Rizzetta & Company

Lake St. Charles
Community Development District

Board of Supervisors' Meeting
April 1, 2026

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

www.lakestcharles.org

LAKE ST. CHARLES
COMMUNITY DEVELOPMENT DISTRICT

6801 Colonial Lake Drive Riverview, FL 33578

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

All cellular phones must be placed on mute while in the meeting room.

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

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

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

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

Board of Supervisors
Lake St. Charles
Community Development District

March 25, 2026

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lake St. Charles Community Development District will convene on **Wednesday, April 1, 2026**, at **5:00 p.m.,** located at 6801 Colonial Lake Drive Riverview, Florida, 33578.

1. **CALL TO ORDER/ ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
   - **A.** District Counsel
   - **B.** District Engineer
   - **C.** Operations Manager
     - i. Monthly Status Report……………………………………..Tab 1
   - **D.** District Manager
4. **BUSINESS ITEMS**
   - **A.** Ratification of H&Y Towing Agreement……………………..Tab 2
   - **B.** Ratification of Accounting Agreement……………………….Tab 3
   - **C.** Ratification of Avalon Document Services Agreement……Tab 4
   - **D.** Consideration of Audit Engagement Letter…………………Tab 5
   - **E.** Consideration of License Agreement Regarding Use of Certain District Property……………………………………Tab 6
   - **F.** Review of HSC/Tuscan Withholding Letter…………………Tab 7
   - **G.** Discussion of Resuming HOA Monthly Meetings at the Clubhouse and HOA Activities
   - **H.** Discussion of Resident Survey………………………………..USC
5. **BUSINESS ADMINISTRATION (Consent Agenda)**
   - **A.** Consideration of Minutes of the Board of Supervisors Meeting Held on March 4, 2026……………………………......Tab 8
   - **B.** Consideration of Operations and Maintenance Expenditures for January 2026……………………………Tab 9
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

3/9/2026 – 3/13/2026

Weekly Manager Report

- To all Residents of Lake St. Charles, we are pleased to announce that notary services are available again. Moving forward, notary services will be offered Monday through Friday as needed. If you require notary assistance, please contact the office to schedule a time.

- Lake St. Charles Clubhouse Office: 813-671-8339 Email: Deskra@rizzetta.com

Tuesday	9:00 am to 3:30 pm
Wednesday	1:00 pm to 7:00 pm
Thursday	10:00 am to 3:30 pm
Friday	9:00 am to 3:30 pm

Saturday and Sunday Closed

If I am not in the office, I am typically on-site. A contact number will be posted on the office door for immediate assistance.

- Let’s give a warm Lake St. Charles welcome to Whitney, our new part-time clubhouse team member! She’ll be helping keep things running smoothly around the clubhouse and making sure everything stays looking great for our residents. When you see her around, be sure to say hello and welcome her to the team.*

- The weeds around the pool thought they could move in rent-free… not on my watch. They’ve officially been served their notice with a fresh round of spray. And next week, the power washer rolls in to give the pool deck a full spa treatment. Dirt, grime, and anything thinking about sticking around is about to get blasted into next week. The pool area is getting ready to shine brightly.

- Solitude Lake Management will be out next week with their service boat to clean the fountain on the Boulevard and check the fountains in the lake. They'll also be readjusting the lights, which appear to have been "redecorated" by some of our local wildlife. With a little adjustment and cleanup, the fountains should be back to shining bright and looking great again.
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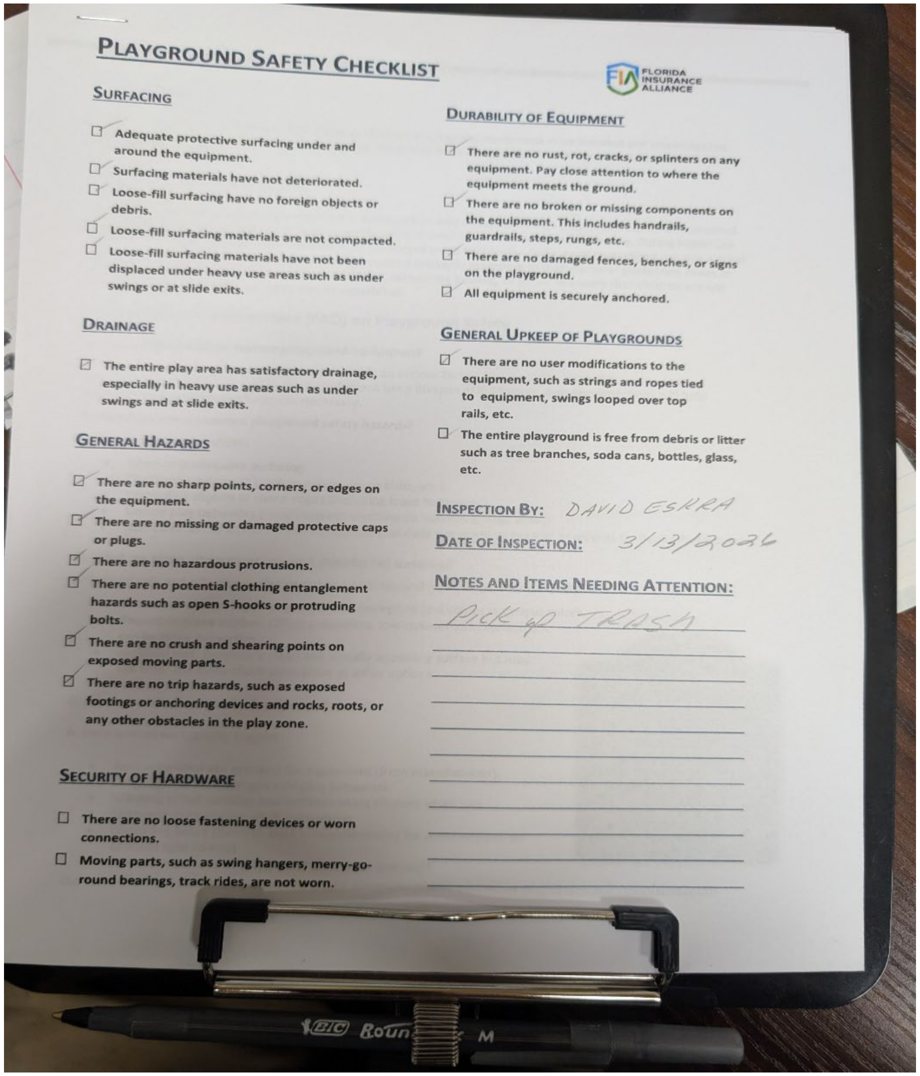
- Ongoing weekly trash and debris pick up, to keep it looking clean, beautiful, and welcoming to everyone.

- Weekly playground safety inspection.



Playground Safety Checklist

FIA Florida Insurance Alliance

Surfacing

- ☑ Adequate protective surfacing under and around the equipment.
- ☑ Surfacing materials have not deteriorated.
- ☑ Loose-fill surfacing have no foreign objects or debris.
- ☐ Loose-fill surfacing materials are not compacted.
- ☐ Loose-fill surfacing materials have not been displaced under heavy use areas such as under swings or at slide exits.

Drainage

- ☐ The entire play area has satisfactory drainage, especially in heavy use areas such as under swings and at slide exits.

General Hazards

- ☑ There are no sharp points, corners, or edges on the equipment.
- ☑ There are no missing or damaged protective caps or plugs.
- ☑ There are no hazardous protrusions.
- ☑ There are no potential clothing entanglement hazards such as open S-hooks or protruding bolts.
- ☑ There are no crush and shearing points on exposed moving parts.
- ☑ There are no trip hazards, such as exposed footings or anchoring devices and rocks, roots, or any other obstacles in the play zone.

Security of Hardware

- ☐ There are no loose fastening devices or worn connections.
- ☐ Moving parts, such as swing hangers, merry-go-round bearings, track rides, are not worn.

Durability of Equipment

- ☑ There are no rust, rot, cracks, or splinters on any equipment. Pay close attention to where the equipment meets the ground.
- ☑ There are no broken or missing components on the equipment. This includes handrails, guardrails, steps, rungs, etc.
- ☑ There are no damaged fences, benches, or signs on the playground.
- ☑ All equipment is securely anchored.

General Upkeep of Playgrounds

- ☑ There are no user modifications to the equipment, such as strings and ropes tied to equipment, swings looped over top rails, etc.
- ☐ The entire playground is free from debris or litter such as tree branches, soda cans, bottles, glass, etc.

Inspection By: DAVID ESKRA

Date of Inspection: 3/13/2026

Notes and Items Needing Attention:

Pick up TRASH

-

- Affordable Lock & Key was out last week to install the control box for the tennis court lights and access system. During the installation, they discovered that one additional relay was needed to complete the setup. The part was ordered last week, and once it arrives, they will return to finish the installation. Hopefully this coming week the tennis court lights and lock system will be fully operational and working perfectly.

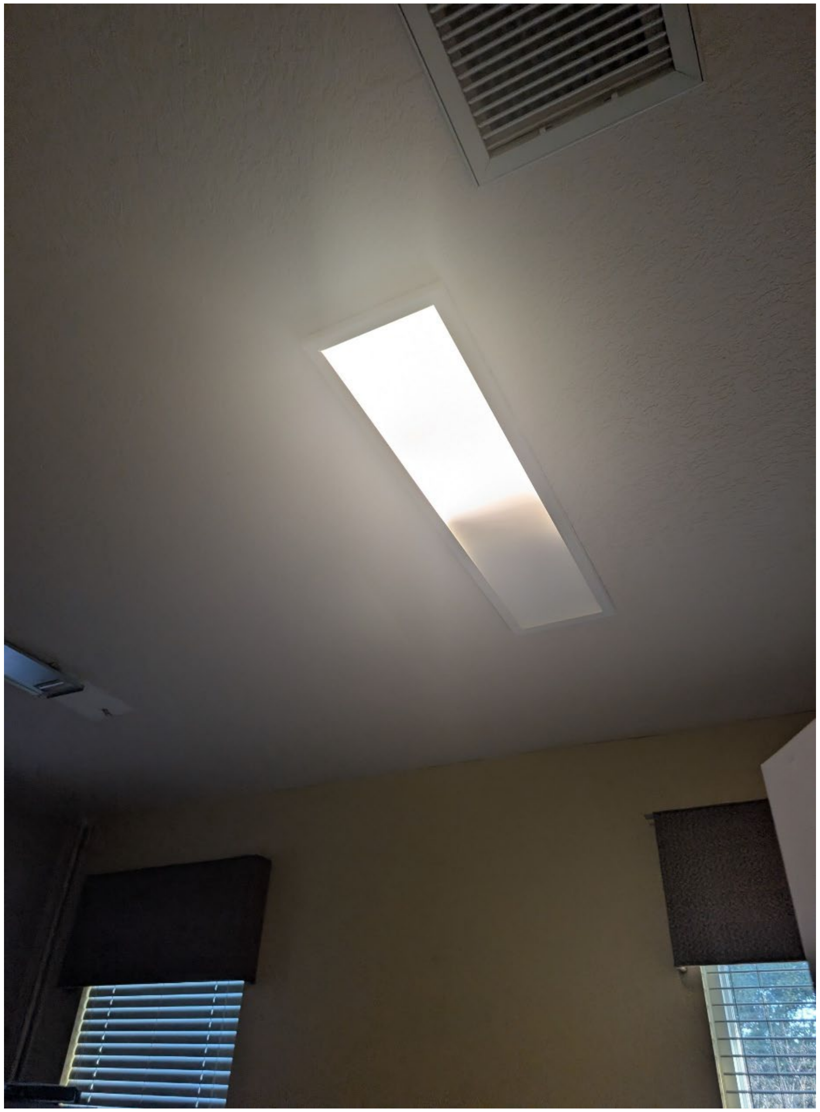
- Reinstalled the poolside sign that came down during the last storm. The area looks tidy and welcoming again ready for residents to enjoy, this weekend.

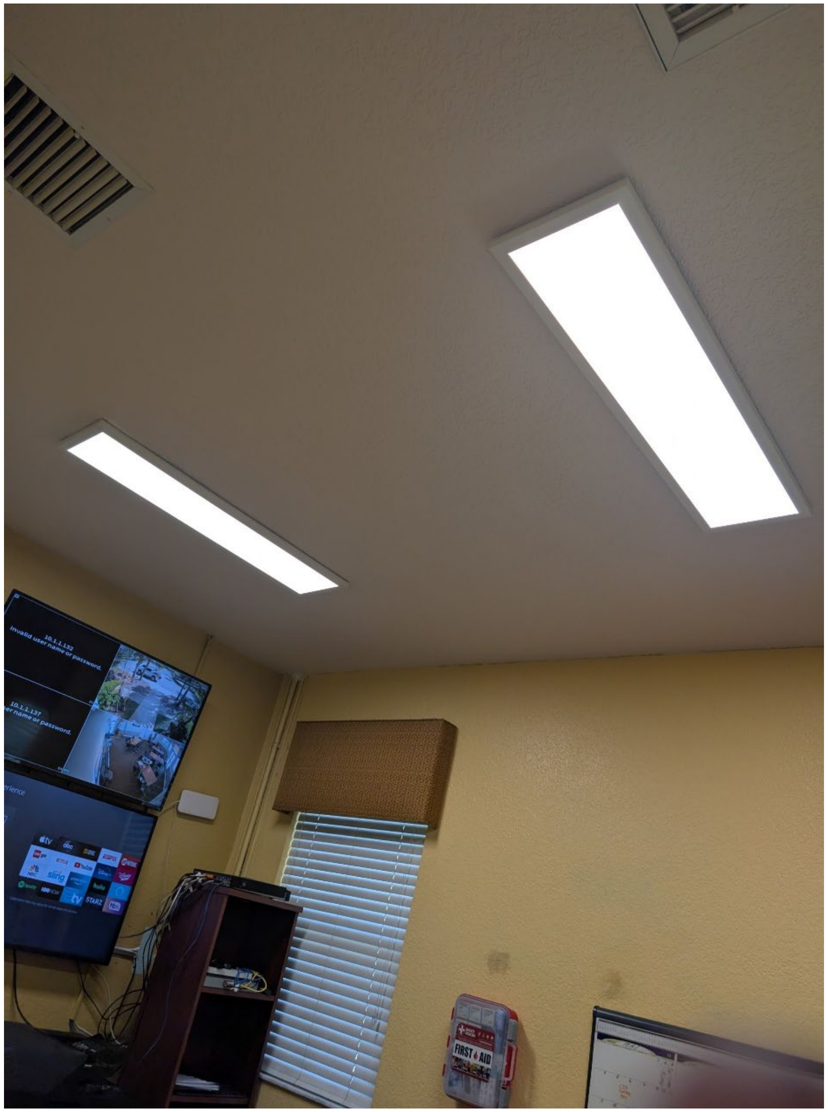
- Installed a life ring at the dock to ensure safety for kayakers and all visitors. The dock is now better prepared for any emergencies—safety first.

- Installed a new photocell at the lakeside monument so the lights will automatically come on at dusk and shine bright throughout the night. The monument is glowing again and looking sharp.

- Ordered and installed two new pool grates to replace the cracked ones. Safety is our top priority, and now the pool area is secure and ready for residents to enjoy themselves without worry.

- Installed two new light fixtures in the office to brighten up the workspace. The office is now shining a little brighter and ready for another productive week.





- Replaced broken outlet cover.

- It appears someone has been using our beautiful park gazebo as their personal mail station. A stack of junk mail was left behind, apparently delivered, read, and then abandoned for the scenery. While we appreciate residents enjoying the park, the gazebo isn't a post office or a recycling center. The area has been cleaned up and is looking great again. Let's keep our park beautiful!

- During my weekly inspection, I noticed that one of our irrigation pump stations had a pressure relief valve releasing more pressure than it should. As a precaution, I shut off power to the well and notified LMP so they can come out and address the issue. The overflow did end up filling the nearby pond well, but the system was secured until repairs were completed. We'll get it back up and flowing properly soon.

The new 2026 Lake St. Charles annual Project Tracker is live.

David Eskra Operations Manager
Project Tracker – January 2026 – January 2027

Lake St. Charles CDD

6801 Colonial Lake Dr
Riverview FL 33578
813-671-8338 Deskra@rizzetta.com
Clubhouse Operations Manager: David Eskra

New Projects

Date Entered	Project	Task	Update	Update	Estimated Completion Date
1/20/2026	Parking lot re-sealing and striping	Getting three bids to present to the board	Working on bids	Same	Open
1/20/2026	New carpet and Entry way flooring	Getting price on new carpet squares and VLP	Getting square footage	Something our team can install	4/1/2026
1/20/2026	New up-dated Stainless/ Steel	Find low-cost appliances	Getting three bids to present to the board	Same	4/1/2026

	appliance for Event Room Kitchen				
1/20/2026	Granite tops for the event room kitchen	Getting quotes	No updates	No updates	1/12/2026
1/14/2026	Poolside water fountain	Someone gave the PVC a not-so-friendly kick and broke the line	Picked up new parts	Our team installed new PVC	1/15/2026
1/5/2026	New signs ordered	New signs ordered	Picked up new signs	Our team installed the new signs	1/16/2026
1/7/2026	Tennis lights	Affordable lock will be repairing	Affordable lock order the new parts that the board approved on 1/12026 meeting	Waiting	Open
1/10./2026	Trailer and power washer repair	Dropping off the power washing and trailer off at Ameritech	Inspection 2/5/2026	None	2/6/2026
1/21/2026	Power washing	Pool deck	Starting 2/2/2026		2/25/2026
1/2/2026	Selling the LSC truck	First thing first getting new insurance card and register with the DMV	Working with our insurance carrier to obtain current cards	We have the new plate and insurance cards and now title is in LSC CDD possession	1/20/2026

Completed Projects

Date Entered	Project	Task	Update 1	Update 2	Estimated competition Date
11/24/2025	Golf cart resurrection	Rebuild LSC golf cart	Ordered new parts	Parts are in	12/19/2025
1/2/2026	Update rental room	Remove all old chair rail and install new, paint all doors and woodwork, paint walls and clean carpet	Picked up new chair rail and paint	Went to work on the update	1/7/2026
12/11/2025	Install Seasonal lighting and Decor	Install seasonal lighting and décor on Directory and Entry way	New lights were ordered	Removed lights and décor 3 weeks early on 1/9/2026 HOA time limit is 30 days before the holidays and 30 days after	1/9/2026
1/ 9/2026	Colum top at the Directory that was removed by prier Management last year	Re-install concrete column top, top weight is approximately 500 lb	Top was re-mounted	Saved LSC CDD $1,475 on remounting of the top	1/9/2026
1/2/2026	Outdoor bulletin board	Bulletin board along the path by the clubhouse was discolored and warped	Ordered new plexiglass	Our maintenance team installed new plexiglass	1/12/2026
1/12/2026	Poolside water fountain	Someone gave the PVC a not-so-friendly kick and broke the line	Picked up the new parts	Our team installed ne PVC	1/15/2026
1/5/2026	New signs to enhance our community looks	New signs ordered	Picked up new signs	Our team installed the new signs	1/16/2026
1/10/2026	Pool pump motor not working	Replace bad pool cleaning pump motor,	Our pool company ordered the motor	Zebra pools will be installing the pump on 1/22	1/22/2026

- In accordance with Florida Sunshine Law, all board members are asked to contact the Operations Manager directly with any questions or concerns.

Tab 2

TOWING SERVICES AGREEMENT

THIS AGREEMENT ("**Agreement**") is made effective as of the ______day of March 2026 by and between:

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

H & Y TOWING SERVICE LLC, a Florida limited liability company with a principal address of 8517 North Branch Avenue, Tampa, Florida 33604 ("**Contractor**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established for the purpose of financing, acquiring, constructing, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the District has adopted *Amended Rules Relating to Parking Enforcement*, a copy of which is attached hereto as **Exhibit A**, and as may be amended from time to time by the Board of Supervisors ("**Board**") of the District ("**Parking Rules**"); and

WHEREAS, in accordance with Section 715.07, *Florida Statutes,* the District desires to engage an independent contractor to provide vehicle towing/removal services within the District in accordance with the Parking Rules ("**Services**"); and

WHEREAS, Contractor desires to provide such Services for the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law; and

WHEREAS, Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties and obligations of the parties relative to same.

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

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES. The District hereby authorizes Contractor, and its employees and agents, to perform drive-by inspections and vehicle-towing/removal Services from the District property identified in **Exhibit A**. Contractor is also authorized to perform such Services when requested to do so by the District's designated representatives, who shall be the District Manager (Stephanie DeLuna of Rizzetta & Company, Inc.), or her designee ("**District Representatives**"). All such Services shall be performed only at the times specified in the Parking Rules. Contractor shall also provide vehicle storage relative to any such vehicles towed from District property, all in accordance with the Parking Rules, Section 715.07, *Florida Statutes*, and any other applicable Florida law.

A. Upon execution of this Agreement, Contractor shall, at its own cost and expense, procure and install the necessary signage as required by Section 715.07, *Florida Statutes*, which signage shall be installed a minimum of twenty-four (24) hours prior to commencement of any towing/removal Services by Contractor.

B. Upon towing/removal of a vehicle, such vehicle shall be stored by Contractor within a ten (10)-mile radius of the point of the removal and shall provide for public access to such storage facility as set forth in Section 715.07, *Florida Statutes*.

C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services. Any damage caused by Contractor shall diligently be repaired and shall be at Contractor's sole cost and expense.

SECTION 3. COMPENSATION. Contractor acknowledges and agrees that it is not receiving compensation from the District for the provision of the Services. Any compensation due and owing to Contractor relative to this Agreement shall be remitted by the owner(s) of the towed/removed vehicles.

