12</b>						

**Account:** 842082173-00001  
**Invoice:** 6129309579  
**Billing period:** Oct 24 - Nov 23, 2025  
**Due date:** 12/15/25

## Charges by line details

**Admin Assistant** **\$27.12**  
**813-624-4124**  
**Yealink T53W**

**Monthly Charges** **\$25.00**

### Plan

Business UNL Mob Clt/Dsk Phn 11/24 - 12/23 \$10.00

### Features & Add Ons

One Talk Service 11/24 - 12/23 \$15.00

**Usage and Purchase Charges** **\$0.00**

Messaging		Allowance	Used	Billable	Cost
Text (10/24 - 11/23)	messages	unlimited	9	--	--
Total Messaging					\$0.00

**Surcharges and Other Charges** **\$2.12**

### Surcharges

Fed Universal Service Charge \$1.91  
 Regulatory Charge \$0.21

**Total Current Charges for 813-624-4124** **\$27.12**

### 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.



**Account:** 842082173-00001  
**Invoice:** 6129309579  
**Billing period:** Oct 24 - Nov 23, 2025  
**Due date:** 12/15/25

**Detail for Admin Assistant: 813-624-4124**

**Voice**

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
10/24	9:54A	813-436-6090	Other	Wi-Fi	WiFi CL	Tampaest FL	1	---	---	---
10/24	12:51P	206-453-2329	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
10/24	2:55P	414-651-7391	Other	Wi-Fi	Tampa FL	Incoming CL	2	---	---	---
10/24	3:00P	813-323-0600	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
10/27	8:29A	207-749-7739	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
10/27	10:11A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	---	---	---
10/27	12:13P	813-293-4728	Other	Wi-Fi	Tampa FL	Incoming CL	13	---	---	---
10/27	1:28P	727-643-1388	Other	Wi-Fi	WiFi CL	Clearwater FL	2	---	---	---
10/27	1:42P	941-779-7007	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
10/27	3:06P	239-600-0394	Other	Wi-Fi	Tampa FL	Incoming CL	4	---	---	---
10/27	3:22P	813-763-6559	Other	Wi-Fi	Tampa FL	Incoming CL	2	---	---	---
10/27	4:06P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	---	---	---
10/27	4:08P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	---	---	---
10/27	4:09P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	4	---	---	---
10/29	1:48P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	---	---	---
10/29	1:50P	813-215-3031	Other	Wi-Fi	WiFi CL	Tampacen FL	3	---	---	---
10/29	2:57P	813-786-3119	Other	Wi-Fi	Tampa FL	Incoming CL	8	---	---	---
10/29	3:10P	541-706-0140	Other	Wi-Fi	Tampa FL	Incoming CL	4	---	---	---
10/29	3:53P	312-224-4657	Other	Wi-Fi	Tampa FL	Incoming CL	2	---	---	---
10/30	1:53P	813-522-9365	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
10/30	3:19P	941-779-7007	Other	Wi-Fi	WiFi CL	Bradenton FL	2	---	---	---
10/31	8:17A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	---	---	---
10/31	8:39A	813-757-6500	Other	Wi-Fi	WiFi CL	Plant City FL	7	---	---	---
10/31	2:47P	813-293-4728	Other	Wi-Fi	Tampa FL	Incoming CL	43	---	---	---
11/03	3:33P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	---	---	---
11/03	3:34P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	---	---	---
11/03	3:37P	262-206-1362	Other	Wi-Fi	WiFi CL	Burlington WI	1	---	---	---
11/03	3:38P	813-495-0835	Other	Wi-Fi	WiFi CL	Tampa FL	2	---	---	---
11/04	10:01A	813-893-1251	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
11/04	11:25A	813-893-1251	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
11/04	12:55P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	---	---	---
11/04	1:35P	813-293-4728	Other	Wi-Fi	Tampa FL	Incoming CL	20	---	---	---
11/04	3:10P	813-886-7761	Other	Wi-Fi	WiFi CL	Tampacen FL	2	---	---	---
11/04	3:12P	813-436-6090	Other	Wi-Fi	WiFi CL	Tampaest FL	6	---	---	---
11/05	2:24P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	---	---	---
11/05	2:27P	619-992-1002	Other	Wi-Fi	Tampa FL	Incoming CL	2	---	---	---
11/05	2:42P	813-291-3516	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
11/05	3:02P	813-436-6090	Other	Wi-Fi	Tampa FL	Incoming CL	2	---	---	---
11/05	3:13P	813-997-9618	Other	Wi-Fi	Tampa FL	Incoming CL	11	---	---	---
11/05	3:42P	813-886-7761	Other	Wi-Fi	WiFi CL	Tampacen FL	5	---	---	---
11/05	3:51P	724-986-2775	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
11/05	4:23P	813-436-6090	Other	Wi-Fi	WiFi CL	Tampaest FL	2	---	---	---
11/05	4:28P	724-986-2775	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
11/05	4:33P	916-505-2923	Other	Wi-Fi	WiFi CL	Sacramento CA	1	---	---	---
11/05	5:14P	813-701-3145	Other	Wi-Fi	WiFi CL	Zephyrhills FL	3	---	---	---
11/05	6:45P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	---	---	---