SECTION 4. EFFECTIVE DATE; TERM. This Agreement shall become effective on the date first written above and shall remain in effect unless terminated with written notice to the other party.

SECTION 5. INSURANCE.

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

i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.

ii. Commercial General Liability Insurance, including, but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less than One Million Dollars and No Cents ($1,000,000.00) per occurrence, and not less than Two Million Dollars and No Cents ($2,000,000.00) aggregate covering all work performed under this Agreement, and covering at least the following hazards:

1. Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractor's operation, if any.

iii. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars and No Cents ($1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District and the District's officers, directors, agents, and employees shall be named as additional insureds on all policies above, except for Workers' Compensation Insurance coverage. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

SECTION 6. CARE OF PROPERTY; SOVEREIGN IMMUNITY.

A. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor shall be solely responsible for any damage to property, including vehicles, caused by the towing/removal and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, employees, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

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

SECTION 7. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled to recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs.

SECTION 8. DEFAULT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

SECTION 9. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 10. ASSIGNMENT. Neither the District nor Contractor may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

SECTION 11. NOTICES. All notices, requests, consents, and other communications hereunder (each a "**Notice**") shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

A. **If to the District:**		**Lake St. Charles Community Development District** c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 Attn: District Manager
	With a copy to:	**Kilinski | Van Wyk PLLC** 517 E. College Avenue Tallahassee, Florida 32301 Attn: Lake St. Charles CDD, District Counsel
B. **If to Contractor:**		**H & Y Towing Service LLC** 8517 North Branch Avenue Tampa, Florida 33604 Attn: _______________

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

SECTION 12. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Rizzetta & Company, Inc.** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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

CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 533-2950, SDELUNA@RIZZETTA.COM, OR 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 13. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Hillsborough County, Florida.

SECTION 14. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. If the Contractor anticipates entering into agreements with a subcontractor for the Services, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 15. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 16. SCRUTINIZED COMPANIES. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 17. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

SECTION 18. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 19. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of the Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and the Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor. The parties acknowledge that the Contractor is not an employee for state or federal tax purposes. The Contractor shall hire and pay all of the Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor, all of whom shall be employees of the Contractor and not employees of the District and at all times entirely under the Contractor's supervision, direction, and control. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District, and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 20. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 21. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 22. ANTI-HUMAN TRAFFICKING AFFIDAVIT. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

SECTION 23. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

[Signature page follows]

[Signature page to Agreement for Towing Services]

IN WITNESS WHEREOF, the parties execute this Agreement to be effective as of the day and year first written above.

LAKE ST. CHARLES
COMMUNITY DEVELOPMENT DISTRICT

John Marshall
John Marshall (Mar 11, 2026 14:56:47 EDT)
Chairperson, Board of Supervisors

H & Y TOWING SERVICE LLC,
a Florida limited liability company

HILARION BRICENO
HILARION BRICENO (Mar 13, 2026 11:13:23 PDT)
By: HILARION BRICENO
HILARION BRICENO (Mar 13, 2026 11:13:23 PDT)
Its: Mar 13, 2026

Exhibit A: Parking Rules

<u>EXHIBIT A</u>
Parking Rules

[See following pages]

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

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


Waterton Dr

260311 - Agreement for Towing Services - LSC

Final Audit Report 2026-03-13

Created:	2026-03-11
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGrTIHSBw3WQNVbX7Igu8HloJxb8JsDJI

"260311 - Agreement for Towing Services - LSC" History

Document created by Christy Gargaro (cgargaro@rizzetta.com)
2026-03-11 - 3:19:22 PM GMT

Document emailed to jmarshall@lakestcharles.org for signature
2026-03-11 - 3:20:16 PM GMT

Email viewed by jmarshall@lakestcharles.org
2026-03-11 - 6:56:19 PM GMT

Signer jmarshall@lakestcharles.org entered name at signing as John Marshall
2026-03-11 - 6:56:45 PM GMT

Document e-signed by John Marshall (jmarshall@lakestcharles.org)
Signature Date: 2026-03-11 - 6:56:47 PM GMT - Time Source: server

Document emailed to hilarion.briceno@yahoo.com for signature
2026-03-11 - 6:56:49 PM GMT

Email viewed by hilarion.briceno@yahoo.com
2026-03-13 - 6:12:45 PM GMT

Signer hilarion.briceno@yahoo.com entered name at signing as HILARION BRICENO
2026-03-13 - 6:13:21 PM GMT

Document e-signed by HILARION BRICENO (hilarion.briceno@yahoo.com)
Signature Date: 2026-03-13 - 6:13:23 PM GMT - Time Source: server

Agreement completed.
2026-03-13 - 6:13:23 PM GMT

Tab 3

AGREEMENT FOR LIMITED PROFESSIONAL ACCOUNTING SERVICES

THIS AGREEMENT (the "Agreement") is made effective this ____ day of March 2026, by and between:

> **LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, and located within Hillsborough County, Florida, with a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District"); and
>
> **DIBARTOLOMEO, MCBEE, HARTLEY & BARNES, P.A.**, a Florida professional association, with a mailing address of 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950 (the "Contractor," together with the District, the "Parties," and separately "Party").

RECITALS

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

WHEREAS, the District desires to retain an independent contractor to provide limited professional accounting services to prepare the District's financial statements for the time period of March 1, 2025, through June 30, 2025 (the "Services"); and

WHEREAS, Contractor represents that it is qualified to serve as a professional account and provide the Services; and

WHEREAS, the District finds that entering into this Agreement with Contractor to provide Services is in the best interest of the District.

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

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

2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that Contractor provide professional Services within presently accepted industry standards. Upon all Parties executing this Agreement, Contractor shall provide the District with the specific services as set forth in this Agreement.

B. While providing the Services, as may be amended from time to time in writing between the Parties, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services to the sole satisfaction of the District.

C. Contractor shall provide the specific professional Services as described in Paragraph 3 of this Agreement.

3. SCOPE OF SERVICES. The duties, obligations, and responsibilities of Contractor are those described in this Agreement. Specifically, Contractor shall be responsible for preparing the District's financial statements for the time period of March 1, 2025, through June 30, 2025, in accordance with Governmental Accounting Standards. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

4. MANNER OF CONTRACTOR'S PERFORMANCE. Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with presently accepted industry standards. The performance of all Services by Contractor under this Agreement and related to this Agreement, including any additional services or work authorized by an amendment, addendum or work authorizations issued pursuant to this Agreement, shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any written amendment, addenda or work authorization but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement.

B. Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the Services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services.

(1) The District hereby designates the District Manager and his or her representative to act as the District's representative.

D. The District may withhold compensation for all or portions of the Services not adequately performed, as determined in the District's reasonable discretion, until such time as the Services are adequately performed and deficiency items addressed.

5. COMPENSATION; TERM.

A. As compensation for Services described in this Agreement, the District agrees to pay Contractor an amount not to exceed **Seven Thousand Dollars and No Cents ($7,000.00)**. The District shall only compensate Contractor for those Services provided under the terms of this Agreement. Any change in compensation must be agreed to in a writing signed by the Parties.

B. The initial term of this Agreement shall begin upon execution of this Agreement and shall terminate upon completion of the Services, but in no event later than May 31, 2026, unless terminated earlier in accordance with the terms of this Agreement.

C. If the District should desire additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services upon a negotiated price between the Parties. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, work authorization(s) or change order(s) to this Agreement. Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing. No additional services shall be provided by the Contractor unless done at the written direction of the District.

D. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall include such supporting information as the District may reasonably require Contractor to provide. The District's payments shall be remitted in accordance with Florida's Prompt Payment Act, Section 218.70 et seq. of the Florida Statutes.

6. INSURANCE.

A. Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

(1) Workers' Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants, agents and supervisors shall be named as additional insureds and certificate holders on the above-referenced policies, except Workers' Compensation and Employer's Liability coverages. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

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

7. INDEMNIFICATION.

A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, backpay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents, staff and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, wholly or in part by, the work to be performed by Contractor. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute. Any subcontractor retained by Contractor shall acknowledge in writing such subcontractor's acceptance of the terms of this Section 7.

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

9. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

12. TERMINATION. The District agrees that Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement; and that Contractor may terminate this Agreement for any reason by providing ninety (90) days' written notice of termination to the District. Contractor agrees that the District may terminate this Agreement immediately with cause by providing written notice of termination to Contractor. The District may terminate this Agreement without cause by providing thirty (30) days' written notice of termination to Contractor. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor.

13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor.

14. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such written approval shall be null and void.

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

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

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

18. **AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

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

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

21. **NOTICES.** All notices, requests, consents and other communications under this Agreement (the "Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A.	**If to District:**	Lake St. Charles CDD c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 Attn: District Manager
	With a copy to:	Kilinski | Van Wyk, PLLC 517 East College Avenue Tallahassee, Florida 32301 Attn: District Counsel
B.	**If to the Contractor:**	DiBartolomeo, McBee, Hartley & Barnes, P.A. 2222 Colonial Road, Suite 200 Fort Pierce, Florida 34950 Attn: ________________

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

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

23. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The exclusive venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in and for Hillsborough County, Florida.

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

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (813) 533-2950, SDELUNA@RIZZETTA.COM, OR AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

25. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. If Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify Contractor. Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

26. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift form a Foreign country of concern as that term is defined within the above referenced statute.

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

28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any Party.

29. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes,* Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes,* and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this

Agreement.

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

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

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

[*Remainder of page left intentionally blank*]

IN WITNESS WHEREOF, the Parties execute this Agreement to be effective on the day and year first written above.

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

____
Vice/Chairperson, Board of Supervisors

DIBARTOLOMEO, MCBEE, HARTLEY & BARNES, P.A.,
a Florida professional association

____
Print Name: ______________________
Title: ___________________________

Tab 4

AGREEMENT FOR DOCUMENT SCANNING SERVICES

THIS AGREEMENT (the "Agreement") is made effective this **____**day of March 2026, by and between:

> **LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, and located within Hillsborough County, Florida, with a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District"); and
>
> **AVALON DOCUMENT SERVICES HOLDINGS, LLC**, a Delaware limited liability company authorized transact business in the State of Florida, with a mailing address of 901 North State Street, Syracuse, New York 13208 (the "Contractor," together with the District, the "Parties," and separately "Party").

RECITALS

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

WHEREAS, the District desires to retain an independent contractor to provide document scanning services for the District's physical records (the "Services"), as further described in the Contractor's proposal attached hereto as **Exhibit A** and incorporated herein; and

WHEREAS, Contractor represents that it is qualified to serve in such capacity and provide the Services; and

WHEREAS, the District finds that entering into this Agreement with Contractor to provide Services is in the best interest of the District.

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

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

2. DESCRIPTION OF WORK AND SERVICES.

> **A.** The District desires that Contractor provide professional Services within presently accepted industry standards. Upon all Parties executing this Agreement, Contractor shall provide the District with the specific services as set forth in this Agreement and **Exhibit A** attached hereto.

B. While providing the Services, as may be amended from time to time in writing between the Parties, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services to the sole satisfaction of the District.

C. Contractor shall provide the specific professional Services as described in Paragraph 3 of this Agreement.

3. SCOPE OF SERVICES. The duties, obligations, and responsibilities of Contractor are those described in this Agreement and the attached **Exhibit A**. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

4. MANNER OF CONTRACTOR'S PERFORMANCE. Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with presently accepted industry standards. The performance of all Services by Contractor under this Agreement and related to this Agreement, including any additional services or work authorized by an amendment, addendum or work authorizations issued pursuant to this Agreement, shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any written amendment, addenda or work authorization but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement.

B. Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the Services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services.

(1) The District hereby designates the District Manager and his or her representative to act as the District's representative.

D. The District may withhold compensation for all or portions of the Services not adequately performed, as determined in the District's reasonable discretion, until such time as the Services are adequately performed and deficiency items addressed.

5. COMPENSATION; TERM.

A. As compensation for Services described in this Agreement, the District agrees to pay Contractor **One Hundred Ninety Dollars and Zero Cents ($190.00**) per box of records, for a total amount not to exceed **Seven Thousand Five Hundred Dollars and Zero Cents ($7,500.00)**, as more particularly set forth in **Exhibit A**. The District shall only compensate Contractor for those Services provided under the terms of this Agreement. Any change in compensation must be agreed to in a writing signed by the Parties.

B. The initial term of this Agreement shall begin upon execution of this Agreement and shall terminate upon completion of the Services, but in no event later than June 30, 2025, unless terminated earlier in accordance with the terms of this Agreement.

C. If the District should desire additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services in accordance with the unit prices set forth in **Exhibit A** or upon a negotiated price between the Parties. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, work authorization(s) or change order(s) to this Agreement. Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing. No additional services shall be provided by the Contractor unless done at the written direction of the District.

D. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall include such supporting information as the District may reasonably require Contractor to provide. The District's payments shall be remitted in accordance with Florida's Prompt Payment Act, Section 218.70 et seq. of the Florida Statutes.

6. INSURANCE.

A. Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

(1) Workers' Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants, agents and supervisors shall be named as additional insureds and certificate holders on the above-referenced policies, except Workers' Compensation and Employer's Liability coverages. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

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

7. INDEMNIFICATION.

A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, backpay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents, staff and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, wholly or in part by, the work to be performed by Contractor. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute. Any subcontractor retained by Contractor shall acknowledge in writing such subcontractor's acceptance of the terms of this Section 7.

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

9. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

12. TERMINATION. The District agrees that Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement; and that Contractor may terminate this Agreement for any reason by providing ninety (90) days' written notice of termination to the District. Contractor agrees that the District may terminate this Agreement immediately with cause by providing written notice of termination to Contractor. The District may terminate this Agreement without cause by providing thirty (30) days' written notice of termination to Contractor. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor.

13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor.

14. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such written approval shall be null and void.

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

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

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

18. AGREEMENT. This instrument, together with **Exhibit A**, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. **Exhibit A** attached hereto is provided to clarify the terms of the Agreement. To the extent any terms and provisions of **Exhibit A** conflict with the terms and provisions of this Agreement, this Agreement shall control.

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

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

21. NOTICES. All notices, requests, consents and other communications under this Agreement (the "Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A. If to District:

Lake St. Charles CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager

With a copy to:

Kilinski | Van Wyk, PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor:

Avalon Document Services Holdings, LLC
901 North State Street
Syracuse, New York 13208
Attn: ________________

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

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

23. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The exclusive venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in and for Hillsborough County, Florida.

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

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (813) 533-2950, SDELUNA@RIZZETTA.COM, OR AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

25. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. If Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify Contractor. Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

26. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift form a Foreign country of concern as that term is defined within the above referenced statute.

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

28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any Party.

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Agreement.

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

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

[*Remainder of page left intentionally blank*]

IN WITNESS WHEREOF, the Parties execute this Agreement to be effective on the day and year first written above.

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

John Marshall
John Marshall (Mar 11, 2026 09:45:55 EDT)
____
Vice/Chairperson, Board of Supervisors

AVALON DOCUMENT SERVICES HOLDINGS, LLC,
a Delaware limited liability company

Bob deStefanis
Bob deStefanis (Mar 11, 2026 14:13:37 EDT)
____
Print Name: Bob DeStefanis
Title: VP of sales

Exhibit A: Contractor's Proposal

Exhibit A
Contractor’s Proposal

Thank yoll ag.ain !,or tile opportllnity l:o prooide *yo* with a proposal to facilitate ','{JUr document scann1n� r1eeds for *tlie* le>cationl Rivei'View, FL

Prqject� Includes tile fol!owlng:

1. Avalon **will** pick.-up and bring approxlma,tely -30 box:es to its "lampa facility for scanni111g, All document prep will be inclL1ded al rm extra cost
2. Avalon ts a SOC-2 Type 1 and HIPAA,CQmplialtlIegal scanrnlng faclIltY fteg,uently utilized by 1mun1clpa11tles, **universities, doctor's offices encl l!iw flnns** In **the Florida region due** to the hlg/les.t level *o1* d:ocum.&.nt securtt,y and compliance and can fllmlsh refemnces '-!�n ri,q�est.
3. All documll!nts will be r€1tlllnoo �md rntumi;;d ,o clTT!lmt \illBUS sllreddll!d.
4. Awlo:nwill comply with the naming convention and unili:za!ion (file name) of client's, cl'loice. Files \vi l l be Clerivered in fire type (PDF,1,1Ff, ett.J *of* client's cl'loice arid via metnod of client's.choice.
5. Documents POtentlally contain sensltlw PU and A1'alo11 wlll extend th�hlgtiest level of documem. $<l'CUrfcy ttl r01,1gll01Jt ttMlJ pro]�ct- Do�um1ints wIll only be picked up and seanned by Avalo:n employees, Complia11ce and security are of Ul:most importmce to client.
6, A\!'alon will not outsource-the scanningofithis project, only Avalon employees will scan ttie documimts and pick-up the project
7. Avaton Will include OCR'on a oompltmentaiy ba sis{cypicelly 1-3¢ per image).

Prtclll8, Breakdown:

Scanning (per box):	$100
OCR {per image):	included
Plck-1.1p/rel1.1m (per trli,}:	Included

260310 - Agreement for Document Scanning Services - LSC (004)

Final Audit Report 2026-03-11

Created:	2026-03-11
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-UpzQzR62yikAMEuT0vwPa4b3Kz424LL

"260310 - Agreement for Document Scanning Services - LSC (004)" History

Document created by Christy Gargaro (cgargaro@rizzetta.com)
2026-03-11 - 12:49:11 PM GMT

Document emailed to jmarshall@lakestcharles.org for signature
2026-03-11 - 12:50:17 PM GMT

Email viewed by jmarshall@lakestcharles.org
2026-03-11 - 1:44:38 PM GMT

Signer jmarshall@lakestcharles.org entered name at signing as John Marshall
2026-03-11 - 1:45:53 PM GMT

Document e-signed by John Marshall (jmarshall@lakestcharles.org)
Signature Date: 2026-03-11 - 1:45:55 PM GMT - Time Source: server

Document emailed to bob.destefanis@teamavalon.com for signature
2026-03-11 - 1:45:56 PM GMT

Email viewed by bob.destefanis@teamavalon.com
2026-03-11 - 5:56:34 PM GMT

Signer bob.destefanis@teamavalon.com entered name at signing as Bob deStefanis
2026-03-11 - 6:13:35 PM GMT

Document e-signed by Bob deStefanis (bob.destefanis@teamavalon.com)
Signature Date: 2026-03-11 - 6:13:37 PM GMT - Time Source: server

Agreement completed.
2026-03-11 - 6:13:37 PM GMT

Tab 5

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

March 24, 2026

To Board of Supervisors
Lake St. Charles Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

We are pleased to confirm our understanding of the services we are to provide Lake St. Charles Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Lake St. Charles Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

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

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

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

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

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

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

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

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

Our fee for these services will not exceed $10,000 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

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

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

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

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

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates

____
Antonio J. Grau

RESPONSE:

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

By: ____________________________________

Title: __________________________________

Date: __________________________________

Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

LAKE ST. CHARLES
COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: March 24, 2026

Submitted to:
Lake St. Charles
Community Development District
c/o District Manager

Submitted by:
Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431
Tel (561) 994-9299
Fax (561) 994-5823
tgrau@graucpa.com
www.graucpa.com

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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March 24, 2026

Lake St. Charles Community Development District
c/o District Manager

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2025.

Grau & Associates (Grau) welcomes the opportunity to respond to the Lake St. Charles Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team
Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs
Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships
We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation
We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Ben Steets, CPA (bsteets@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates

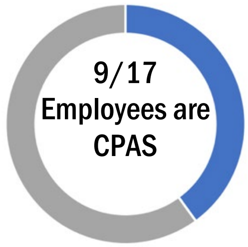
Antonio J. Grau

Firm Qualifications

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



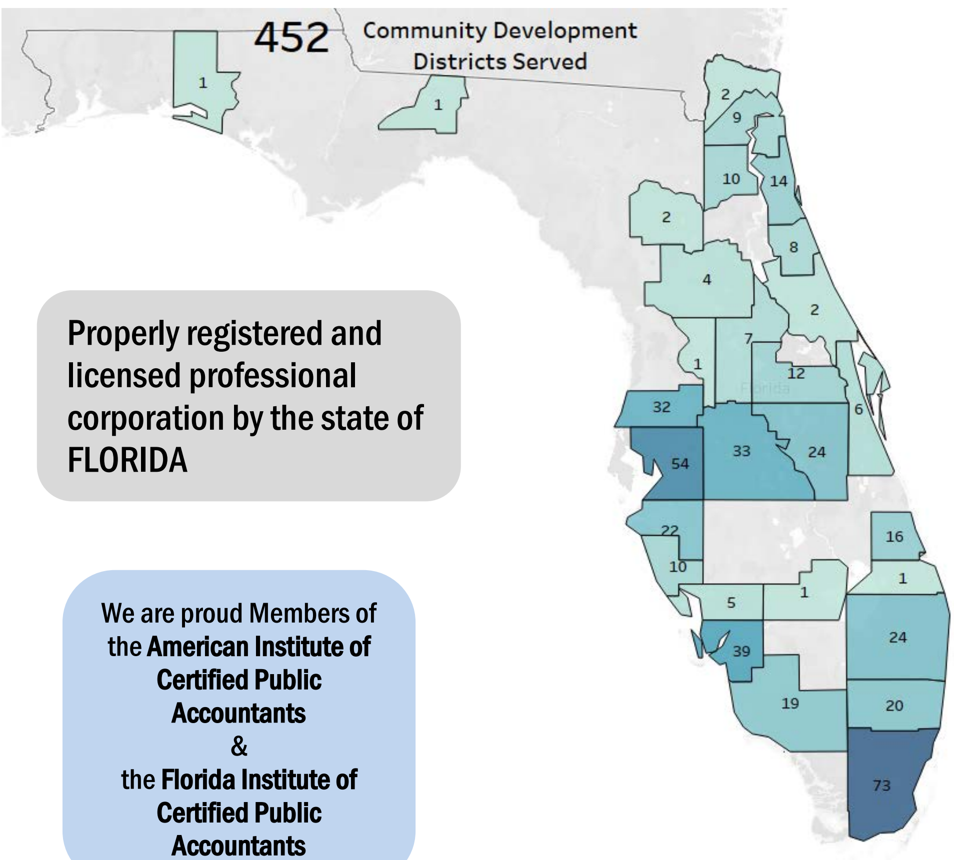
2005

Year founded

3
Partners

12
Professional Staff

2
Administrative Professionals



Services Provided

- Financial Auditing
- Compliance Auditing
- Accounting
- Attestation
- Arbitrage Services
- Management Consulting

Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

9
Professional Groups

AICPA | FICPA | GFOA | FASD | FGFOA

Quality Controls

⇒ External quality review program: consistently receives a pass

⇒ Internal: ongoing monitoring to maintain quality

See next page for report and certificate

FICPA Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida by the Florida Institute of CPAs

November 18, 2025

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

119 S Monroe Street, Suite 121 | Tallahassee, FL 32301| 850.224.2727, in Florida | www.ficpa.org

PGP
PRIDA, GUIDA & PEREZ, P.A.
CERTIFIED PUBLIC ACCOUNTANTS
2504 W. KATHLEEN STREET
TAMPA, FLORIDA 33607
TELEPHONE: (813) 226-6091
FAX: (813) 229-7754

Report on the Firm's System of Quality Control

October 3, 2025

To the Partners of Grau & Associates
And the Peer Review Committee of the
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Grau & Associates (the firm), in effect for the year ended June 30, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Grau & Associates in effect for the year ended June 30, 2025, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass, pass with deficiency(ies),* or *fail*. Grau & Associates has received a peer review rating of *pass*.

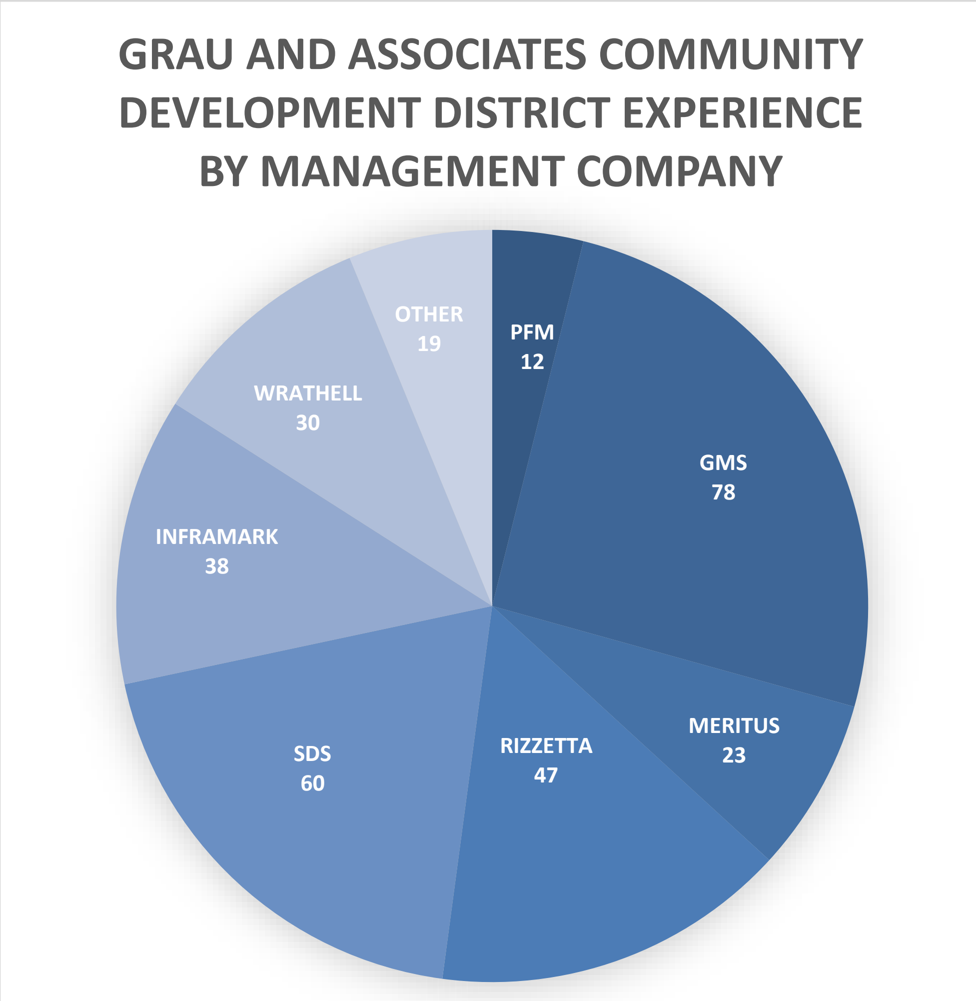
Prida Guida & Perez

Prida Guida & Perez, P.A.

MEMBER AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER FLORIDA INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

Firm & Staff Experience

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS



Profile Briefs:

Antonio J GRAU, CPA (Partner)
Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA

Ben Steets, CPA (Partner)
Years Performing Audits: 9+
CPE (last 2 years): Government Accounting, Auditing: 28 hours; Accounting, Auditing and Other: 88 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

- Ben Steets

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.

The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.

Antonio 'Tony 'J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I,II,IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District
St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
City of Boca Raton Financial Advisory Board Member
Florida Government Finance Officers Association
Government Finance Officers Association Member

Professional Education *(over the last two years)*

Course	***Hours***
Government Accounting and Auditing	24
Accounting, Auditing and Other	56
Total Hours	80 (*includes of 4 hours of Ethics CPE)*

Ben Steets, CPA, *Partner*

Contact : bsteets@graucpa.com / (561) 939-6669

Experience

Grau & Associates	Partner	2023-Present
Grau & Associates	Manager	2021-2023
Grau & Associates	Senior Auditor	2018-2021
Grau & Associates	Staff Auditor	2016-2018
PCAOB Registered Firm	Staff Auditor	2015-2016

Education

Florida Atlantic University (2015)

Clients Served *(partial list)*

(>300) Various Special Districts
Careersource Polk
Central Broward Water Control District
Dunes Community Development District
Greater Naples Fire Rescue District
Key Marco Community Development District
Lake Worth Drainage District
Mae Volen Senior Center
Port of the Islands Community Improvement District
San Carlos Park Fire and Rescue Service District
Sanibel Fire and Rescue District
South Broward Drainage District
South Trail Fire and Rescue District
Town of Highland Beach
Town of Lauderdale-By-The-Sea
Verano Walk Community Development District
West Villages Improvement District
Winding Cypress Community Development District

Professional Education (*over the last two years*)

Course	Hours
Government Accounting and Auditing	28
Accounting, Auditing and Other	88
Total Hours	116 (includes 4 hours of Ethics CPE)

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants

References

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm*** *and* ***we pledge to <u>commit all firm resources</u> to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but*** *will* ***<u>exceed those expectations</u>***. Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State of Local regulations. **<u>We will deliver our reports in accordance with your requirements.</u>**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:

<u>Phase I - Preliminary Planning</u>

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

» Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
» Read minutes of meetings;
» Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
» Obtain an understanding of fraud detection and prevention systems;
» Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
» Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
» Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
» Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no "surprises" in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fee for the financial audit for the fiscal year ended September 30, 2025 is $10,000.

The above fee is based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fee would be adjusted accordingly upon approval from all parties concerned. If Bonds are issued the fee would increase by $1,500.

Supplemental Information

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	**491**	**5**	**4**	**484**	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current Arbitrage Calculations

We look forward to providing Lake St. Charles Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

For even more information on Grau & Associates please visit us on www.graucpa.com.

Tab 6

LICENSE AGREEMENT REGARDING THE USE OF CERTAIN DISTRICT PROPERTY

THIS LICENSE AGREEMENT (the "Agreement") is made and entered into this ____ day of March 2026, by and between:

> **LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Hillsborough County, Florida with a mailing address of 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District"), and
>
> **LAKE ST. CHARLES MASTER ASSOCIATION INC.**, a Florida not for profit corporation, with a mailing address of 1463 Oakfield Drive, Suite 127, Brandon, Florida 33511 (the "Licensee", together with the District, the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns and maintains public improvement facilities, including License Area for recreational use, which improvements are identified in **Exhibit A**, attached hereto and incorporated herein by this reference (the "License Area"); and

WHEREAS, Licensee is a not-for-profit organization serving the same community as the District; and

WHEREAS, the District agrees that the Licensee may use the License Area to host a bi-monthly community food truck event, without charge, subject to the terms set forth herein (the "Event"); and

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

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and Licensee agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

2. GRANT OF LICENSE. The District hereby grants to Licensee a revocable, nonexclusive, non-transferable license to use the License Area to host the Event, in accordance with the terms and conditions contained herein and in the exhibits hereto (the "License"). As consideration for said use of the License Area, Licensee agrees to the following conditions:

A. Licensee's access is strictly limited to the License Area, as set forth in **Exhibit A**, and the parking lot(s) serving such facilities only, and Licensee shall not access any other District property without prior written authorization from the District Manager. Use of the License Area is limited to the date, time, and uses specified herein and no other – this License is for operation of a community event hosted for the benefit of residents of the Lake St. Charles community. The District reserves all rights and privileges in and to the District's property, including the License Area. This License for the License Area is granted to Licensee in its "as is" condition and without any warranty or representation, express or implied.

B. Licensee shall coordinate the date and time of each Event with the District Manager or his or her designee. Licensee must submit details to the District at least fifteen (15) days in advance. The District shall approve or deny each Event in writing. The District will evaluate each proposed Event on a case-by-case basis and may impose additional requirements or restrictions in its sole discretion. The Licensee may not host any Event unless first approved by the District in writing.

C. The Parties acknowledge that weather conditions may affect the use of the License Area at any given time. The District shall have the right, but not the obligation, to temporarily close the License Area on any given day due to inclement weather, including, but not limited to, rain, hail, lightning, and strong winds. Licensee shall abide by the decision of the District as to the closure of the License Area and acknowledges that no refund, credit, or compensation of any kind shall be due to Licensee in the event of such closure. Licensee shall be solely responsible for the safety of its employees, guests, invitees, agents, or participants during such times and for making alternative arrangements in the event of weather-related closure.

D. This License does not guarantee exclusive use of the License Area. Licensee's use of the License Area shall be contemporaneous with the use of the District's facilities by patrons of the District, and Licensee's use shall not interfere with the operation of the District's facilities as a public improvement except as set forth herein.

E. Licensee shall be solely responsible for all preparations necessary for the Event to be held on the License Area. The District and the Licensee agree that all food, beverages, entertainment, security, parking, traffic control, crowd control, capacity determinations, compliance with applicable fire codes and occupancy limits, and personnel necessary for the Event shall be the sole responsibility of Licensee. Licensee understands and agrees that serving, selling, or consumption of alcoholic beverages during the Event is strictly prohibited. Licensee shall obtain all necessary permits, licenses, and approvals required for the Event, including but not limited to any permits required for food service, temporary structures, or amplified sound, and shall provide copies of such permits to the District at least forty-eight (48) hours prior to the Event.

F. Proper non-permanent signage regarding parking and other information may be used during the term of this License only. Said property shall be restored to the same or better condition after completion of the Event.

G. Licensee's use of the License Area shall be subject to the policies and regulations of the District and Licensee acknowledges receipt of all such policies and rules and agrees it will be responsible for ensuring compliance with such rules and policies by all users under this Agreement. Among other requirements, the following are prohibited on the License Area:

i. Alcohol
ii. Smoking and vaping
iii. Vehicles (other than in designated parking spaces)
iv. Fireworks and open flames
v. Profanity, horseplay, and littering

H. The grant of this License is further conditioned on Licensee's compliance at all times with applicable laws, statutes, ordinances, codes, rules, regulations, and requirements of federal, state, county, city and municipal government, and any and all of their departments and bureaus, and all applicable permits and approvals, including but not limited to, health department requirements, ADA requirements, fire code and other laws (the "Laws"). It is Licensee's sole responsibility to know, understand and follow such Laws. Licensee shall indemnify and hold the District harmless from any fines, penalties, or liabilities arising from Licensee's failure to comply with any Laws.

I. The District shall not be responsible for the personal safety of Licensee's invitees, participants, or other persons on District property pursuant to this Agreement, except to the limited extent provided for in the normal operation of the District's facilities. Licensee acknowledges and accepts that the District shall not be responsible for personal injury, death, loss or damage to personal property, vehicles, equipment stored on site, or any other losses or damages of any kind incurred by Licensee or its invitees, agents, employees, contractors, or participants. Licensee assumes all risk of injury, death, or property damage arising from use of the License Area.

J. Licensee agrees to ensure that District property, including the License Area, is not damaged or injured and agrees to assume full responsibility and liability for any damage to District property caused by the use of the License Area by its vendors, contractors, subcontractors, employees, agents, representatives, invitees or attendees during the preparations for, the conducting of, and the cleaning after the Event.

i. **Repair.** Licensee agrees to maintain, restore, and repair, or cause to be maintained, restored or repaired, at Licensee's sole cost and expense, any District property which is damaged, destroyed, or otherwise impaired by Licensee's employees, vendors, contractors, subcontractors, agents, representatives, invitees or attendees, incurred during, or as a result of, the preparations for, the conduct of, or the cleaning after the Event. All such repairs shall be completed within fourteen (14) days of notice from the District, or such shorter period as the District may reasonably require based on the nature of the damage.

ii. **Cleaning.** Licensee shall be responsible for the costs to clean up the License Area and adjacent District property, including but not limited to proper disposal of trash/debris. Licensee agrees to return the License Area to its pre-Event condition immediately following the Event, but in no event later than 12:00 p.m. on the immediately succeeding day. Any unattended property or personal belongings may be removed by District staff, with no liability for removing the same, if the same is not removed within twenty-four (24) hours following the Event.

iii. **District Evaluation.** The District Manager, or his or her designee, may evaluate the License Area after the Event and shall notify Licensee of any cleaning, repair or other restoration deemed necessary as a result of, or arising out of, the event or due to failure by Licensee to comply with the provisions of this Agreement. If Licensee fails, after the notification, to timely perform such cleaning, repair or other restoration to the satisfaction of the District, the District Manager, or his or her designee, may perform, or cause to be performed, such cleaning, repair or other restoration to be made at Licensee's cost, and such cost incurred by the District shall be reimbursed by Licensee upon demand by the District Manager. Such reimbursement shall be made as soon as possible, but in no even later than fourteen (14) days after the District Manager submits the reimbursement for costs.

K. Licensee shall require any vendors or subcontractors operating on the License Area to complete the forms attached hereto in **Exhibit B**. Licensee shall provide such forms to the District at least forty-eight (48) hours prior to the Event. Licensee agrees to engage Best Food Trucks Inc. for Events unless otherwise approved in writing by the District.

4. SUSPENSION, REVOCATION AND TERMINATION. The District and Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended, terminated or revoked immediately, with or without cause, by either party upon written notice. In the event this License is revoked or terminated pursuant to its terms, Licensee must expeditiously remove any items from the License Area. No further payments will be due after termination or revocation of this License. Licensee shall not be entitled to any payment of damages for termination or revocation whatsoever by the District – this grant of License is a mere privilege and not a right. The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every provision. No waiver of any breach shall be held to constitute a waiver of any other or subsequent breach.

5. INSURANCE AND INDEMNITY.

A. Licensee shall acquire and maintain, and shall require any vendors or subcontractors operating on the License Area to acquire and maintain, general commercial liability insurance coverage acceptable to the District in an amount not less than $1,000,000 per occurrence, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its employees, agents, participants, guests or invitees, including without limitation any person entering District property pursuant to this Agreement. The insurance coverage shall additionally include a minimum of $100,000 damage to rented premises coverage. The District and its supervisors, officers, employees, staff, and consultants shall be named as additional insured parties on such policy. Licensee shall provide continuous proof of such insurance coverage to the District. A certificate of insurance reflecting such amounts and insureds shall be provided to the District at the time of execution of this Agreement.

B. Licensee hereby agrees to defend, indemnify and hold the District harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (including, without limitation, costs and reasonable attorneys' fees for the District's legal counsel of choice, whether at trial or on appeal), arising from personal injury, death, or property damage resulting in any manner whatsoever from use of the License by Licensee, its employees, agents, participants, guests or invitees. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes,* or other statute. The provisions of this Paragraph shall survive suspension or revocation of the License or termination of this Agreement.

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

7. Enforcement of Agreement. In the event that either the District or Licensee is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Hillsborough County, Florida.

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

9. Non-Transfer. The License shall be for the sole use by Licensee and shall not be assigned or transferred without the prior written consent of the District in its sole discretion. A transfer or assignment of all or any part of the License shall cause the License to become voidable, in the sole discretion of the District.

10. Entire Agreement. This is the entire agreement of the Parties as it relates to the subject of this Agreement. This Agreement may not be amended except in writing signed by both Parties. This Agreement supersedes any prior agreement between the District and Licensee regarding the use of the License Area. This Agreement shall not be recorded in the public records.

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

IF LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE

PUBLIC RECORDS CUSTODIAN AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614, SDELUNA@RIZZETTA.COM, OR (813) 533-2950.

12. ANTI-HUMAN TRAFFICKING. Licensee certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Licensee agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if Licensee refuses to sign said affidavit, the District may terminate this Agreement immediately.

[signatures on following page]

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

____
Chair/Vice Chair, Board of Supervisors

LAKE ST. CHARLES MASTER ASSOCIATION INC.

____
By: ________________________________
Its: _________________________________

Exhibit A: **License Area**
Exhibit B: **Vendor Agreement for Community Events**

<u>Exhibit A</u>
License Area

<u>Exhibit B</u>
Vendor Agreement for Community Events

[To begin on the following page.]

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
VENDOR AGREEMENT FOR COMMUNITY EVENTS

This agreement (the "Agreement") is made and entered into by and between the **LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT** (the "CDD") and the Vendor identified below.

TO BE COMPLETED BY DISTRICT STAFF:

PURPOSE: The following event(s) (the "Event") will be hosted on CDD property in Hillsborough County, Florida. Nothing herein shall obligate the CDD to allow the Event at any time where the CDD determines it is not in the CDD's best interest or where circumstances prevent it from being held. This Agreement will cover the Event(s) on the dates specified below:

☐ A recurring Event on the following dates: ____

____

☐ A single Event on the following date: ____

LOCATION: The Event will be held at:____

One unit of Vendor space consists of a _______ area.

VENDOR INFORMATION:

Business Name:____
Contact Person Name: ____
Business Address:____
Telephone #:_________________________ Mobile #: _________________________
Email Address: ____

LICENSES AND PERMITS: Vendor represents that it holds all required licenses and permits to sell the merchandise summarized below, whether specifically requested for disclosure in this Agreement or otherwise. (Vendor, please check all that apply, provide license/permit number, and attach copies to this Agreement. If exempt, please provide proof of exemption. Attach additional sheets if necessary.)

☐ State of Florida Business Certificate #_______________
☐ Hillsborough County Local Business Tax #_______________
☐ Food Handling Permit #_______________
☐ Food Establishment Permit #_______________
☐ Mobile Food Permit #_______________
☐ Mobile Food Dispensing Vehicle License #_______________
☐ Agricultural Dealer's License #_______________
☐ Other License or Permit ____
(please list all that apply) ____

VENDOR SPACE: Unless the Event is a food truck event, Vendors are not permitted to park vans/trucks on the sidewalks or rights of way or dominate the parking areas. If a van/truck is required in order to display or store products, or if you would like to make another special setup request, please make arrangements with David Eskra (the "CDD Representative") prior to the day of the Event. Vendor is granted a non-exclusive, revocable license to use its designated space at the Event, and such license may be terminated at any time, with or without cause, by the CDD in its sole discretion. Upon such suspension or revocation, Vendor shall immediately cease any of its business activities or other activities that encourage, promote or otherwise may reasonably be foreseen to encourage the Vendor's patrons to visit the CDD facilities.

MERCHANDISE TO BE SOLD: The CDD Representative must approve product lines. Vendors are not permitted to add additional product lines without prior approval. Subject to the CDD Representative's right to request removal of any specific items it deems undesirable, the Vendor will sell the following merchandise (check all that apply):

- ☐ Pre-Prepared food (food truck)
- ☐ Food prepared on-site (food truck)
- ☐ Pre-Prepared food (no food truck)
- ☐ Food prepared on-site (no food truck)
- ☐ Produce (raw fruits and vegetables)
- ☐ Non-food items (please describe): ____

____

INDEMNITY: Each Vendor (individually and on behalf of all persons in attendance at an Event in any way related to Vendor), by virtue of his or her participation in any activity or event approved, operated, organized, arranged or sponsored by the CDD, including the Event, agrees to defend, indemnify and hold harmless the CDD and its respective officers, agents, staff, supervisors, members and employees (together, the "Indemnitees," and each individually is an "Indemnitee"), from any and all liability, claims, actions, suits or demands by any person (including its customers), corporation or other entity, for any injuries, sickness, disease, death, theft and real or personal property damage of any nature arising out of, or in connection with, the acts or omissions of Vendor (and his or her agents, employees, invitees, and business associates) in connection with the use of the Indemnitees' property and facilities, participation in any event, or violation of any laws, rules, and regulations. Should any Vendor bring suit or any claim against any Indemnitee in connection with any Event operated, organized, arranged or sponsored by the Indemnitee(s) or any facility owned by the Indemnitee(s), and fail to obtain judgment therein against the Indemnitee(s), said party shall be liable to the Indemnitee(s) for all costs and expenses incurred by it in the defense of such suit (including, but not limited to, court costs and attorneys' fees through all appellate proceedings, both in court and out of court). Nothing contained in this Agreement shall constitute or be construed as a waiver of any Indemnitee's limitations on liability contained in Section 768.28, *Florida Statutes*, or other law.