Account: 842082173-00001  
 Invoice: 6129309579  
 Billing period: Oct 24 - Nov 23, 2025  
 Due date: 12/15/25

**Detail for Admin Assistant: 813-624-4124**

**Voice, continued**

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
11/06	8:37A	619-992-1002	Other	Wi-Fi	WiFi CL	San Diego CA	1	--	--	--
11/06	9:31A	813-498-4596	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
11/06	10:20A	813-436-6090	Other	Wi-Fi	WiFi CL	Tampaest FL	1	--	--	--
11/06	10:42A	813-436-6090	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
11/06	10:56A	813-210-8205	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
11/06	11:37A	813-365-2805	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
11/06	2:35P	813-786-3119	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
11/07	10:59A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
11/07	11:04A	813-334-0191	Other	Wi-Fi	WiFi CL	Tampa FL	1	--	--	--
11/07	11:20A	813-293-4728	Other	Wi-Fi	Tampa FL	Incoming CL	7	--	--	--
11/07	11:52A	800-301-7885	Other	Wi-Fi	WiFi CL	Toll-Free CL	5	--	--	--
11/07	1:00P	727-639-3708	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
11/07	1:16P	904-809-6516	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
11/10	9:32A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
11/10	9:52A	813-458-7661	Other	Wi-Fi	WiFi CL	Tampa FL	2	--	--	--
11/10	11:23A	808-226-4377	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
11/10	12:34P	916-505-2923	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
11/10	12:53P	941-779-7007	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
11/11	10:30A	954-694-7124	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
11/11	10:56A	813-677-7703	Other	Wi-Fi	WiFi CL	Tampacen FL	2	--	--	--
11/11	11:00A	414-469-7228	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
11/11	12:20P	407-634-3952	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
11/12	1:38P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
11/13	10:15A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
11/13	10:18A	813-997-9618	Other	Wi-Fi	WiFi CL	Tampanth FL	2	--	--	--
11/13	10:39A	262-206-1362	Other	Wi-Fi	WiFi CL	Burlington WI	1	--	--	--
11/13	12:55P	813-400-2865	Other	Wi-Fi	WiFi CL	Tampacen FL	9	--	--	--
11/13	3:09P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
11/13	3:09P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
11/13	3:11P	813-537-4106	Other	Wi-Fi	WiFi CL	Tampawst FL	4	--	--	--
11/13	3:14P	813-537-4106	Other	Wi-Fi	WiFi CL	Tampawst FL	1	--	--	--
11/14	8:04A	813-666-6250	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
11/14	10:59A	941-779-7007	Other	Wi-Fi	WiFi CL	Bradenton FL	2	--	--	--
11/14	1:37P	813-820-8871	Other	Wi-Fi	WiFi CL	Tampaest FL	1	--	--	--
11/17	9:32A	813-666-6250	Other	Wi-Fi	WiFi CL	Tampacen FL	2	--	--	--
11/17	9:40A	813-666-6250	Other	Wi-Fi	WiFi CL	Tampacen FL	3	--	--	--
11/17	10:14A	813-400-2865	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
11/17	12:08P	813-294-1937	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
11/17	12:15P	813-406-5413	Other	Wi-Fi	WiFi CL	Tampanth FL	3	--	--	--
11/18	10:23A	813-505-4346	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
11/18	10:43A	813-635-5527	Other	Wi-Fi	WiFi CL	Tampacen FL	2	--	--	--
11/18	12:15P	813-505-4346	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
11/18	12:26P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
11/18	12:27P	727-851-2665	Other	Wi-Fi	WiFi CL	Stpetersbg FL	2	--	--	--
11/18	5:03P	813-734-8182	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
11/19	1:22P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--



**Account:** 842082173-00001  
**Invoice:** 6129309579  
**Billing period:** Oct 24 - Nov 23, 2025  
**Due date:** 12/15/25