PUBLIC RECORDS: The Vendor understands and agrees that all documents of any kind provided to the CDD in connection with this Agreement, including this Agreement itself, may be public records, pursuant to Chapter 119, *Florida Statutes*, and shall be treated as such in accordance with the District's Record Retention Policy and Florida law. This means that if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

DAMAGE: Vendor shall use all due care to protect the property of the CDD, the CDD's Patrons (as that term is defined in the CDD's *Amended and Restated Rules and Policies for Amenity Usage*) and landowners from damage, and to require any users of its products or services to do the same. Vendor agrees that they shall assume responsibility for any and all damage as a result of the Vendor's activities in connection with this Agreement and other damage which may be attributable to an act or omission by Vendor, its patrons or its agents.

RULES AND REGULATIONS: Vendor agrees to comply with all rules and regulations as stated in Exhibit "A". By signing, Vendor certifies that it has read the Rules and Regulations and is at least 18 years of age.

The parties hereto have signed this Agreement on the day and year written above.

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRCT

Signature______________________________
Print Name: ______________________________
Authorized Representative
Date: __________________________________

VENDOR:____________________________

Signature: ______________________________
Print Name: _____________________________
Title: ___________________________________
Date: __________________________________

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION.
DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

EXHIBIT 'A'
RULES AND REGULATIONS

LICENSES/PERMITS/TAXES: **Initial _______**

The Vendor is responsible for securing all necessary licenses and permits, including but not limited to food for consumption, fish handler, etc. Contact the Florida Department of Agriculture, Food Safety Division; the Department of Business and Professional Regulation; the Department of Health, or Hillsborough County for more information. All licenses must be displayed and in compliance with state licensing requirements. Vendor is responsible for collection and remittance of Florida State Sales Tax to the State of Florida and should comply with all other applicable laws, rules and regulations. Quality and accountability of product remains the Vendor's responsibility. All Vendors must have an occupational license (if exempt, please bring proof of exemption). All Vendors selling food must also have a food permit and liability insurance. Any other licenses required pursuant to Florida law or applicable regulations must be secured by Vendor and each license is a Vendor-only expense. The CDD is relying on the Vendor to ensure proper licensing is obtained.

VENDOR RESPONSIBILITIES: **Initial _______**

1. Unless otherwise specified by the CDD, Vendors are required to bring their own tents, tables, chairs and setup materials. All such setup shall remain within reasonable proximity to Vendor's designated space and Vendor shall be responsible for breakdown of its setup after each event. No storage will be provided for any Vendor's setup materials. Unless otherwise specified by the CDD, no electrical outlet will be provided.
2. All merchandise must be of good quality; no damaged, spoiled, or defective merchandise allowed.
3. Vendors may not use false or misleading advertising and must make clear that the products are not endorsed by the CDD.
4. Vendors are responsible for obtaining their own insurance. Vendors will NOT be covered under any insurance policy held by the CDD. When requested, Vendors must provide the CDD with a Certificate of Insurance demonstrating general liability coverage. The CDD must be named as an additional insured on the general liability policy.
5. Vendors should be courteous to all customers. You must be prepared to have bags and change available.
6. No loud sound devices or hawking are permitted.
7. Alcoholic beverages are not allowed for sale, distribution or personal consumption.
8. Any Vendor concerns should be reported to the CDD Representative.
9. Vendors are responsible for protecting their merchandise in the event of inclement weather and manning their assigned space at all times. The CDD is not responsible for displays or merchandise.
10. Each Vendor is responsible for its own displays and for any trash or waste generated by Vendor or its patrons.

PERMITTED PRODUCT LINES: **Initial _______**

The CDD Representative must approve product lines, and all products are subject to the CDD Representative's right to request removal of any specific items it deems undesirable. The CDD reserves the right to limit the number of vendors in a particular category.

FOR ADDITIONAL INFORMATION CONTACT:

David Eskra, CDD Representative
Lake St. Charles Community Development District
Phone: (813) 671-8339; Email: deskra@rizzetta.com

Tab 7

KILINSKI
VAN WYK

Offices: Jacksonville | Tallahassee | Tampa

517 E. College Avenue
Tallahassee, Florida 32301
877-350-0372

March 16, 2026

<u>Via Certified Mail and Electronic Mail</u>
HSC/Tuscan & Company, P.A.
1470 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Attn: Jeff Tuscan
jtuscan@hsctuscan.com

Re: Lake St. Charles Community Development District
Request for Additional Information – Invoices for Fiscal Year 2025 Audit Services

Mr. Tuscan:

I am writing on behalf of the Lake St. Charles Community Development District ("District") regarding payment of Invoices 144092, 145090, and 145315, attached hereto as **Composite Exhibit A**, the District received from HSC/Tuscan & Company, P.A. ("Tuscan") under that certain *Engagement Letter* dated May 2, 2023, for the Fiscal Year 2025 Audit.

Prior to remitting payment for the services rendered, the District requests Tuscan provide more detailed, itemized billing information. The revised billing detail should include, but need not be limited to: (1) the number of hours spent performing the work described in each invoice; (2) the work product produced; (3) specific call and/or written communication details; and (4) information relating to the "financing charges" detailed on page 1 of **Composite Exhibit A**. Additionally, the District requests that any and all work product produced in relation to the Fiscal Year 2025 Audit be promptly provided to the District. Until such information is received, the District will not be remitting payment for any of the invoices.

We appreciate your attention to this matter. If you have any questions, please contact me at savannah@cddlawyers.com.

Sincerely,

/s/ Savannah Hancock

Savannah Hancock, Esq.
Kilinski | Van Wyk PLLC
District Counsel

Enclosures

cc: Stephanie DeLuna, District Manager *(via e-mail only)*
Jennifer Kilinski, District Counsel *(via e-mail only)*

KILINSKI
VAN WYK

Offices: Jacksonville | Tallahassee | Tampa

517 E. College Avenue
Tallahassee, Florida 32301
877-350-0372

Composite Exhibit A

HSC/Tuscan
& Company, PA
CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

Lake St. Charles Community Development District
Billing Statement

Amounts Due/Past Due:

Invoice #144092	$ 1,500.00
Invoice #145090	3,000.00
Invoice #145315	520.00
Finance charges to date	68.05
Amount Due Immediately	$ 5,088.05

INTEGRITY .... SERVICE ....EXPERIENCE

1470 Royal Palm Square Blvd.• Fort Myers, FL 33919-1049
Phone: (239) 939-2233 • Fax: (239) 939-0554 • www.hsctuscan.com

HSC/Tuscan
& Company, PA
CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

1470 Royal Palm Square Boulevard
Fort Myers, FL 33919

info@hughessnell.com
info@hughessnell.com

Phone: (239) 939-2233
Fax: (239) 939-0554

ID: T62773	**Amount: $1,500.00**
Invoice: 144092	**Date: 10/31/25**

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

Beginning Balance	$0.00
Invoices	1,500.00
Receipts	0.00
Adjustments	0.00
Service Charges	0.00
Amount Due	**$1,500.00**

This invoice is for the following professional services rendered for Lake St. Charles Community Development District.

Progress billing #1 for planning the financial and compliance audit for the year ended September 30, 2025.

Billed Amount	$1,500.00
Invoice Total	**$1,500.00**

Please return this portion with payment. Thank you for your prompt payment.

PAY ONLINE - go to www.hsctuscan.com and click on the Pay My Invoice icon in the upper right.

Invoice: 144092 Date: 10/31/2025	**Amount Due:** $1,500.00 **Payment Amount:** $______________ **Payment Type:** ☐ Check ☐ Credit Card	**ID: T62773** Lake St. Charles Community Development District
Payment due upon receipt. A service charge of 1.5% per month will be added to unpaid balances after 30 days.	Card Type: VISA MasterCard DISCOVER AMEX CVV Code: ________ Card #: ______________________ Exp Date: ________ Signature: ______________________________	

Please make checks payable to HSC/Tuscan & Company, P.A..

HSC/Tuscan
& Company, PA
CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

1470 Royal Palm Square Boulevard
Fort Myers, FL 33919

info@hughessnell.com
info@hughessnell.com

Phone: (239) 939-2233
Fax: (239) 939-0554

ID: T62773 **Amount: $3,000.00**
Invoice: 145090 **Date: 02/28/26**

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

Beginning Balance	$1,568.05
Invoices	3,000.00
Receipts	0.00
Adjustments	(20.71)
Service Charges	20.71
Amount Due	**$4,568.05**

This invoice is for the following professional services rendered for Lake St. Charles Community Development District.

Progress billing #2 for client assistance for the year ending September 30, 2025. Assisting with Board questions and calls and requesting auditable data from management company.

Billed Amount	$3,000.00
Invoice Total	**$3,000.00**

Please return this portion with payment. Thank you for your prompt payment.

PAY ONLINE - go to www.hsctuscan.com and click on the Pay My Invoice icon in the upper right.

Invoice: 145090
Date: 02/28/2026

Amount Due: $4,568.05
Payment Amount: $______________
Payment Type: ☐Check ☐ Credit Card

ID: T62773
Lake St. Charles Community Development District

Payment due upon receipt. A service charge of 1.5% per month will be added to unpaid balances after 30 days.

Card Type: VISA MasterCard DISCOVER American Express CVV Code: __________
Card #: ______________________ Exp Date: __________
Signature: ______________________________

Please make checks payable to HSC/Tuscan & Company, P.A..

HSC/Tuscan
& Company, PA
CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

1470 Royal Palm Square Boulevard
Fort Myers, FL 33919

info@hughessnell.com
info@hughessnell.com

Phone: (239) 939-2233
Fax: (239) 939-0554

ID: T62773		**Amount:**	**$520.00**
Invoice: 145315		**Date:**	**03/11/26**

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

Beginning Balance	$4,568.05
Invoices	520.00
Receipts	0.00
Adjustments	0.00
Service Charges	0.00
Amount Due	**$5,088.05**

This invoice is for the following professional services rendered for Lake St. Charles Community Development District.

Client Assistance

Jeffrey Tuscan	2 hours	260.00

Billed Amount	$520.00
Invoice Total	**$520.00**

Please return this portion with payment. Thank you for your prompt payment.

PAY ONLINE - go to www.hsctuscan.com and click on the Pay My Invoice icon in the upper right.

Invoice: **145315**
Date: 03/11/2026

Amount Due: $5,088.05
Payment Amount: $____________
Payment Type: ☐ Check ☐ Credit Card

ID: T62773
Lake St. Charles Community Development District

Payment due upon receipt. A service charge of 1.5% per month will be added to unpaid balances after 30 days.

Card Type: VISA MasterCard DISCOVER AMERICAN EXPRESS CVV Code: ____________

Card #: ______________________ Exp Date: ____________

Signature: ______________________________________

Please make checks payable to HSC/Tuscan & Company, P.A..

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Fort Myers, FL 33919

Certified Mail Fee $ 5.30	0680
$ 4.40	14
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ 4.40	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $1.07	
$	03/17/2026
Total Postage and Fees $10.77	

HSC/Tuscan & Company, P.A.
1470 Royal Palm Square Blvd.
Fort Myers, FL 33919
Attn: Jeff Tuscan

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3134 6029 56

UNITED STATES POSTAL SERVICE.

TALLAHASSEE
2800 S ADAMS ST
TALLAHASSEE, FL 32301-9998
www.usps.com

03/17/2026 11:33 AM

TRACKING NUMBERS
9589 0710 5270 3134 6029 56

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)

TRACK STATUS BY TEXT MESSAGE
Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE
Visit https://www.usps.com/tracking
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		$1.07
Fort Myers, FL 33919			
Weight: 0 lb 1.10 oz			
Estimated Delivery Date			
Sat 03/21/2026			
Certified Mail®			$5.30
Tracking #:			
9589 0710 5270 3134 6029 56			
Return Receipt			$4.40
Tracking #:			
9590 9402 8492 3186 9104 92			
Total			$10.77

Grand Total:	$10.77
Cash	$11.00
Change	

Tab 8

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, March 4, 2026, at 5:00 p.m.** at The Lake St. Charles Clubhouse located at 6801 Colonial Lake Drive, Riverview, FL 33578.

Present and constituting a quorum:

John Marshall	**Chairman**
Toni Marie Davis	**Vice Chairperson**
Yvonne Brown	**Assistant Secretary**
Virginia Gianakos	**Assistant Secretary**
Benjamin Turinsky	**Assistant Secretary**
Stephanie DeLuna	**District Manager; Rizzetta & Co., Inc.**
David Eskra	**Property Manager; Rizzetta & Co., Inc.**
Savannah Hancock	**District Counsel; Kilinski Van Wyk**
Audience	**Present**

FIRST ORDER OF BUSINESS Call to Order

Ms. DeLuna called the meeting to order at 5:00 p.m.

SECOND ORDER OF BUSINESS Audience Comments

Audience comments were entertained regarding obtaining a forensic audit request, and the process for removing a tree, and concerns with the trails.

THIRD ORDER OF BUSINESS Staff Reports

A. District Counsel

Ms. Hancock reported that their office has spent significant time investigating allegations involving the district, making it difficult to serve as effective counsel. They provided a detailed update on the fiscal year 2025 audit, noting that QuickBooks data from March 3, 2025, to June 30, 2025, is inaccessible. As of March 4, 2026, Counsel has seen no evidence of fraud.

They introduced an Amended and Restated Fee Agreement to control legal costs, which have nearly reached the $50,000 annual budget. A legislative update was provided on a bill allowing for the recall of CDD supervisors, which is expected to pass. Counsel is also monitoring a state ethics commission issue.

1. Amended Restated Fee Agreement

Ms. Hancock presented the agreement. A request was made to bring back a billing with legal management.

On a motion by Mr. Turinsky, seconded by Ms. Brown, with all in favor, the Board approved an adopted the Kilinski / Van Wyk, amended and restated fee agreement, as discussed, for the Lake St. Charles Community Development District.

2. Review of Auditor Letter

Ms. Hancock reviewed the pricing provided by DiBartolomeo, McBee, Hartley, & Barnes (DMHB) -$6,400, $7,000 for records, Grau - $10,000, and Tuscan at their current rate.

On a motion by Mr. Turinsky, seconded by Mr. Marshall, with all in favor, the Board approved holding Tuscan to their existing contract and will not agree to an hourly rate. A one-week deadline for Tuscan's response will be given. If Tuscan terminates the contract, the Board will engage DMHB for the audit at a cost of $6,400. If DMHB cannot perform the audit due to a conflict of interest, the board will then engage Grau for $10,000, for the Lake St. Charles Community Development District.

B. District Engineer

The District Engineer was not present to give a formal report but was mentioned in discussions regarding the walking trail.

C. Operations Manager

1. Clubhouse Monthly Status Report

Mr. Eskra presented the report to the Board:

Discussion was held regarding an expense incurred by the Operations Manager, David Esker, for obtaining a notary license. It was stated that this was previously discussed during contract negotiations in July and was intended to be an amenity offered to residents. The cost for the notary service was $363.02, processed on September 23, 2025.

On a motion by Mr. Marshall, seconded by Mrs. Gianakos, with three in favor and two against, the Board ratified the expense of $363.02 for the notary authorization for the Lake St. Charles Community Development District.

D. District Manager

Ms. Deluna addressed the ongoing issue with the auditor, Tuscan, and presented contingency plans involving other firms (DMHB and Grau/Grau It was reported that access to an ADP account from former management was recently gained, which was needed for the audit and prevented the closure of a Sun State bank account. The goal is to move forward with the right professionals to resolve past audit findings. She stated that due to the auditor's request for an hourly rate, management contacted other firms. DMHB provided a "not-to-exceed" quote of $7,000 to recreate the missing financials (March-June). If DMHB acts as bookkeeper, the District would need to hire Grau for the audit for a "not-to-exceed" of $10,000. Under the new legal fee agreement, the District Manager will be the first point of contact for Board inquiries to filter which ones require legal counsel.

Ms. DeLuna reminded the Board that the next meeting will be held on April 1, 2026, at 5:00 p.m.

E. Landscape Updates

A landscaping representative has been on-site for three days assessing freeze-damaged plants. By scratching the bark, he has determined some plant material along Lake St. Charles Blvd. is still alive and has a good chance of recovery. However, a fire bush at the lift station and much of the plant material at the Lexington entrance are dead. Landscapers will continue normal services and are performing fertilizations now.

1. Parking lot re-stripping

The Board reviewed four estimates for parking lot striping and sealing. Esarella quoted $2,700 for striping and $6,800 for striping and sealing, Georgia's Sealing and Striping quoted $1,500 for striping and $5,500 for sealing and striping. Radiant Sealing and Striping quoted $850 for striping and $5,500 for sealing and striping. The Operations Manager provided an in-house estimate of $551 for the paint to restripe the areas. Hillsborough County confirmed that restriping existing lines is considered maintenance and does not require a permit.

On a motion by Mr. Turinsky, seconded by Mrs. Gianakos, with all in favor, the Board authorized onsite Amenity Staff to purchase paint with a not-to-exceed amount of $700, for the Lake St. Charles Community Development District.

1. Power Washing Proposals for Corridor and Entry Walls

Pressure washing proposals for pressure-washing and a brief discussion ensued regarding purchasing supplies to have the work completed in-house.

On a motion by Mr. Turinsky, seconded by Mr. Marshall, with all in favor, the Board authorized a not-to-exceed amount of $1,000 for pressure washing material with a list to be provided at the next meeting, for the Lake St. Charles Community Development District.

2. Food Truck Program

Mr. Eskra led discussion of the options for having a food truck program.

On a motion by Mr. Turinsky, seconded by Mrs. Gianakos, with all in favor, the Board approved ("All About Food Trucks")as the vendor that the HOA would be required to use for any food truck events they wish to host on CDD property, for the Lake St. Charles Community Development District.

3. Trailer Repair Assessment and Quote

Mr. Eskra led discussions on the assessment and needed repairs.

On a motion by Mrs. Gianakos, seconded by Mr. Turinsky, with all in favor, the Board ratified $525 for trailer repairs, for the Lake St. Charles Community Development District.

FOURTH ORDER OF BUSINESS — Business Items

A. Consideration of RFP for Management Services

The Board discussed an RFP for management services. It was noted that initiating the RFP would cost the district $3,750 and require them to proceed with the grading process and potentially select a contract that could be $50,000-$100,000 higher. A motion was made to postpone the RFP.

On a motion by Mr. Turinsky seconded by Mrs. Gianakos, with all in favor, the Board postponed the RFP for management services, for the Lake St. Charles Community Development District.

B. Consideration of DMHB Audit Engagement Letter

On a motion by Mrs. Gianakos seconded by Mr. Marshall, with all in favor, the Board accepted the DMHB audit engagement letter, for the Lake St. Charles Community Development District.

C. Discussion of Resident Survey

This item was tabled until the next meeting.

D. Towing Vendor Consideration

On a motion by Mr. Marshall, seconded by Mr. Turinsky, with all in favor, the Board approved H & Y Towing as the towing Vendor, for the Lake St. Charles Community Development District.

E. Discussion on Digitizing District Records

Two proposals were presented for digitalizing the boxes on-site plus additional boxes from a previous counsel's office:

1. Avalon: Charges $190 per box, with an estimated cost of $5,700 for 30 boxes. The process would take 45-60 days, and the resulting digital files would be searchable via OCR but not organized by date or topic. A not-to-exceed amount of $7,500 was suggested.

2. Image One: Charges by the hour, with an estimated total cost of $17,612.

The records would be picked up, scanned, and returned, not shredded.

On a motion by Mr. Turinsky, seconded by Ms. Davis, with all in favor, the Board authorized a not-to-exceed amount of $7,500 for Avalon to digitize records, for the Lake St. Charles Community Development District.

The Board considered a proposal from Data Specialist Group for a forensic analysis of two computers. The firm could not provide a fixed cost, as the timeframe depends on what they find after an initial diagnostic, which is billed by the hour.

A request was made to access Campus Suites pertaining to a formers Supervisor inbox with Campus Suites . Rizzetta & Co. be authorized to contact the former email provider, Campus Suite, to investigate if an old account still exists and if data can be recovered. This would follow a similar process used to gain access to other accounts like ADP and QuickBooks, potentially involving resolutions and attorney letters if needed.

On a motion by Mr. Marshall, seconded by Ms. Davis, with all in favor, the Board approved Accessing Campus Suites for investigative purposes, as discussed, for the Lake St. Charles Community Development District.

F. Resolution 2026-10, Adopting Amended and Restated Rules and Policies for Amenity Usage

This item was tabled.

G. Discussion of Accounting Proposals

Discussed Earlier during the meeting in detail, formal proposal reviewed.

On a motion by Mrs. Gianakos, seconded by Ms. Davis, the Board approved the DMHB proposal for auditing services with a Not to Exceed amount of 7k , for the Lake St. Charles Community Development District.

FIFTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Audit Committee Meeting Minutes from the Meeting held on February 4, 2026

On a motion by Mr. Turinsky, seconded by Mrs. Gianakos, The Board approved the Audit Committee meeting minutes from Meeting held on February 4, 2026, as presented, for the Lake St. Charles Community Development District.

B. Consideration of Meeting Minutes from Board of Supervisors Meeting held on February 4, 2026

A request was made to change Mr. Gianakos from Mr. to Mrs.

On a motion by Mrs. Gianakos, seconded by Ms. Davis, The Board approved the meeting minutes from Board of Supervisors Meeting held on February 4 7, 2026, as amended, for the Lake St. Charles Community Development District.

C. Consideration of Operation and Maintenance Expenditures For Dec 2025 and Jan 2026

DM to research the late fees on water and frontier invoices.

On a motion by Mrs. Gianakos, seconded by Ms. Davis, the Board ratified the Operation and Maintenance Expenditures for December 2025 ($81,078.25) and January 2026 ($20,164.82), as discussed, for the Lake St. Charles Community Development District.

SIXTH ORDER OF BUSINESS — Supervisor Requests and Comments

John Marshall asked for a Survey Template.

Mrs. Gianakos inquired about placing a QR code on the building for website.

Mr. Turinsky spoke regarding an agreement that may be needed for the entry sign that the HOA is researching.

SEVENTH ORDER OF BUSINESS — Adjournment

On a motion by Ms. Brown, seconded by Mr. Marshall, with all in favor, the Board adjourned the meeting at 8:13 p.m., for the Lake St. Charles Community Development District.

____________________________ ____________________________

Assistant Secretary — Chair / Vice Chair

Tab 9

Lake St. Charles Community Development District

DISTRICT OFFICE · RIVERVIEW, FL 33527
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614
www.lakestcharlescdd.org

Operation and Maintenance Expenditures
For Board Approval
February 2026

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$77,440.14**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Affordable Lock & Security Solutions	100146	321606	Service Call - Security Controller 12/25	$	309.00
Affordable Lock & Security Solutions	100146	323192	Service Call - Electronic Security 01/26	$	179.00
Benjamin Turinsky	100155	BT010726	Board of Supervisors Meeting 01/07/26	$	200.00
Benjamin Turinsky	100170	BT020426	Board of Supervisors Meeting 02/04/26	$	200.00
Brandon Business Machines, Inc.	100147	I283772	Copier 01/26	$	10.00
Brandon Business Machines, Inc.	100147	I284945	Copier 02/26	$	10.00
Brandon Electric	100160	401925	Service Call - Aerator Breaker 01/26	$	350.00
Chris's Plumbing Service, Inc.	100148	24691	Plumbing Repairs 01/25	$	208.52
Chris's Plumbing Service, Inc.	100148	26684	Plumbing Repairs 05/25	$	455.21
FCC Environmental Services, LLC	100164	FCCFL/26/0100174	Waste Services 01/26	$	286.55
FCC Environmental Services, LLC	100164	FCCFL/26/0100175	Waste Services 01/26	$	274.31
Fields Consulting Group, LLC	100165	3727	Sign Installation 01/26	$	2,250.00
Frontier Communications of FL	20260219-1	813-741-1802-052521-5-012526	Clubhouse Internet 02/26	$	140.04
Frontier Communications of FL	20260219-2	813-741-2101-112403-5-012526	Clubhouse Internet 02/26	$	130.98

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Hillsborough County BOCC	20260212-1	4678710000-010926	6801 Colonial Lake Dr 12/25	$	1,163.61
Hillsborough County BOCC	20260212-2	4678710000-020926	6801 Colonial Lake Dr 01/26	$	783.11
John H. Marshall	100156	JM010726	Board of Supervisors Meeting 01/07/26	$	200.00
Kilinski Van Wyk, PLLC	100149	13931	Legal Services 12/25	$	7,798.73
Kimley-Horn and Associates, Inc.	100150	145624002-1225	Engineering Services - Task Work Order #2 12/25	$	1,197.67
Landscape Maintenance Professionals, Inc.	100166	381086	Landscape Maintenance 02/26	$	15,190.50
Leaf Commercial Capital, Inc.	20260202-1	19638627	Copier Lease - 100-7075461-001 01/26	$	161.99
Rizzetta & Company, Inc.	100144	INV0000106286	Accounting Services 01/26	$	4,996.00
Rizzetta & Company, Inc.	100145	INV0000106595	Personnel Reimbursement 01/26	$	3,593.33
Rizzetta & Company, Inc.	100163	INV0000106708	Accounting Services 02/26	$	4,996.00
Rizzetta & Company, Inc.	100162	INV0000106758	Personnel Reimbursement 01/26	$	3,204.34
Rizzetta & Company, Inc.	100161	INV0000106954	Out of Pocket Expense 01/26	$	50.00
Rizzetta & Company, Inc.	100174	INV0000106982	Personnel Reimbursement 02/26	$	4,159.07
Solitude Lake Management, LLC	100151	PSI232734	Quarterly Maintenance - Mitigation Area (Site 5) 01/26-3/26	$	183.38

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Solitude Lake Management, LLC	100151	PSI232918	Aquatic Maintenance 01/26	$	1,444.33
Solitude Lake Management, LLC	100151	PSI233008	Quarterly Fountain Maintenance (Site 21) 01/26-03/26	$	150.54
Solitude Lake Management, LLC	100167	PSI239278	Aquatic Maintenance 02/26	$	1,444.33
TECO	20260204-1	311000010257-010726	Electric Summary 11/25	$	3,861.64
TECO	20260224-1	311000010257-020526	Electric Summary 12/25	$	3,925.84
TECO Peoples Gas	20260204-2	221003603224-01082026	6801 Colonial Lake Dr. 12/25	$	706.30
The Observer Group, Inc.	100152	26-00001H	Legal Advertising 01/26	$	227.50
Toni Marie Davis	100157	TD010726	Board of Supervisors Meeting 01/07/26	$	200.00
Toni Marie Davis	100171	TD020426	Board of Supervisors Meeting 02/04/26	$	200.00
Total Community Maintenance, LLC	100153	8442	Janitorial Services 01/26	$	1,200.00
Total Community Maintenance, LLC	100168	8518	Janitorial Services 02/26	$	1,200.00
Valley National Bank	20260226-1	CC013126-751	Credit Card Expenses 01/26	$	2,864.95
Verizon Wireless	20260213-1	6134335133	Account #842082173-00001 01/26	$	27.09
Virginia Gianakos	100158	VG010726	Board of Supervisors Meeting 01/07/26	$	200.00

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Virginia Gianakos	100172	VG020426	Board of Supervisors Meeting 02/04/26	$ 200.00
Yvonne R. Brown	100159	YB010726	Board of Supervisors Meeting 01/07/26	$ 200.00
Yvonne R. Brown	100173	YB020426	Board of Supervisors Meeting 02/04/26	$ 200.00
Zebra Cleaning Team, Inc.	100154	8363	Monthly Pool Service 01/26	$ 2,125.00
Zebra Cleaning Team, Inc.	100169	8418	Pool Motor 01/26	$ 1,508.60
Zebra Cleaning Team, Inc.	100169	8419	Pump Motor 01/26	$ 747.68
Zebra Cleaning Team, Inc.	100169	8449	Monthly Pool Service 02/26	$ 2,125.00
Total				**$ 77,440.14**

Affordable Lock & Security Solutions
1-888-999-LOCK (5625)
www.affordablelock.com

Licenses: EG13000564 HCLOC14001

Please Remit Payments To:
PO Box 31261
Tampa, FL 33631-3261

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

INVOICE	INVOICE DATE
321606	Dec 10, 2025

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

Completed Date: 12/10/2025
Technician: Javier R.

Payment Term: COD - DUE ON COMPLETION
Due Date: 12/10/2025

DESCRIPTION OF WORK

Paxton controller from Spa reader was not working properly, it was activating the relay and kept turning on, also not working for some residents. Technician called Paxton tech support and partnered with them to troubleshoot. They determined that the unlock time schedule was wrong for that door. Changed the unlock time schedule and updated the controller. Reader is working properly. For the residents with no access, it is showing access denied for that door, administrator should give access rights for that door to those residents.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
INITIAL 2	Service For Electronic Security, Door Installation, Or Safe Work. Includes First Half Hour Of Labor.	1.00	$174.00	$174.00
ADD LAB	Additional Mechanical Labor	1.00	$135.00	$135.00

SUB-TOTAL	$309.00
TAX 0%	$0.00
TOTAL DUE	$309.00
BALANCE DUE	$309.00

Thank You For Choosing Affordable Lock & Security

Please Ask About Other Services We Offer:

*Locksmith Services
*High-Security Locks
*Key card Access Control Systems

*Security Cameras
*Automatic Door Operators
*Safes, Alarms, Doors, and More...

NOTE: A late charge of 1.5% per month (APR 18%) will be charged if not paid within the terms stated above
NOTE: Invoices over $2,500 paid by credit card will be charged a 4% fee

Warranty Policy: 30 Days Labor and Manufacturer Warranty on Material

[Review Us Here!]

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt.

Sign here Date 12/10/2025

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Affordable Lock & Security has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Sign here Date 12/10/2025

Affordable Lock & Security Solutions
1-888-999-LOCK (5625)
www.affordablelock.com

Licenses: EG13000564 HCLOC14001

Please Remit Payments To:
PO Box 31261
Tampa, FL 33631-3261

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

INVOICE	INVOICE DATE
323192	Jan 14, 2026

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

Completed Date: 1/14/2026
Technician: Javier R.

Payment Term: COD - DUE ON COMPLETION
Due Date: 1/14/2026

DESCRIPTION OF WORK

Worked on the Spa reader not functioning properly. When technician arrived he tested the reader and it was working properly. Checked the spliced on the reader side and put new tape.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
INITIAL 2	Service For Electronic Security, Door Installation, Or Safe Work. Includes First Half Hour Of Labor.	1.00	$179.00	$179.00

SUB-TOTAL	$179.00
TAX 0%	$0.00
TOTAL DUE	$179.00
BALANCE DUE	$179.00

Thank You For Choosing Affordable Lock & Security

Please Ask About Other Services We Offer:

*Locksmith Services
*High-Security Locks
*Key card Access Control Systems
*Security Cameras
*Automatic Door Operators
*Safes, Alarms, Doors, and More...

NOTE: A late charge of 1.5% per month (APR 18%) will be charged if not paid within the terms stated above

NOTE: Invoices over $2,500 paid by credit card will be charged a 4% fee

Warranty Policy: 30 Days Labor and Manufacturer Warranty on Material

[Review Us Here!](#)

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt.

Sign here   Date 1/14/2026

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Affordable Lock & Security has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Sign here   Date 1/14/2026

LAKE ST. CHARLES CDD
Meeting Date: January 07, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Virginia Gianakos	X
Yvonne Brown	X
John Hines Marshall	X
Toni Marie Davis	X
Benjamin Turinsky	X

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	5pm
Meeting End Time:	7:33pm
Total Meeting Time:	2:33pm

Time Over **3** Hours:	

Total at **$175.00** per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	$0.700
Mileage to Charge	$0.00

DM Signature: ____________________

LAKE ST. CHARLES CDD
Meeting Date: February 4, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Virginia Gianakos	X
Yvonne Brown	X
John Hines Marshall	
Toni Marie Davis	X
Benjamin Turinsky	X

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:04pm
Meeting End Time:	7:12pm
Total Meeting Time:	

Time Over **3** Hours:	

Total at **$175.00** per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	$0.700
Mileage to Charge	$0.00

DM Signature: ____________________

CONTRACT INVOICE

Invoice Number:	I283772
Invoice Date:	12/23/2025
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	01/22/2026	$10.00	**$10.00**

Invoice Remarks

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
BBM55840-02		$10.00		02/23/2022	

Contract Remarks

Summary:

Contract base rate charge for the 12/23/2025 to 01/22/2026 billing period	$10.00
Contract overage charge for the 11/23/2025 to 12/22/2025 overage period	$0.00 **
**See overage details below	$10.00

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	81,717	81,834		117	1,000	0	$0.010000	$0.00
									$0.00

Invoice SubTotal	$10.00
Tax:	$0.00
Invoice Total	$10.00
Balance Due:	**$10.00**

CONTRACT INVOICE

Invoice Number:	I284945
Invoice Date:	01/23/2026
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	02/22/2026	$10.00	**$10.00**

Invoice Remarks

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
BBM55840-02		$10.00		02/23/2022	

Contract Remarks

Summary:

Contract base rate charge for the 01/23/2026 to 02/22/2026 billing period	$10.00
Contract overage charge for the 12/23/2025 to 01/22/2026 overage period	$0.00 **
**See overage details below	$10.00

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	81,834	82,121		287	1,000	0	$0.010000	$0.00
									$0.00

Invoice SubTotal	$10.00
Tax:	$0.00
Invoice Total	$10.00
Balance Due:	**$10.00**

Brandon Electric

INVOICE	#401925
SERVICE DATE	Jan 08, 2026
INVOICE DATE	Jan 08, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Jan 09, 2026
AMOUNT DUE	**$350.00**

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

(813) 990-7555
deskra@rizzetta.com

SERVICE ADDRESS

6801 Colonial Lake Dr
Riverview, FL 33578

CONTACT US

1034 Skipper Road
Tampa, FL 33613

(813) 653-1473
accounting@brandonel.com

Service completed by: Matthew Morris

INVOICE

Services	qty	unit price	amount
Troubleshoot	1.0	$350.00	$350.00

Reason For Call:

Today we were called out to troubleshoot the aerator breaker which trips upon resetting every time for the Aerator on the back of the clubhouse. Dave the site manager met us on site and also showed us to (3) different monument services for troubleshoot of the lights and outlets.

System Evaluation:

Brandon Electrician replaced the service on the back of the clubhouse many years ago and is familiar with the set up that is currently in place.

Troubleshoot:

Electricians found a bad 30 amp 2P GFCI breaker for the aerator. Aerator was tested with a regular breaker and working fine. New GFCI breaker will need to be quoted in order to get the aerator back going again. (3) Monument services were Troubleshot where we found (5) out of (6) permaposts which need outlet replacements and new covers. (1) Photocell will also need replacement. All monument lights are currently working.

Solution:

Electricians gathered information for replacement of the GFCI outlets, weather resistant covers, photocell, and breaker. Electrician also recommends replacing all permaposts, lights and outlets because outlets are now covered from years of mulch layering. This will need to be decided by the customer. It will be up to Brandon Electric whether we will work on the outlets without replacing the posts all together.

Today's Work:
- Troubleshot Aerator breaker
- Troubleshot (6) permaposts for monuments
- Troubleshot (3) monument services and photocells
- Gathered information for replacement
- Explained findings to Dave

Services subtotal: $350.00

Subtotal	$350.00
Job Total	**$350.00**
Amount Due	**$350.00**

Remit checks to:

Brandon Electric
1034 Skipper Rd.
Tampa, FL 33613

See our Terms & Conditions

Chris's Plumbing

License #:CFC 1431407 - CAC 1818250

6404 U.S. 301
Riverview, Florida 33578

8136713993

https://chrissplumbing.com

Invoice #24691

INVOICED

Lake St. Charles CDD - DNS - PAST DUE

(813) 671-8339

Service Address:

7321 Colonial Lake Drive, Riverview, Florida,, 33578

Billing address:

6801 Colonial Lake Drive
Riverview, FL 33578

Job Title: Backflow - Leak

Job Location: 7321 Colonial Lake Drive, Riverview, Florida, 33578

Job Location Address: 7321 Colonial Lake Drive, Riverview, Florida,, 33578

Job Members: Gregg Savoie

Invoiced Date: Jan 30, 2025

Due Date: Jan 30, 2025

Status: Invoiced

Author: Gregg Savoie

Notes:

Backflow was off upon arrival turned on backflow and is not leaking all is dry and no leaks are present.

Item	Unit Price	Quantity
Shop Supplies 1	$8.00	1
REGULAR LABOR PLUMBING	$160.00	1.25
LABOR PLUMBING REGULAR TIME		

Thank you for your business!

Subtotal	**$208.00**
Tax (6.5%)	**$0.52**
Total	**$208.52**
Amount Paid	**$0.00**
Amount Due	**$208.52**

Chris's Plumbing

License #:CFC 1431407 - CAC 1818250

6404 U.S. 301
Riverview, Florida 33578

8136713993

https://chrissplumbing.com

Invoice #26684

INVOICED

Lake St. Charles CDD - DNS - PAST DUE

(813) 671-8339

Service Address:

6801 Colonial Lake Drive
Riverview, FL 33578

Billing address:

6801 Colonial Lake Drive
Riverview, FL 33578

Job Title: Service - New lines

Job Location: Main Location

Job Location Address: 6801 Colonial Lake Drive Riverview, FL 33578

Job Members: Cameron Stone

Invoiced Date: May 5, 2025

Due Date: May 5, 2025

Status: Invoiced

Author: Cameron Stone

Notes:

Bldg has been repiped and the stop or water for water fountain was not reconnected. Opened small hole in water heater room removed existing stop and ran new water line and stop tied into line at water heater. Secured line and turned water back on to bldg everything okay

Item	Unit Price	Quantity
Shop Supplies 1	$8.00	1
PR19XC - ANGLE STOP 1/2" X3/8" SOLVENT ANGLE STOP PR19XC	$14.50	1
ANGLE STOP SOLVENT PR19XC (WOOL)		
CPVC34X34X12T - CPVC TEE 3/4 X 3/4 X 1/2	$1.84	1
CPVC1290 - CPVC 90 1/2	$1.00	5
CPVC 1/2 90 (FERG)		

Item	Unit Price	Quantity
CPVC12SM/557-2 - CPVC STRAP MICKEY MOUSE PLASTIC 1/2 CPVC STRAP MICKEY MOUSE PLASTIC 1/2	$2.00	1
CPVC12S - CPVC STRAP PLASTIC 1/2 CPVC STRAP PLASTIC 1/2	$2.00	4
CPVC12PIPE - CPVC PIPE 1/2 CPVC PIPE 1/2 (WOOL)	$1.00	10
Drywall screws	$0.25	10
REGULAR LABOR PLUMBING LABOR PLUMBING REGULAR TIME	$160.00	2.5

Thank you for your business!

Subtotal	**$451.84**
Tax (6.5%)	**$3.37**
Total	**$455.21**
Amount Paid	**$0.00**
Amount Due	**$455.21**

FCC Environmental Services

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

INVOICE

Invoice Number : FCCFL/26/0100174
Invoice Date : 01/01/26
Page No. : 1/1

FEB - 2 2026

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	01/01/26	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	01/01/26	OHIL1042399	274.37	274.37
1		Lockbar Fee	01/01/26	OHIL1042400	12.18	12.18
						286.55

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 Grauwyler Rd., BLDG 1
Irving, TX 75061

Invoice Number :	Invoice Date :	Customer ID :	Total Due :	Post Code :
FCCFL/26/0100174	01/01/26	HIL1185	286.55	33614

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

FCC Environmental Services

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

INVOICE

Invoice Number : FCCFL/26/0100175
Invoice Date : 01/01/26
Page No. : 1/1

FEB - 2 2026

BILL TO :
Lake St. Charles CDD 3434 Colwell Ave., Ste 200 Tampa, FL 33614 United States

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

Customer ID :	Payment Terms	Posting Date	Due Date
TS00153054	Net 30 days	01/01/26	NET 30

QTY	Item	Description	Task Date	WM Order No.	Price	Amount
		TS00153054 Lake St. Charles Community Development District - Maintenance Shed 7323 Colonial Lake Dr Riverview, 33578 United States				
1	Monthly Service Fee	Comm. FL - MSW Dumpster - 2 Yard	01/01/26	OHIL1043676	274.31	274.31
						274.31

Total USD	**274.31**
TAX Amount	0.00
Total USD Incl. TAX	**274.31**

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

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

Invoice Number :	Invoice Date :	Customer ID :	Total Due :	Post Code :
FCCFL/26/0100175	01/01/26	TS00153054	274.31	33614

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

INVOICE

Fields Consulting Group, LLC (dba. Mike's Signs)
11749 Crestridge Loop
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.com
+1 (727) 480-6514

Fields Consulting Group, LLC
11749 Crestridge Loop
Trinity, FL 34655

MIKE'S SIGNS GRAPHICS & PRINTING
727.480.6514

Bill to
Rizzetta & Company
Lake St Charles CDD
Attn: Stephanie DeLuna
3434 Colwell Ave, Suite 200
Tampa, FL 33614
Wesley Chapel, FL 33544

Invoice details
Invoice no.: 3727
Terms: Due on receipt
Invoice date: 01/12/2026
Due date: 02/01/2026

Sales Rep: Mike Fields

#	Product or service	Description	Qty	Rate	Amount
1.	**Install (Signage)**	Custom "No Motor Vehicles On Pathways" (12x18) sign (with black on back); Installed with 8-ft fluted 3" round black post and finial top. Installed with cement.	5	$450.00	$2,250.00

Total **$2,250.00**

LAKE ST CHARLES CDD

Account Number: **813-741-1802-052521-5**

Billing Date: **Jan 25, 2026**

Billing Period: **Jan 25 - Feb 24, 2026**

Hi LAKE ST CHARLES CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history		
Previous balance		$140.04
Payment received by Jan 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
Total services	**$140.04**	**$140.04**
Total balance		**$140.04**

Total balance
$140.04
Auto Pay is scheduled
Feb 18

Frontier has joined Verizon.

Chat with us to ask about unlocking business savings.