## Detail for Admin Assistant: 813-624-4124

### Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
11/19	2:42P	402-699-3390	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
11/19	3:07P	941-779-7007	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
11/19	3:29P	813-578-4429	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
11/20	11:37A	800-921-8105	Other	Wi-Fi	Tampa FL	Incoming CL	4	--	--	--
11/20	12:10P	855-925-3570	Other	Wi-Fi	WiFi CL	Toll-Free CL	12	--	--	--
11/20	12:42P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
11/20	1:18P	239-600-0394	Other	Wi-Fi	WiFi CL	Fort Myers FL	2	--	--	--
11/20	1:21P	239-600-0394	Other	Wi-Fi	WiFi CL	Fort Myers FL	5	--	--	--
11/20	2:28P	813-785-5423	Other	Wi-Fi	Tampa FL	Incoming CL	4	--	--	--
11/20	3:12P	800-789-6263	Other	Wi-Fi	WiFi CL	Toll-Free CL	2	--	--	--
11/20	3:23P	800-789-8263	Other	Wi-Fi	WiFi CL	Toll-Free CL	2	--	--	--
11/21	8:10A	941-779-7007	Other	Wi-Fi	WiFi CL	Bradenton FL	2	--	--	--
11/21	8:13A	941-779-7007	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
11/21	10:51A	681-682-7726	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
11/21	11:28A	813-886-7761	Other	Wi-Fi	WiFi CL	Tampacen FL	2	--	--	--
11/21	3:07P	813-997-9618	Other	Wi-Fi	WiFi CL	Tampanth FL	5	--	--	--



**Account:** 842082173-00001  
**Invoice:** 6129309579  
**Billing period:** Oct 24 - Nov 23, 2025  
**Due date:** 12/15/25

## Charges by line details

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Mark Cooper **\$0.00**  
813-671-8339  
Wireless Home Phone Lvp2

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**Your Plan**

**Nationwide Hunt G 100MB**  
Unlimited monthly minutes

**100MB \$15/GB**  
\$15.00 per gigabyte

## Need-to-Know Information

### More On Wireless Taxes And Surcharges

Your total charges for this month's bill cycle are \$27.12.

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 \$10.00 (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: \$0.54 for voice, \$0.11 for messaging, \$9.35 for data, and \$0.00 for other services.

For more information, please go to [vzw.com/taxesandsurcharges](http://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

# 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.: 8310

Terms: Net 15

Invoice date: 12/01/2025

Due date: 12/16/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Commercial Pool Service</b>	Monthly Full Service	1	\$2,125.00	\$2,125.00

**Total**

**\$2,125.00**

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

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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 January 2026**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$20,164.82**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Communications of FL	20260121-1	813-741-1802-052521-5	Clubhouse Internet 01/26	\$ 140.04
Frontier Communications of FL	20260121-2	813-741-2101-112403-5-122525	Clubhouse Internet 12/25	\$ 157.24
Landscape Maintenance Professionals, Inc.	100142	375516	Landscape Maintenance 01/26	\$ 15,190.50
Rizzetta & Company, Inc.	100141	INV0000106064	General Management & Oversight 01/26	\$ 4,573.84
Security Concepts of Tampa, Inc.	100143	100596	Quarterly Alarm Monitoring 01/25	<u>\$ 103.20</u>
<b>Total</b>				<b><u>\$ 20,164.82</u></b>



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

Billing Date:  
Dec 25, 2025  
Billing Period:  
Dec 25 - Jan 24, 2026

Hi LAKE ST CHARLES CDD,

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

Total balance  
**\$140.04**  
 Auto Pay is scheduled  
**Jan 20**

**Bill history**

Previous balance	\$140.04
Payment received by Dec 25, thank you	-\$140.04

**Service summary**

	Previous month	Current month
Internet	\$124.99	\$124.99
Additional Services	\$14.00	\$14.00
Taxes and Fees	\$1.05	\$1.05
<b>Total services</b>	<b>\$140.04</b>	<b>\$140.04</b>
<b>Total balance</b>		<b>\$140.04</b>

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 DY RP 25 12262025 NNNNNNNN 01 997003

**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

88100681374118020525210000000000000000140045



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

Billing Date:  
Dec 25, 2025

Billing Period:  
Dec 25 - Jan 24, 2026



## WAYS TO PAY YOUR BILL



Easy, simple, secure payments with Auto Pay at [frontier.com/autopay](https://frontier.com/autopay)



Download the MyFrontier® app



For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter), chat at [frontier.com/chat](https://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](https://frontier.com/internetdisclosures).

### SERVICE TERMS

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://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](https://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](https://frontier.com/ctnetx-privacy).



Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: [business.frontier.com/internet-backup](https://business.frontier.com/internet-backup)



**Internet**

**Monthly Charges**

12.25-01.24	Business Fiber Internet 1 Gig	\$104.99
	1 Usable Static IP Address	\$25.00
	Auto Pay Discount	-\$5.00

**Internet Total** **\$124.99**



**Additional Services**

**Monthly Charges**

12.25-01.24	Secure Pro	\$14.00
-------------	------------	---------

**Additional Services Total** **\$14.00**



**Taxes and Fees**

FL State Sales Tax	\$0.84
County Sales Tax	\$0.21
<b>State Taxes</b>	<b>\$1.05</b>

**Taxes and Fees Total** **\$1.05**

**Total current month charges** **\$140.04**

**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](https://business.frontier.com)





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

Billing Date:  
**Dec 25, 2025**

Billing Period:  
**Dec 25 - Jan 24, 2026**





LAKE ST CHARLES CDD Account Number:  
813-741-2101-112403-5

Billing Date:  
Dec 25, 2025  
Billing Period:  
Dec 25 - Jan 24, 2026

Hi LAKE ST CHARLES CDD,

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

Total balance  
**\$308.21**  
 Please pay past due immediately

**Bill history**

Previous balance	\$150.97
Payment not received by Dec 25	\$0.00
Prior bill period balance	\$150.97
<b>Please pay past due immediately</b>	<b>\$150.97</b>

**Service summary**

	Previous month	Current month
Bundle	\$140.98	\$140.98
One-Time Charges	\$9.99	↑\$16.26
<b>Total services</b>	<b>\$150.97</b>	<b>\$157.24</b>

**Total balance** **\$308.21**

\$157.24 due Jan 20

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit [frontier.com/myfrontierapp](http://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 DY RP 25 12262025 NNNNNNNY 01 997002

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

**Total balance**  
**\$308.21**

**Due by**  
Jan 20

**Account number**  
813-741-2101-112403-5

**Amount enclosed**  
\$

**Mail payment to:**  
FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407

946093813741210111240300000150970000308215



LAKE ST CHARLES CDD Account Number:  
813-741-2101-112403-5

Billing Date:  
Dec 25, 2025

Billing Period:  
Dec 25 - Jan 24, 2026

## WAYS TO PAY YOUR BILL



Easy, simple, secure payments with Auto Pay at [frontier.com/autopay](https://frontier.com/autopay)



Download the MyFrontier® app



For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter), chat at [frontier.com/chat](https://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

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<b>Bundle</b>		
<b>Monthly Charges</b>		
12.25-01.24	FiberOptic Internet 500 Static IP	\$140.98
<b>Bundle Total</b>		<b>\$140.98</b>

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 \$16.26 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.

<b>One-Time Charges</b>		
	Late Payment Fee	\$16.26
<b>One-Time Charges Total</b>		<b>\$16.26</b>

Avoid account suspension by paying your past-due balance immediately. Log in to [frontier.com](https://frontier.com) or use the MyFrontier app for latest balances and due dates.

**Total current month charges \$157.24**

# LET FRONTIER BE YOUR TECH SUPPORT

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[business.frontier.com](https://business.frontier.com)





**LAKE ST CHARLES CDD** Account Number:  
**813-741-2101-112403-5**

Billing Date:  
**Dec 25, 2025**

Billing Period:  
**Dec 25 - Jan 24, 2026**

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**Account Activity**

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**8137412101**

Qty	Description	Order number	Effective date	Charge
1	Late Payment Fee		2025-12-25	\$16.26
Total				\$16.26



**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 375516

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

<b>Date</b>	<b>Due Date</b>
01/01/26	1/31/2026
<b>Account Owner</b>	<b>PO#</b>
DAVID MANFRIN	

Item	Amount
#368132 - Lake St. Charles CDD 2025/2026 Landscape Maintenance Renewal January 2026	\$15,190.50

**Grand Total**      \$15,190.50

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$15,190.50	\$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.

theImpadvantage.com  
(877) 567-7761

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

**Invoice**

Date	Invoice #
1/2/2026	INV0000106064

**Bill To:**

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

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$1,000.00	\$1,000.00
Personnel Reimbursement	1.00	\$3,573.84	\$3,573.84
<b>Subtotal</b>			\$4,573.84
<b>Total</b>			\$4,573.84

# 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.: 100596  
Terms: Net 15  
Invoice date: 12/15/2025  
Due date: 12/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		020	1st Quarter Monitoring Jan Feb March 2026	3	\$20.00	\$60.00
2.		020	Cellular alarm Monitoring	3	\$12.00	\$36.00

Subtotal \$96.00

Sales tax \$7.20

**Total \$103.20**

### Ways to pay



### Note to customer

Thank you for your business.

[View and pay](#)