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 01272026 NNNNNNNN 01 995991

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

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

881006813741180205252100000000000000140045

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

Billing Date: **Jan 25, 2026**

Billing Period: **Jan 25 - Feb 24, 2026**

WAYS TO PAY YOUR BILL

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

Download the MyFrontier© app

GET IT ON Google Play | Download on the App Store

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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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

LAKE ST CHARLES CDD

Account Number: **813-741-1802-052521-5**

Billing Date: **Jan 25, 2026**

Billing Period: **Jan 25 - Feb 24, 2026**

Internet

Monthly Charges		
01.25-02.24	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		
01.25-02.24	Secure Pro	$14.00
Additional Services Total		**$14.00**

Taxes and Fees

	FL State Sales Tax	$0.84
	County Sales Tax	$0.21
	State Taxes	**$1.05**
Taxes and Fees Total		**$1.05**

Total current month charges **$140.04**

LAKE ST CHARLES CDD

Account Number:
813-741-2101-112403-5

Billing Date:
Jan 25, 2026

Billing Period:
Jan 25 - Feb 24, 2026

Hi LAKE ST CHARLES CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
$130.98
Auto Pay is scheduled
Feb 18

Bill history		
Previous balance		$308.21
Payment received by Jan 25, thank you		-$308.21
Service summary	Previous month	Current month
Bundle	$140.98	$130.98
One-Time Charges	$16.26	$0.00
Total services	**$157.24**	**$130.98**
Total balance		**$130.98**

Frontier has joined Verizon.

Chat with us to ask about unlocking business savings.

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 01272026 NYNNNNNN 01 995990

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

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

14600981374121011124030000000000000000130985

WAYS TO PAY YOUR BILL

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

Download the MyFrontier© app

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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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

LAKE ST CHARLES CDD

Account Number:
813-741-2101-112403-5

Billing Date:
Jan 25, 2026

Billing Period:
Jan 25 - Feb 24, 2026

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

Bundle

Monthly Charges		
01.25-02.24	FiberOptic Internet 500 Static IP	$140.98
	Auto Pay Discount	-$10.00
Bundle Total		**$130.98**

Total current month charges **$130.98**

Hillsborough County Florida
EST. 1834

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LAKE ST CHARLES CDD	4678710000	01/09/2026	01/30/2026

Service Address: 6801 COLONIAL LAKE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61044054	12/05/2025	19987	01/08/2026	20642	65500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$197.81
Water Base Charge	$97.78
Water Usage Charge	$131.48
Sewer Base Charge	$229.38
Sewer Usage Charge	$463.09

Miscellaneous Charges

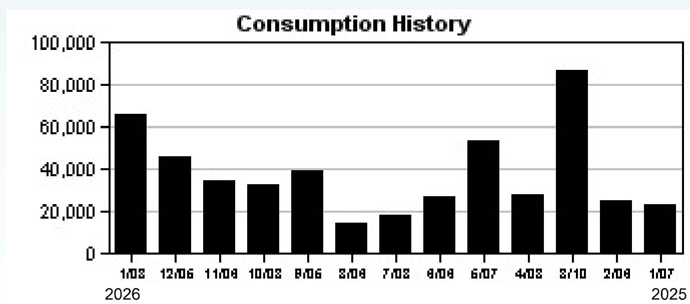
Late Payment Charge	$1.79
Total Miscellaneous Charges	**$1.79**

Summary of Account Charges

Previous Balance	$1,613.06
Net Payments - Thank You	$-1,577.32
Past Due Amount	$35.74
Bill Adjustments	$1.79
Total Account Charges	**$1,126.08**
AMOUNT DUE	**$1,163.61**

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.**



Hillsborough County Florida
EST. 1834

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4678710000

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

VISA MasterCard DISCOVER AMERICAN EXPRESS

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

DUE DATE	01/30/2026
Auto Pay Scheduled DO NOT PAY	

4,662 0

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

0046787100000 00001163617

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LAKE ST CHARLES CDD	4678710000	02/09/2026	03/02/2026

Service Address: 6801 COLONIAL LAKE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61044054	01/08/2026	20642	02/06/2026	20991	34900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$105.40
Water Base Charge	$97.78
Water Usage Charge	$39.09
Sewer Base Charge	$229.38
Sewer Usage Charge	$246.74

Miscellaneous Charges

Late Payment Charge	$58.18
Total Miscellaneous Charges	**$58.18**

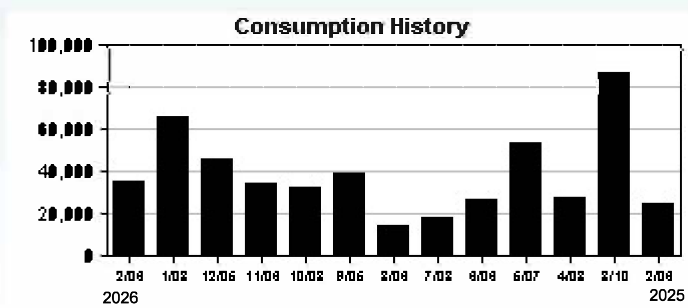
Summary of Account Charges

Previous Balance	$1,163.61
Net Payments	$0.00
Past Due Amount	$1,163.61
Bill Adjustments	$58.18
Total Account Charges	**$724.93**
AMOUNT DUE	~~$1,946.72~~

$783.11

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.**



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4678710000

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: 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.**

DUE DATE	03/02/2026

Auto Pay Scheduled
DO NOT PAY

5,017 0

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

0046787100000 00001946722

INVOICE

Invoice # 13931
Date: 01/16/2026
Due On: 02/15/2026

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

Statement of Account

	Outstanding Balance		New Charges		Payments Received		**Total Amount Outstanding**
(	$0.00	+	$7,798.73	) - (	$0.00	) =	**$7,798.73**

LSCCDD-01

Lake St. Charles CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	JK	12/02/2025	Continue agenda and supporting documentation review and confer with staff on same	0.30	$500.00	100.0%	$0.00
Service	SH	12/02/2025	Call with District manager regarding upcoming Board of Supervisors meeting; review agenda and back up materials in preparation for monthly Board of Supervisors meeting.	1.30	$300.00	-	$390.00
Service	SH	12/03/2025	Agenda preparation call; attend and participate in monthly Board of Supervisors meeting.	7.50	$300.00	20.0%	$1,800.00
Service	JK	12/03/2025	Call regarding outstanding district management issues, meeting preparations, trail status, public records and related matters; review and	1.80	$500.00	50.0%	$450.00

			finalize 558 letter and transmit same				
Service	CD	12/03/2025	Review and respond to email from District Staff regarding 558 Notice; Research District Website, Ordinance establishing District, Hillsborough County Code Enforcement records, Hillsborough County Property Appraiser's office, and Sunbiz. Analyze Phase 5 proposal; Draft 558 Notice to Hardeman and email to District Staff for review.	1.20	$200.00	-	$240.00
Expense	KB	12/03/2025	Travel: Mileage - SH.	54.00	$0.70	-	$37.80
Service	CD	12/04/2025	Review and respond to emails from District Staff regarding 558 notice; Finalize and Transmit 558 Letter to District Staff for delivery to recipient. Email copy of letter to District Manager and District Engineer.	0.60	$200.00	-	$120.00
Service	SH	12/04/2025	Call with staff to discuss continuing issues at Lake St. Charles; call with Supervisor Turinsky to discuss concerns; draft agreement for pool motor replacement; draft agreement for tree removal; coordinate records cataloging project; review signage for posting at trail construction and provide comments to District engineer.	2.40	$300.00	-	$720.00
Service	AH	12/04/2025	Prepare notice of public hearing on rulemaking and rule development of amended rules of procedure, amended amenity policies, amended parking policies and encroachment policy.	0.90	$200.00	-	$180.00
Service	JK	12/04/2025	Confer re: post meeting	1.10	$500.00	50.0%	$275.00

			recap with Rizzetta and review correspondence on same; review recordings and analyze meeting options				
Service	CD	12/05/2025	Review and respond to emails from District Staff regarding 558 Notice (3)	0.10	$200.00	-	$20.00
Service	AH	12/05/2025	Prepare surplus resolution and notices of rulemaking and rule development.	0.60	$200.00	-	$120.00
Expense	KB	12/05/2025	Certified Mail	1.00	$10.48	-	$10.48
Service	SH	12/08/2025	Call with Supervisor Gianakos; call with District staff regarding meeting organization and efficiency.	0.80	$300.00	-	$240.00
Service	JK	12/08/2025	Conference call with Rizzetta on various CDD items; review pilings and documents from Supervisor; post Supervisor call recap	1.30	$500.00	100.0%	$0.00
Service	SH	12/08/2025	Call regarding concerns brought forth by Supervisor Gianakos and resident emails.	0.90	$300.00	-	$270.00
Service	JK	12/09/2025	Confer with staff and litigation counsel re: 558 claim; follow up from Supervisor call	0.30	$500.00	-	$150.00
Service	SH	12/09/2025	Confer with District staff on outstanding issues; review correspondence received from Hardeman for 558 notice.	0.50	$300.00	-	$150.00
Service	SD	12/09/2025	Receive executed “Lake St. Charles 558 Notice executed” and update district files regarding same.	0.10	$200.00	100.0%	$0.00
Service	AH	12/10/2025	Confer with Evans and DeLuna regarding surplus resolution and notices of rulemaking and rule development; transmit same.	0.10	$200.00	-	$20.00

Service	JK	12/10/2025	Call on trail issues; call on records, due diligence; prepare agenda/materials/ time limits/policies	1.40	$500.00	-	$700.00
Service	SH	12/10/2025	Call with District staff regarding trail construction disruptions.	0.50	$300.00	100.0%	$0.00
Service	SH	12/15/2025	Call with Ed Jiminez over trail closure issues.	0.10	$300.00	-	$30.00
Service	JK	12/15/2025	Review engineer challenges with trail completion and options for same; begin review of magistrate correspondence	0.20	$500.00	-	$100.00
Service	CD	12/16/2025	Confer with District Staff regarding recording Easement; Upload, format and record easement to Simplifile. Emails to and from District Staff with Notices from Simplifile and Recorded Easement; Download Recorded Easement. Review email from District Staff regarding same.	0.80	$200.00	-	$160.00
Service	JK	12/16/2025	Review records management contract and trail correspondence	0.20	$500.00	-	$100.00
Expense	KB	12/16/2025	Simplifile Recording: Recording fee for Easement.	1.00	$75.45	-	$75.45
Service	RVW	12/17/2025	Review correspondence from staff regarding city code violation. Review and edit draft response letter to county.	0.40	$500.00	-	$200.00
Service	SH	12/17/2025	Call with District staff regarding insurance certificate request and trail construction concerns; review documents provided by District Engineer relating to the code enforcement order for trail reconstruction.	0.50	$300.00	-	$150.00

Service	JK	12/19/2025	Confer re: public records/ trail option with District staff	0.20	$500.00	100.0%	$0.00
Service	SH	12/19/2025	Draft letter to magistrate regarding trail construction.	0.60	$300.00	-	$180.00
Service	JK	12/19/2025	Monitor and report on bills affecting special districts.	0.20	$500.00	-	$100.00
Service	SH	12/22/2025	Review notice regarding records from state and advise District staff on options for completion; draft agreement with Homeowners' Association for community events.	0.90	$300.00	-	$270.00
Service	SH	12/23/2025	Review draft agenda and provide comments; review trail sign language provided by District staff to determine if it is in accordance with District policies.	0.40	$300.00	-	$120.00
Service	LM	12/29/2025	Confer with District Staff re: EEOC case and reimbursement of fees to previous district manager	0.20	$350.00	100.0%	$0.00
Service	SH	12/29/2025	Review records for information related to former management ethics complaint; review proposed revised signage language from insurance carrier; call with District management regarding meeting requests.	0.40	$300.00	50.0%	$60.00
Service	JK	12/29/2025	Review correspondence re: claims reimbursement and history on same; confer with staff	0.20	$500.00	-	$100.00
Service	SH	12/30/2025	Call with District staff on upcoming agenda.	0.20	$300.00	-	$60.00
Service	JK	12/31/2025	Confer re: magistrate meeting/timeline updates; confer re: proposals outstanding; review agenda materials and confer with staff on same; confer re: RFP status with	0.40	$500.00	-	$200.00

Rizzetta	
Line Item Discount Subtotal	**-$2,375.00**
Total	**$7,798.73**

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

Please pay within 30 days.

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

Notice to proceed was issued to Kimley-Horn on February 20, 2025. The following work activities have taken place by the Consulting team through December 31,2025:

- Response to questions regarding District infrastructure.
- Appeared in person at a monthly Board Meeting.
- Coordinated with legal counsel regarding response to County Magistrate potential fines.

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

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

Sincerely,

Ed Jimenez, P.E.
Project Manager

Kimley»Horn

Invoice for Professional Services

Please remit payment electronically to:	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

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

Invoice Amount: $1,197.67

Invoice No: 145624002-1225
Invoice Date: Dec 31, 2025

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

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

HOURLY NOT TO EXCEED
KH Ref # 145624002.3-34417734

Description	Contract Value	Amount Billed to Date	Previous Amount Billed	Current Amount Due
TASK 2.1 - CDD BOARD MEETINGS: UNSCHEDULED	26,214.15	21,050.00	20,917.50	132.50
TASK 2.2 - MISCELLANEOUS SUPPORT SERVICES	15,411.09	14,757.50	13,745.00	1,012.50
OFFICE EXPENSE	1,914.76	1,647.15	1,594.48	52.67
Subtotal	43,540.00	37,454.65	36,256.98	1,197.67
Total HOURLY NOT TO EXCEED				1,197.67

Total Invoice: $1,197.67

Kimley»Horn

Labor and Expense Detail

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

Invoice No: 145624002-1225
Invoice Date: Dec 31, 2025

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

HOURLY NOT TO EXCEED
KH Ref # 145624002.3-34417734

Group	Description	Qty Hours	Billing Rate	Current Amount Due
LABOR	ANALYST	1.5	205.00	307.50
	PROFESSIONAL	0.5	265.00	132.50
		3.0	235.00	705.00
TOTAL LABOR		5.0		1,145.00
EXPENSES	OFFICE EXPENSE			52.67
TOTAL EXPENSES				52.67
TOTAL LABOR AND EXPENSE DETAIL				1,197.67

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

LMP
A Juniper Company

Invoice 381086

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

Date	Due Date
02/01/26	3/3/2026
Account Owner	**PO#**
DAVID MANFRIN	

Item	Amount
#368132 - Lake St. Charles CDD 2025/2026 Landscape Maintenance Renewal February 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.

thelmpadvantage.com
(877) 567-7761

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

866-219-7924

Address Service Requested

JAN 19 2026

9418001282 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:	19638627
Invoice Due Date:	02/02/2026
Current Invoice Due:	
Total Paid By ACH on 02/02/2026:	**$161.99**

Payments received after 01/13/2026 are not reflected on this invoice.

For Advice Only Payment Drafted From Account on File

Please provide address/contact changes on the reverse side.

0110070754610010001224760001963862700000161995

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	**Contract Number:**	**100-7075461-001**
Invoice Date:	01/13/2026	Invoice Number:	19638627
Invoice Due Date:	02/02/2026	**Total Due:**	**$161.99**

Important Messages

IDENTIFICATION NUMBER	DESCRIPTION	PAYMENT	SALES\USE TAX	LATE CHARGES	TOTAL
Contract Number 100-7075461-001	Copy Star CS 2554ci Copier System DATE DUE 02/02/26	$137.97	$10.35		$148.32
	INSURANCE DATE DUE 02/02/26	$13.67			$13.67
		TOTAL PAID BY ACH ON 02/02/2026			$161.99

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

Account / Contact Changes (check one)

Customer Address ☐ Billing Address ☐ Equipment Address ☐ All ☐

Please provide your new address or telephone number and return this portion with your payment. Your records will be updated on request.

Company Name: ______________________ Contact E-mail Address: ______________________

New Address: ______________________ City: ______________ State: ______ Zip: ________

Contact Name: ______________________ Phone Number: ______________________

Fax Number: ______________________ Authorized Signature: ______________________

Contact Us:

- By Phone: 866-219-7924
- For payments by check: LEAF, P.O. BOX 5066 HARTFORD, CT 06102-5066
- For e-mail inquiries: customersupport@administration-services.com

Sample Invoice Key:

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

Address Service Requested

Please provide address/contact changes on the reverse side.

Remittance Section For Advice Only

❶ Contract Number:	100-1234567-001
Invoice Number:	12345678
❷ Invoice Due Date:	PAST DUE
Current Invoice Due:	
❸ Total Paid By ACH on 03/04/2024:	$106.16

Payments received after 03/04/2024 are not reflected on this invoice.

For Advice Only Payment Drafted From Account on File

4634000001 <834>

JOE CUSTOMER
123 MAIN STREET
ANYTOWN, USA 12345-6789

01100234567800900012345600012345678000058 9620

For Advice Only Payment Drafted From Account on File

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

Account Name:	JOE CUSTOMER	Contract Number:	100-1234567-001
Invoice Date:	03/04/2024	Invoice Number:	12345678
Invoice Due Date:	PAST DUE	Total Due:	$106.16

Important Messages

Please reference this section of the invoice for important information regarding your contract.

IDENTIFICATION NUMBER	DESCRIPTION	PAYMENT	SALES/USE TAX	LATE CHARGES	TOTAL
❹ Contract Number 100-1234567-001	WATER DUE DATE 05/10/23 DUE DATE 06/10/23	$49.00 $49.00	$4.08 $4.08		$53.08 $53.08
	PLEASE PAY THIS AMOUNT				$106.16

If you have questions regarding your bill, or if you would like to pay by phone please give us a call and we will be happy to assist you.

page 1 of 2

❶ **Contract Number** - Your account number. It will be helpful to have this number when calling customer service.

❷ **Invoice Due Date** - Bill must be paid before the Due Date to avoid a late fee charge.

❸ **Amount Paid by ACH** - The amount drafted from the account on file.

❹ **Invoice Summary** - Information pertaining to your invoice.

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

Invoice

Date	Invoice #
1/2/2026	INV0000106286

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	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

Subtotal	$4,996.00
Total	$4,996.00

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

Invoice

Date	Invoice #
1/16/2026	INV0000106595

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
Personnel Reimbursement	1.00	$3,593.33	$3,593.33

Subtotal	$3,593.33
Total	$3,593.33

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

Invoice

Date	Invoice #
2/2/2026	INV0000106708

Bill To:

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

Services for the month of	Terms	Client Number
February	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

Subtotal	$4,996.00
Total	$4,996.00

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

Invoice

Date	Invoice #
1/30/2026	INV0000106758

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
Personnel Reimbursement	1.00	$3,204.34	$3,204.34

Subtotal	$3,204.34
Total	$3,204.34

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

Invoice

Date	Invoice #
2/1/2026	INV0000106954

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
Cell Phone	50.00	$1.00	$50.00

Subtotal	$50.00
Total	$50.00

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

Invoice

Date	Invoice #
2/13/2026	INV0000106982

Bill To:

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

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	$1,000.00	$1,000.00
Personnel Reimbursement	1.00	$3,159.07	$3,159.07

Subtotal	$4,159.07
Total	$4,159.07

INVOICE

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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: PSI232734
Invoice Date: 1/2/2026

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 1/2/2026
Due Date 2/1/2026
Terms Net 30

Customer ID 6345
P.O. Number
P.O. Date 1/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2026 - 3/31/2026 Mitigation Area-site 5		1	1	183.38	183.38

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 183.38

Subtotal:	**183.38**
Invoice Discount:	0.00
Total Sales Tax	0.00
Payment Amount:	0.00
Total:	**183.38**

SOLITUDE
LAKE MANAGEMENT

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: PSI232918
Invoice Date: 1/2/2026

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		Customer ID	6345
Ship Date	1/2/2026	P.O. Number	
Due Date	2/1/2026	P.O. Date	1/2/2026
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2026 - 1/31/2026 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**

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: PSI233008
Invoice Date: 1/2/2026

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	1/2/2026
Due Date	2/1/2026
Terms	Net 30

Customer ID	6345
P.O. Number	
P.O. Date	1/2/2026
Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2026 - 3/31/2026 Lake St. Charles - Fountain - Site 21		1	1	150.54	150.54

Amount Subject to Sales Tax	0.00
Amount Exempt from Sales Tax	150.54

Subtotal:	**150.54**
Invoice Discount:	0.00
Total Sales Tax	0.00
Payment Amount:	0.00
Total:	**150.54**

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: PSI239278
Invoice Date: 2/2/2026

Ship To: Lake St. Charles CDD
C/O Rizzetta & Company
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Bill To: Lake St. Charles CDD
C/O Rizzetta & Company
6801 Colonial Lake Drive
Riverview, USA 33578
United States

Ship Via		Customer ID	6345
Ship Date	2/2/2026	P.O. Number	
Due Date	3/4/2026	P.O. Date	2/2/2026
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2026 - 2/28/2026 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**

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

LAKE ST CHARLES COMM DEV
PO BOX 32414 32414 PO,
CHARLOTTE, NC 28232-2414

Statement Date: January 07, 2026

Amount Due:	$3,861.64

Due Date: January 22, 2026
Account #: 311000010257

Account Summary

Previous Amount Due	$1,532.22
Payment(s) Received Since Last Statement	-$1,532.22
Miscellaneous Credits	-$123.32
Credit Balance After Payments and Credits	-$123.32
Current Month's Charges	**$3,984.96**
Amount Due by January 22, 2026	**$3,861.64**

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 — **14,149 KWH**

10031 REMINGTON DR, RIVERVIEW, FL 33578-8344 — **2,625 KWH**

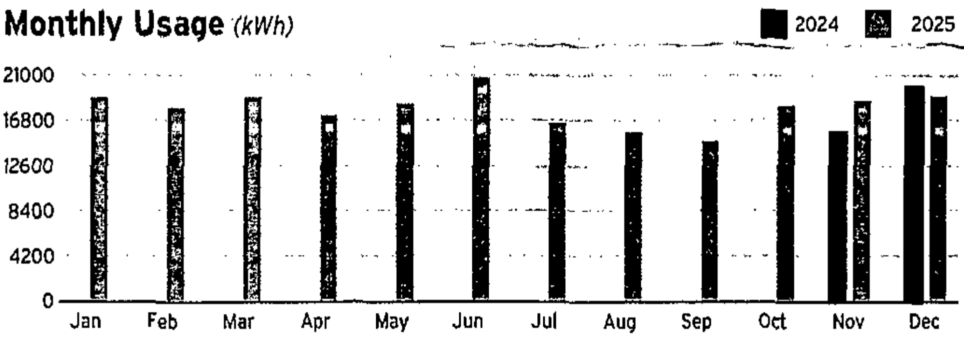
Scan here to interact with your bill online.

DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.

Monthly Usage *(kWh)*



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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 311000010257
Due Date: January 22, 2026

Amount Due:	$3,861.64
Payment Amount: $________	

700625003676

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

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

LAKE ST CHARLES COMM DEV
PO BOX 32414 32414 PO
CHARLOTTE, NC 28232-2414

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.

700625003676311000010257000000386164 7

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	11/24/2025	15,957		15,727		230 kWh	1	23 Days	$66.98
1000849973	12/02/2025	68		0		68 kWh	1	9 Days	▲ 26.8%

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	12/03/2025	27,529		26,610		919 kWh	1	33 Days	$164.09
									▲ 39.2%

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	12/02/2025	21,190		20,858		332 kWh	1	32 Days	$243.36
									▼ 8.5%

Service Address: LAKE ST CHARLES BL 1, TAMPA, FL 33606-0000 **Sub-Account Number:** 211007993192

Amount: $1,209.30

Continued on next page →

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

Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month
Increased = Same Decreased

Service Address: 10698 LAKE SAINT CHARLE, RIVERVIEW, FL 33569-0000 **Sub-Account Number:** 211007993416

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000552847	12/02/2025	21,065		21,060		5 kWh	1	32 Days	**$21.46**
									150.0%

Service Address: 6801 COLONIAL LAKE DR, RIVERVIEW, FL 33578-8318 **Sub-Account Number:** 211007993721

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000794742	12/03/2025	39,771		25,622		14,149 kWh	1	33 Days	**$1,470.33**
1000794742	12/03/2025	28.72		0		28.72 kW	1	33 Days	6.6%

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	12/03/2025	85,001		82,376		2,625 kWh	1	33 Days	**$429.16**
									8.2%

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	12/02/2025	31,245		30,916		329 kWh	1	32 Days	**$71.81**
									66.1%

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	12/02/2025	34,782		34,618		164 kWh	1	32 Days	**$46.16**
									0.6%

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	12/02/2025	2,936		2,859		77 kWh	1	32 Days	**$32.63**
									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	12/02/2025	705		696		9 kWh	1	32 Days	**$22.08**
									12.5%

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: 10501 LAKE ST CHARLES BLVD, RIVERVIEW, FL 33578-0000 — **Sub-Account Number:** 211007995155

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000327189	12/02/2025	20,626		20,572		54 kWh	1	32 Days	**$29.08**
									▼ 84.4%

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	12/03/2025	669		658		11 kWh	1	33 Days	**$23.03**
									= 0.0%

Service Address: 6752 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000 — **Sub-Account Number:** 211007995601

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325668	12/02/2025	748		731		17 kWh	1	32 Days	**$23.32**
									▲ 6.3%

Service Address: 6699 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000 — **Sub-Account Number:** 211007995809

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000881416	12/02/2025	235		225		10 kWh	1	32 Days	**$22.23**
									▲ 11.1%

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	12/02/2025	828		814		14 kWh	1	32 Days	**$22.85**
									▲ 16.7%

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	12/03/2025	675		670		5 kWh	1	33 Days	**$22.10**
									= 0.0%

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	12/02/2025	689		680		9 kWh	1	32 Days	**$22.08**
									= 0.0%

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month
▲ Increased ■ Same ▼ Decreased

Service Address: 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	12/02/2025	546		546		0 kWh	1	32 Days	**$20.68**

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	12/02/2025	618		608		10 kWh	1	32 Days	**$22.23**

▲ 11.1%

Total Current Month's Charges **$3,984.96**

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TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211004126325
Statement Date: 01/02/2026

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

Meter Read

Meter Location: PUMP/LIFT STATION

Service Period: 11/01/2025 - 12/02/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000816175	11/24/2025	15,957		15,727		230 kWh	1	23 Days
1000849973	12/02/2025	68		0		68 kWh	1	9 Days

Charge Details

Electric Charges

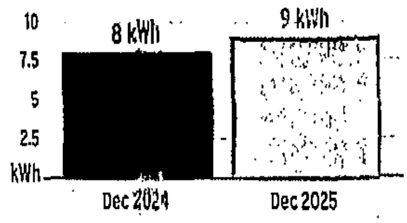
Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*298 kWh @ $0.08641/kWh*	$25.75
Fuel Charge	*298 kWh @ $0.03391/kWh*	$10.11
Storm Protection Charge	*298 kWh @ $0.00577/kWh*	$1.72
Clean Energy Transition Mechanism	*298 kWh @ $0.00418/kWh*	$1.25
Storm Surcharge	*298 kWh @ $0.02121/kWh*	$6.32
Florida Gross Receipt Tax		$1.67
Electric Service Cost		**$66.98**

Current Month's Electric Charges **$66.98**

Miscellaneous Credits

Interest for Cash Security Deposit	-$2.29
Total Current Month's Credits	**-$2.29**

Avg kWh Used Per Day



Billing information continues on next page →

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TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007992699
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/01/2025 - 12/03/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000327084	12/03/2025	27,529		26,610		919 kWh	1	33 Days

Charge Details

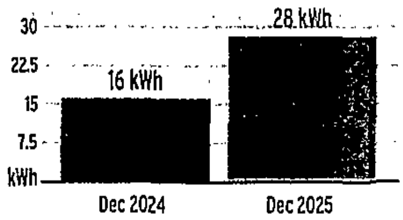
Electric Charges

Daily Basic Service Charge	*33 days @ $0.63000*	$20.79
Energy Charge	*919 kWh @ $0.08641/kWh*	$79.41
Fuel Charge	*919 kWh @ $0.03391/kWh*	$31.16
Storm Protection Charge	*919 kWh @ $0.00577/kWh*	$5.30
Clean Energy Transition Mechanism	*919 kWh @ $0.00418/kWh*	$3.84
Storm Surcharge	*919 kWh @ $0.02121/kWh*	$19.49
Florida Gross Receipt Tax		$4.10
Electric Service Cost		**$164.09**

Current Month's Electric Charges **$164.09**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO.
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007992905
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/01/2025 - 12/02/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325037	12/02/2025	21,190		20,858		332 kWh	1	32 Days

Charge Details

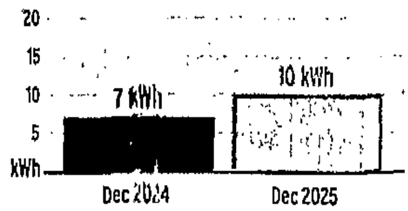
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*332 kWh @ $0.08641/kWh*	$28.69
Fuel Charge	*332 kWh @ $0.03391/kWh*	$11.26
Storm Protection Charge	*332 kWh @ $0.00577/kWh*	$1.92
Clean Energy Transition Mechanism	*332 kWh @ $0.00418/kWh*	$1.39
Storm Surcharge	*332 kWh @ $0.02121/kWh*	$7.04
Florida Gross Receipt Tax		$1.81
Electric Service Cost		**$72.27**

Current Month's Electric Charges $72.27

Billing information continues on next page →

Avg kWh Used Per Day



TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007992905
Statement Date: 01/02/2026

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

Service Period: 11/01/2025 - 12/02/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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

Miscellaneous Credits

Interest for Cash Security Deposit	-$2.53
Total Current Month's Credits	**-$2.53**

Billing information continues on next page →

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007993192
Statement Date: 01/02/2026

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

Service Period: 11/01/2025 - 12/02/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	*1008 kWh @ $0.03412/kWh*	$34.39
Fixture & Maintenance Charge	*20 Fixtures*	$417.64
Lighting Pole / Wire	*19 Poles*	$624.53
Lighting Fuel Charge	*1008 kWh @ $0.03363/kWh*	$33.90
Storm Protection Charge	*1008 kWh @ $0.00559/kWh*	$5.63
Clean Energy Transition Mechanism	*1008 kWh @ $0.00043/kWh*	$0.43
Storm Surcharge	*1008 kWh @ $0.01230/kWh*	$12.40
Florida Gross Receipt Tax		$2.22
State Tax		$78.16
Lighting Charges		**$1,209.30**

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

Miscellaneous Credits

Interest for Cash Security Deposit	-$45.43
Total Current Month's Credits	**-$45.43**

Billing information continues on next page →

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007993416
Statement Date: 01/02/2026

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

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Meter Read

Meter Location: PUMP/LIFT STATION
Service Period: 11/01/2025 - 12/02/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000552847	12/02/2025	21,065		21,060		5 kWh	1	32 Days

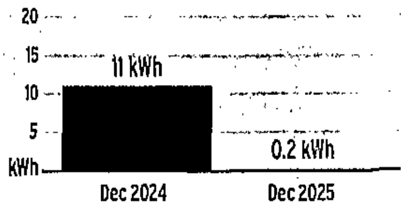
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
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		$0.54
Electric Service Cost		**$21.46**

Current Month's Electric Charges **$21.46**

Avg kWh Used Per Day



Billing information continues on next page →

TECO.
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007993721
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/01/2025 - 12/03/2025 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000794742	12/03/2025	39,771		25,622		14,149 kWh	1	33 Days
1000794742	12/03/2025	28.72		0		28.72 kW	1	33 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*33 days @ $1.06000*	$34.98
Billing Demand Charge	*29 kW @ $18.07000/kW*	$524.03
Energy Charge	*14,149 kWh @ $0.00773/kWh*	$109.37
Fuel Charge	*14,149 kWh @ $0.03391/kWh*	$479.79
Capacity Charge	*29 kW @ $0.30000/kW*	$8.70
Storm Protection Charge	*29 kW @ $2.08000/kW*	$60.32
Energy Conservation Charge	*29 kW @ $0.93000/kW*	$26.97
Environmental Cost Recovery	*14,149 kWh @ $0.00068/kWh*	$9.62
Clean Energy Transition Mechanism	*29 kW @ $1.15000/kW*	$33.35
Storm Surcharge	*14,149 kWh @ $0.01035/kWh*	$146.44
Florida Gross Receipt Tax		$36.76
Electric Service Cost		**$1,470.33**

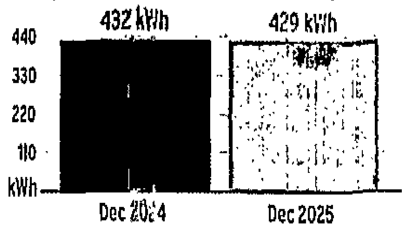
Current Month's Electric Charges $1,470.33

Miscellaneous Credits

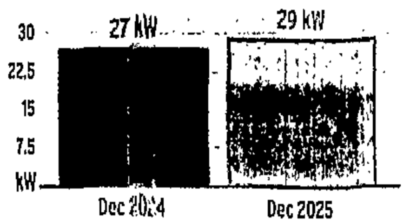
Interest for Cash Security Deposit	-$53.25
Total Current Month's Credits	**-$53.25**

Billing information continues on next page →

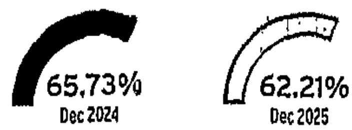
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007993960
Statement Date: 01/02/2026

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

Meter Read

Meter Location: Pump
Service Period: 11/01/2025 - 12/03/2025 **Rate Schedule:** General Service - Non Demand

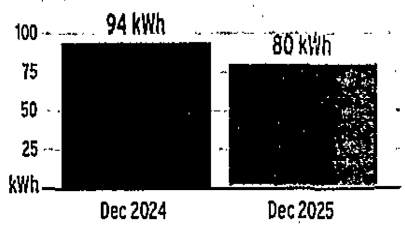
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000324124	12/03/2025	85,001		82,376		2,625 kWh	1	33 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*33 days @ $0.63000*	$20.79
Energy Charge	*2,625 kWh @ $0.08641/kWh*	$226.83
Fuel Charge	*2,625 kWh @ $0.03391/kWh*	$89.01
Storm Protection Charge	*2,625 kWh @ $0.00577/kWh*	$15.15
Clean Energy Transition Mechanism	*2,625 kWh @ $0.00418/kWh*	$10.97
Storm Surcharge	*2,625 kWh @ $0.02121/kWh*	$55.68
Florida Gross Receipt Tax		$10.73
Electric Service Cost		**$429.16**

Avg kWh Used Per Day



Current Month's Electric Charges $429.16

Miscellaneous Credits

Interest for Cash Security Deposit	-$5.72
Total Current Month's Credits	**-$5.72**

Billing information continues on next page →

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007994158
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/01/2025 - 12/02/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347036	12/02/2025	31,245		30,916		329 kWh	1	32 Days

Charge Details

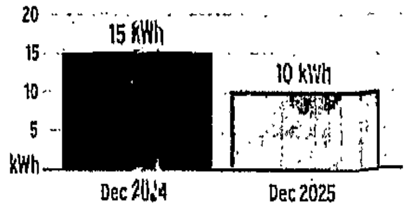
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*329 kWh @ $0.08641/kWh*	$28.43
Fuel Charge	*329 kWh @ $0.03391/kWh*	$11.16
Storm Protection Charge	*329 kWh @ $0.00577/kWh*	$1.90
Clean Energy Transition Mechanism	*329 kWh @ $0.00418/kWh*	$1.38
Storm Surcharge	*329 kWh @ $0.02121/kWh*	$6.98
Florida Gross Receipt Tax		$1.80
Electric Service Cost		**$71.81**

Current Month's Electric Charges **$71.81**

Billing information continues on next page →

Avg kWh Used Per Day



TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007994448
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/01/2025 - 12/02/2025 **Rate Schedule:** General Service - Non Demand

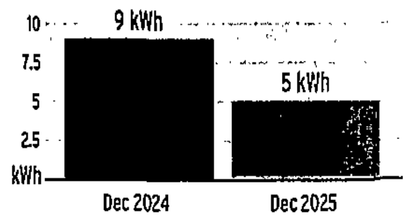
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347035	12/02/2025	34,782		34,618		164 kWh	1	32 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*164 kWh @ $0.08641/kWh*	$14.17
Fuel Charge	*164 kWh @ $0.03391/kWh*	$5.56
Storm Protection Charge	*164 kWh @ $0.00577/kWh*	$0.95
Clean Energy Transition Mechanism	*164 kWh @ $0.00418/kWh*	$0.69
Storm Surcharge	*164 kWh @ $0.02121/kWh*	$3.48
Florida Gross Receipt Tax		$1.15
Electric Service Cost		**$46.16**

Avg kWh Used Per Day



Current Month's Electric Charges $46.16

Miscellaneous Credits

Interest for Cash Security Deposit	-$1.35
Total Current Month's Credits	**-$1.35**

Billing information continues on next page →

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TECO.
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007994695
Statement Date: 01/02/2026

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

Meter Read

Meter Location: Lite
Service Period: 11/01/2025 - 12/02/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading -	Previous Reading =	Total Used	Multiplier	Billing Period
1000329871	12/02/2025	2,936	2,859	77 kWh	1	32 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*77 kWh @ $0.08641/kWh*	$6.65
Fuel Charge	*77 kWh @ $0.03391/kWh*	$2.61
Storm Protection Charge	*77 kWh @ $0.00577/kWh*	$0.44
Clean Energy Transition Mechanism	*77 kWh @ $0.00418/kWh*	$0.32
Storm Surcharge	*77 kWh @ $0.02121/kWh*	$1.63
Florida Gross Receipt Tax		$0.82
Electric Service Cost		**$32.63**

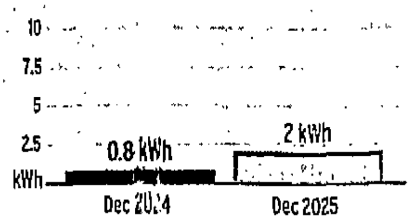
Current Month's Electric Charges $32.63

Miscellaneous Credits

Interest for Cash Security Deposit	-$1.35
Total Current Month's Credits	**-$1.35**

Billing information continues on next page →

Avg kWh Used Per Day



TECO.
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007994893
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/01/2025 - 12/02/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading -	Previous Reading =	Total Used	Multiplier	Billing Period
1000343375	12/02/2025	705	696	9 kWh	1	32 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
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		$0.55
Electric Service Cost		**$22.08**

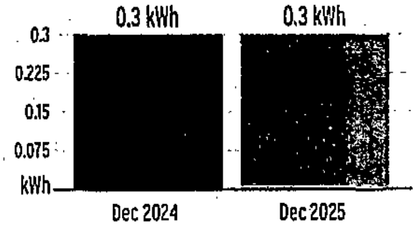
Current Month's Electric Charges $22.08

Miscellaneous Credits

Interest for Cash Security Deposit	-$1.14
Total Current Month's Credits	**-$1.14**

Billing information continues on next page →

Avg kWh Used Per Day



TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007995155
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/01/2025 - 12/02/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000327189	12/02/2025	20,626		20,572		54 kWh	1	32 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*54 kWh @ $0.08641/kWh*	$4.67
Fuel Charge	*54 kWh @ $0.03391/kWh*	$1.83
Storm Protection Charge	*54 kWh @ $0.00577/kWh*	$0.31
Clean Energy Transition Mechanism	*54 kWh @ $0.00418/kWh*	$0.23
Storm Surcharge	*54 kWh @ $0.02121/kWh*	$1.15
Florida Gross Receipt Tax		$0.73
Electric Service Cost		**$29.08**

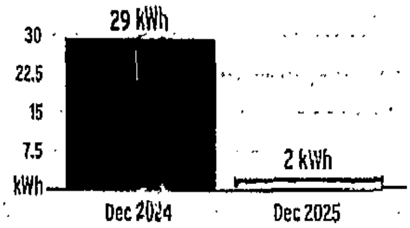
Current Month's Electric Charges $29.08

Miscellaneous Credits

Interest for Cash Security Deposit	-$1.14
Total Current Month's Credits	**-$1.14**

Billing information continues on next page →

Avg kWh Used Per Day



TECO.
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007995353
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/01/2025 - 12/03/2025 **Rate Schedule:** General Service - Non Demand

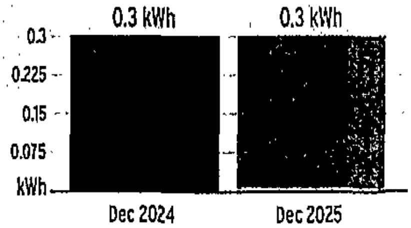
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325662	12/03/2025	669		658		11 kWh	1	33 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*33 days @ $0.63000*	$20.79
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		$0.58
Electric Service Cost		**$23.03**

Avg kWh Used Per Day



Current Month's Electric Charges $23.03

Miscellaneous Credits

Interest for Cash Security Deposit	-$1.14
Total Current Month's Credits	**-$1.14**

Billing information continues on next page →

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TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007995601
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/01/2025 - 12/02/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325668	12/02/2025	748		731		17 kWh	1	32 Days

Charge Details

Electric Charges

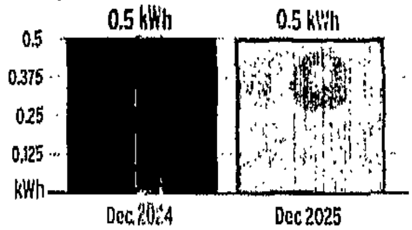
Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*17 kWh @ $0.08641/kWh*	$1.47
Fuel Charge	*17 kWh @ $0.03391/kWh*	$0.58
Storm Protection Charge	*17 kWh @ $0.00577/kWh*	$0.10
Clean Energy Transition Mechanism	*17 kWh @ $0.00418/kWh*	$0.07
Storm Surcharge	*17 kWh @ $0.02121/kWh*	$0.36
Florida Gross Receipt Tax		$0.58
Electric Service Cost		**$23.32**

Current Month's Electric Charges $23.32

Miscellaneous Credits

Interest for Cash Security Deposit	-$1.14
Total Current Month's Credits	**-$1.14**

Avg kWh Used Per Day



Billing information continues on next page →

TECO.
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007995809
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/01/2025 - 12/02/2025 **Rate Schedule:** General Service - Non Demand

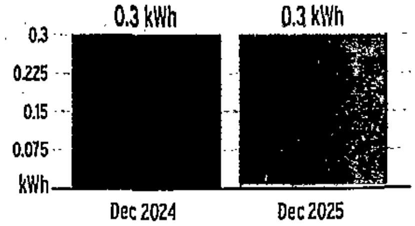
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000881416	12/02/2025	235		225		10 kWh	1	32 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*10 kWh @ $0.08641/kWh*	$0.86
Fuel Charge	*10 kWh @ $0.03391/kWh*	$0.34
Storm Protection Charge	*10 kWh @ $0.00577/kWh*	$0.06
Clean Energy Transition Mechanism	*10 kWh @ $0.00418/kWh*	$0.04
Storm Surcharge	*10 kWh @ $0.02121/kWh*	$0.21
Florida Gross Receipt Tax		$0.56
Electric Service Cost		**$22.23**

Avg kWh Used Per Day



Current Month's Electric Charges $22.23

Miscellaneous Credits

Interest for Cash Security Deposit	-$1.14
Total Current Month's Credits	**-$1.14**

Billing information continues on next page →

TECO. TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007996054
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/01/2025 - 12/02/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading -	Previous Reading =	Total Used	Multiplier	Billing Period
1000329568	12/02/2025	828	814	14 kWh	1	32 Days

Charge Details

Electric Charges

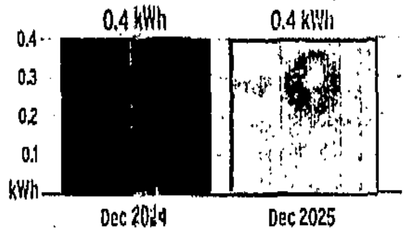
Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*14 kWh @ $0.08641/kWh*	$1.21
Fuel Charge	*14 kWh @ $0.03391/kWh*	$0.47
Storm Protection Charge	*14 kWh @ $0.00577/kWh*	$0.08
Clean Energy Transition Mechanism	*14 kWh @ $0.00418/kWh*	$0.06
Storm Surcharge	*14 kWh @ $0.02121/kWh*	$0.30
Florida Gross Receipt Tax		$0.57
Electric Service Cost		**$22.85**

Current Month's Electric Charges $22.85

Miscellaneous Credits

Interest for Cash Security Deposit	-$1.14
Total Current Month's Credits	**-$1.14**

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007996286
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/01/2025 - 12/03/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000330312	12/03/2025	675		670		5 kWh	1	33 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*33 days @ $0.63000*	$20.79
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		$0.55
Electric Service Cost		**$22.10**

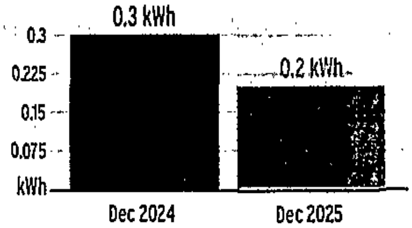
Current Month's Electric Charges $22.10

Miscellaneous Credits

Interest for Cash Security Deposit	-$1.14
Total Current Month's Credits	**-$1.14**

Billing information continues on next page →

Avg kWh Used Per Day



TECO.
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007996567
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/01/2025 - 12/02/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347026	12/02/2025	689		680		9 kWh	1	32 Days

Charge Details

Electric Charges

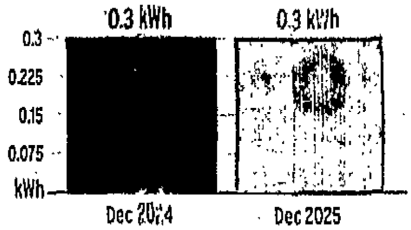
Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*9 kWh @ $0.08641/kWh*	$0.78
Fuel Charge	*9 kWh @ $0.03391/kWh*	$0.31
Storm Protection Charge	*9 kWh @ $0.00577/kWh*	$0.05
Clean Energy Transition Mechanism	*9 kWh @ $0.00418/kWh*	$0.04
Storm Surcharge	*9 kWh @ $0.02121/kWh*	$0.19
Florida Gross Receipt Tax		$0.55
Electric Service Cost		**$22.08**

Current Month's Electric Charges $22.08

Miscellaneous Credits

Interest for Cash Security Deposit	-$1.14
Total Current Month's Credits	**-$1.14**

Avg kWh Used Per Day



Billing information continues on next page →

TECO.
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007996765
Statement Date: 01/02/2026

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

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Meter Read

Service Period: 11/01/2025 - 12/02/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347027	12/02/2025	546		546		0 kWh	1	32 Days

Charge Details

Electric Charges

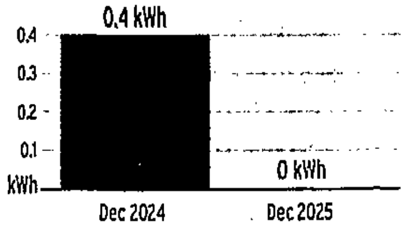
Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Florida Gross Receipt Tax		$0.52
Electric Service Cost		**$20.68**

Current Month's Electric Charges $20.68

Miscellaneous Credits

Interest for Cash Security Deposit	-$1.14
Total Current Month's Credits	**-$1.14**

Avg kWh Used Per Day



Billing information continues on next page →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007997011
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/01/2025 - 12/02/2025 **Rate Schedule:** General Service - Non Demand

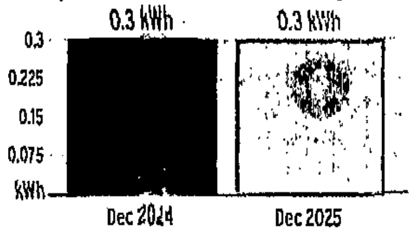
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000331067	12/02/2025	618		608		10 kWh	1	32 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*10 kWh @ $0.08641/kWh*	$0.86
Fuel Charge	*10 kWh @ $0.03391/kWh*	$0.34
Storm Protection Charge	*10 kWh @ $0.00577/kWh*	$0.06
Clean Energy Transition Mechanism	*10 kWh @ $0.00418/kWh*	$0.04
Storm Surcharge	*10 kWh @ $0.02121/kWh*	$0.21
Florida Gross Receipt Tax		$0.56
Electric Service Cost		**$22.23**

Avg kWh Used Per Day



Current Month's Electric Charges $22.23

Total Current Month's Charges $3,984.96

Miscellaneous Credits

Interest for Cash Security Deposit	-$1.14
Total Current Month's Credits	**-$1.14**

TampaElectric.com

LAKE ST CHARLES COMM DEV
PO BOX 32414 32414 PO,
CHARLOTTE, NC 28232-2414

Statement Date: February 05, 2026

Amount Due: **$3,925.84**

Due Date: February 19, 2026
Account #: 311000010257

Account Summary

Previous Amount Due	$3,861.64
Payment(s) Received Since Last Statement	-$3,861.64
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$3,925.84**
Amount Due by February 19, 2026	**$3,925.84**

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	**12,797 KWH**
10031 REMINGTON DR, RIVERVIEW, FL 33578-8344	**2,361 KWH**

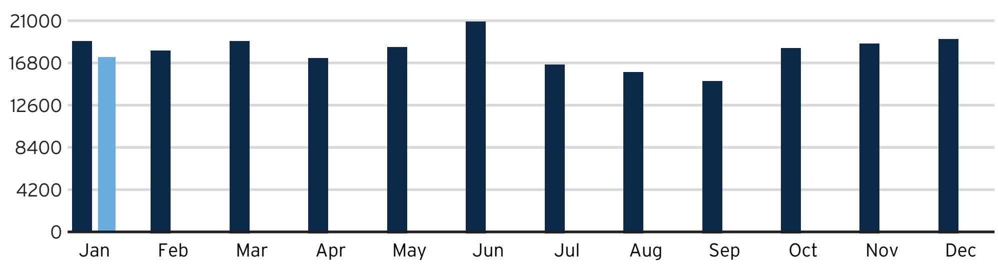
Scan here to interact with your bill online.

DOWNED IS DANGEROUS!

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

Visit **TampaElectric.com/Safety** for more safety tips.

Monthly Usage *(kWh)*



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

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

Account #: 311000010257
Due Date: February 19, 2026

Amount Due: **$3,925.84**

Payment Amount: $ ____________

701000002860

Pay your bill online at TampaElectric.com

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

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

LAKE ST CHARLES COMM DEV
PO BOX 32414 32414 PO
CHARLOTTE, NC 28232-2414

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.

70100000286031100001025700000039258444

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
1000849973	01/02/2026	361		68		293 kWh	1	31 Days	$68.52
									1.7%

Service Address: 10498 LAKE SAINT CHARLES BLVD, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211007992699

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000327084	01/02/2026	28,398		27,529		869 kWh	1	30 Days	$161.35
									5.4%

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	01/02/2026	21,549		21,190		359 kWh	1	31 Days	$250.41
									8.1%

Service Address: LAKE ST CHARLES BL 1, TAMPA, FL 33606-0000 **Sub-Account Number:** 211007993192

Amount: $1,210.38

Continued on next page →

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

Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: 10698 LAKE SAINT CHARLE, RIVERVIEW, FL 33569-0000 **Sub-Account Number:** 211007993416

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000552847	01/02/2026	21,135		21,065		70 kWh	1	31 Days	$32.34
									▲ 1300.0%

Service Address: 6801 COLONIAL LAKE DR, RIVERVIEW, FL 33578-8318 **Sub-Account Number:** 211007993721

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000794742	01/02/2026	52,568		39,771		12,797 kWh	1	30 Days	$1,429.97
1000794742	01/02/2026	27.79		0		27.79 kW	1	30 Days	▼ 9.6%

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	01/02/2026	87,362		85,001		2,361 kWh	1	30 Days	$403.52
									▼ 10.1%

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	01/02/2026	31,477		31,245		232 kWh	1	31 Days	$58.65
									▼ 29.5%

Service Address: 7318 COLONIAL LAKE DR PUMP, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211007994448

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000347035	01/02/2026	34,946		34,782		164 kWh	1	31 Days	$47.61
									= 0.0%

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	01/02/2026	3,013		2,936		77 kWh	1	31 Days	$33.49
									= 0.0%

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	01/02/2026	714		705		9 kWh	1	31 Days	$22.45
									= 0.0%

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month
Increased | Same | Decreased

Service Address: 10501 LAKE ST CHARLES BLVD, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211007995155

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000327189	01/02/2026	20,674		20,626		48 kWh	1	31 Days	$28.78
									11.1%

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	01/02/2026	679		669		10 kWh	1	30 Days	$21.93
									9.1%

Service Address: 6752 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211007995601

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325668	01/02/2026	764		748		16 kWh	1	31 Days	$23.58
									5.9%

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	01/02/2026	245		235		10 kWh	1	31 Days	$22.61
									0.0%

Service Address: 6652 COLONIAL LAKE DR, RIVERVIEW, FL 33578-8385 **Sub-Account Number:** 211007996054

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000329568	01/02/2026	842		828		14 kWh	1	31 Days	$23.26
									0.0%

Service Address: 6916 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211007996286

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000330312	01/02/2026	679		675		4 kWh	1	30 Days	$20.95
									20.0%

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	01/02/2026	698		689		9 kWh	1	31 Days	$22.45
									0.0%

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month
Increased | Same | Decreased

Service Address: 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	01/02/2026	546		546		0 kWh	1	31 Days	**$20.98**

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	01/02/2026	628		618		10 kWh	1	31 Days	**$22.61**
								=	0.0%

Total Current Month's Charges **$3,925.84**

Sub-Account #: 211004126325
Statement Date: 02/02/2026

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

Meter Read

Meter Location: PUMP/LIFT STATION

Service Period: 12/03/2025 - 01/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000849973	01/02/2026	361		68		293 kWh	1	31 Days

Charge Details

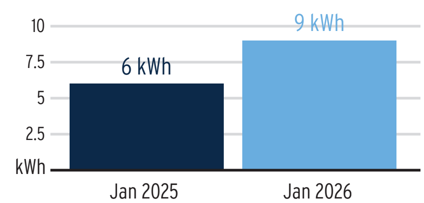
Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Energy Charge	*293 kWh @ $0.09202/kWh*	$26.96
Fuel Charge	*293 kWh @ $0.03516/kWh*	$10.30
Storm Protection Charge	*293 kWh @ $0.00568/kWh*	$1.66
Clean Energy Transition Mechanism	*293 kWh @ $0.00418/kWh*	$1.22
Storm Surcharge	*293 kWh @ $0.02121/kWh*	$6.21
Florida Gross Receipt Tax		$1.71
Electric Service Cost		**$68.52**

Current Month's Electric Charges **$68.52**

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 211007992699
Statement Date: 02/02/2026

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

Meter Read

Service Period: 12/04/2025 - 01/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000327084	01/02/2026	28,398		27,529		869 kWh	1	30 Days

Charge Details

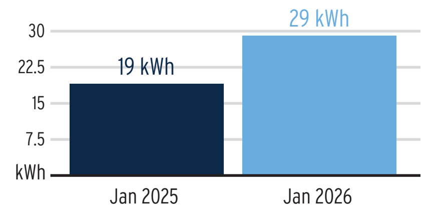
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*869 kWh @ $0.09202/kWh*	$79.97
Fuel Charge	*869 kWh @ $0.03516/kWh*	$30.55
Storm Protection Charge	*869 kWh @ $0.00568/kWh*	$4.94
Clean Energy Transition Mechanism	*869 kWh @ $0.00418/kWh*	$3.63
Storm Surcharge	*869 kWh @ $0.02121/kWh*	$18.43
Florida Gross Receipt Tax		$4.03
Electric Service Cost		**$161.35**

Current Month's Electric Charges **$161.35**

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 211007992905
Statement Date: 02/02/2026

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

Meter Read

Service Period: 12/03/2025 - 01/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325037	01/02/2026	21,549		21,190		359 kWh	1	31 Days

Charge Details

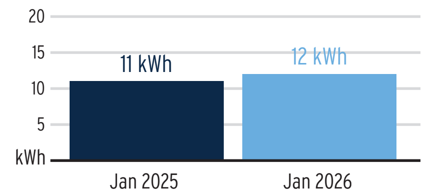
Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Energy Charge	*359 kWh @ $0.09202/kWh*	$33.04
Fuel Charge	*359 kWh @ $0.03516/kWh*	$12.62
Storm Protection Charge	*359 kWh @ $0.00568/kWh*	$2.04
Clean Energy Transition Mechanism	*359 kWh @ $0.00418/kWh*	$1.50
Storm Surcharge	*359 kWh @ $0.02121/kWh*	$7.61
Florida Gross Receipt Tax		$1.98
Electric Service Cost		**$79.25**

Current Month's Electric Charges **$79.25**

Billing information continues on next page

Avg kWh Used Per Day



Sub-Account #: 211007992905
Statement Date: 02/02/2026

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

Service Period: 12/03/2025 - 01/02/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*66 kWh @ $0.03411/kWh*	$2.25
Fixture & Maintenance Charge	*4 Fixtures*	$81.98
Lighting Pole / Wire	*4 Poles*	$83.28
Lighting Fuel Charge	*66 kWh @ $0.03452/kWh*	$2.28
Storm Protection Charge	*66 kWh @ $0.00574/kWh*	$0.38
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		**$171.16**

Current Month's Electric Charges **$171.16**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007993192
Statement Date: 02/02/2026

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

Service Period: 12/03/2025 - 01/02/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*1008 kWh @ $0.03411/kWh*	$34.38
Fixture & Maintenance Charge	*20 Fixtures*	$417.64
Lighting Pole / Wire	*19 Poles*	$624.53
Lighting Fuel Charge	*1008 kWh @ $0.03452/kWh*	$34.80
Storm Protection Charge	*1008 kWh @ $0.00574/kWh*	$5.79
Clean Energy Transition Mechanism	*1008 kWh @ $0.00043/kWh*	$0.43
Storm Surcharge	*1008 kWh @ $0.01230/kWh*	$12.40
Florida Gross Receipt Tax		$2.25
State Tax		$78.16
Lighting Charges		**$1,210.38**

Current Month's Electric Charges $1,210.38

Billing information continues on next page →

TECO TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007993416
Statement Date: 02/02/2026

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

Meter Read

Meter Location: PUMP/LIFT STATION

Service Period: 12/03/2025 - 01/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000552847	01/02/2026	21,135		21,065		70 kWh	1	31 Days

Charge Details

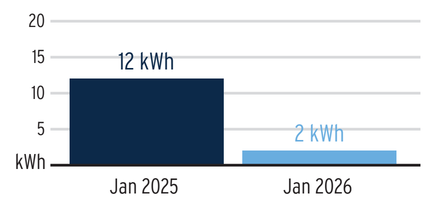
Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Energy Charge	*70 kWh @ $0.09202/kWh*	$6.44
Fuel Charge	*70 kWh @ $0.03516/kWh*	$2.46
Storm Protection Charge	*70 kWh @ $0.00568/kWh*	$0.40
Clean Energy Transition Mechanism	*70 kWh @ $0.00418/kWh*	$0.29
Storm Surcharge	*70 kWh @ $0.02121/kWh*	$1.48
Florida Gross Receipt Tax		$0.81
Electric Service Cost		**$32.34**

Current Month's Electric Charges **$32.34**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007993721
Statement Date: 02/02/2026

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

Meter Read

Service Period: 12/04/2025 - 01/02/2026 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000794742	01/02/2026	52,568		39,771		12,797 kWh	1	30 Days
1000794742	01/02/2026	27.79		0		27.79 kW	1	30 Days

Charge Details

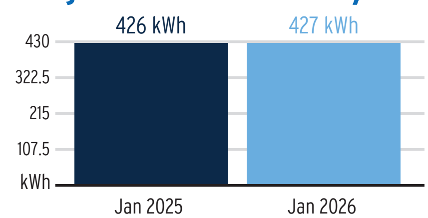
Electric Charges

Daily Basic Service Charge	*30 days @ $1.12000*	$33.60
Billing Demand Charge	*28 kW @ $19.06000/kW*	$533.68
Energy Charge	*12,797 kWh @ $0.00815/kWh*	$104.30
Fuel Charge	*12,797 kWh @ $0.03516/kWh*	$449.94
Capacity Charge	*28 kW @ $0.72000/kW*	$20.16
Storm Protection Charge	*28 kW @ $2.02000/kW*	$56.56
Energy Conservation Charge	*28 kW @ $0.79000/kW*	$22.12
Environmental Cost Recovery	*12,797 kWh @ $0.00072/kWh*	$9.21
Clean Energy Transition Mechanism	*28 kW @ $1.15000/kW*	$32.20
Storm Surcharge	*12,797 kWh @ $0.01035/kWh*	$132.45
Florida Gross Receipt Tax		$35.75
Electric Service Cost		**$1,429.97**

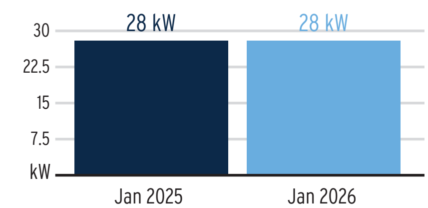
Current Month's Electric Charges **$1,429.97**

Billing information continues on next page →

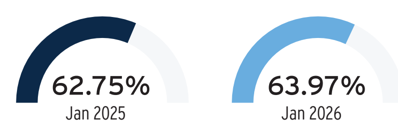
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Sub-Account #: 211007993960
Statement Date: 02/02/2026

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

Meter Read

Meter Location: Pump

Service Period: 12/04/2025 - 01/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000324124	01/02/2026	87,362		85,001		2,361 kWh	1	30 Days

Charge Details

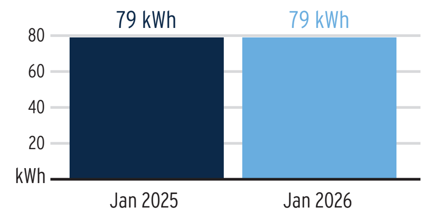
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*2,361 kWh @ $0.09202/kWh*	$217.26
Fuel Charge	*2,361 kWh @ $0.03516/kWh*	$83.01
Storm Protection Charge	*2,361 kWh @ $0.00568/kWh*	$13.41
Clean Energy Transition Mechanism	*2,361 kWh @ $0.00418/kWh*	$9.87
Storm Surcharge	*2,361 kWh @ $0.02121/kWh*	$50.08
Florida Gross Receipt Tax		$10.09
Electric Service Cost		**$403.52**

Current Month's Electric Charges $403.52

Billing information continues on next page

Avg kWh Used Per Day



Sub-Account #: 211007994158
Statement Date: 02/02/2026

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

Meter Read

Service Period: 12/03/2025 - 01/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347036	01/02/2026	31,477		31,245		232 kWh	1	31 Days

Charge Details

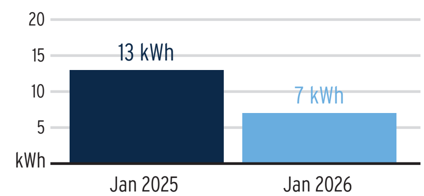
Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Energy Charge	*232 kWh @ $0.09202/kWh*	$21.35
Fuel Charge	*232 kWh @ $0.03516/kWh*	$8.16
Storm Protection Charge	*232 kWh @ $0.00568/kWh*	$1.32
Clean Energy Transition Mechanism	*232 kWh @ $0.00418/kWh*	$0.97
Storm Surcharge	*232 kWh @ $0.02121/kWh*	$4.92
Florida Gross Receipt Tax		$1.47
Electric Service Cost		**$58.65**

Current Month's Electric Charges $58.65

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007994448
Statement Date: 02/02/2026

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

Meter Read

Service Period: 12/03/2025 - 01/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347035	01/02/2026	34,946		34,782		164 kWh	1	31 Days

Charge Details

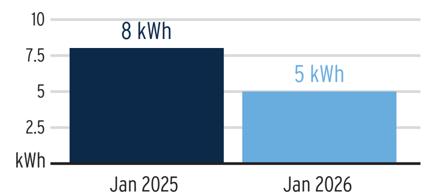
Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Energy Charge	*164 kWh @ $0.09202/kWh*	$15.09
Fuel Charge	*164 kWh @ $0.03516/kWh*	$5.77
Storm Protection Charge	*164 kWh @ $0.00568/kWh*	$0.93
Clean Energy Transition Mechanism	*164 kWh @ $0.00418/kWh*	$0.69
Storm Surcharge	*164 kWh @ $0.02121/kWh*	$3.48
Florida Gross Receipt Tax		$1.19
Electric Service Cost		**$47.61**

Current Month's Electric Charges **$47.61**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007994695
Statement Date: 02/02/2026

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

Meter Read

Meter Location: Lite

Service Period: 12/03/2025 - 01/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329871	01/02/2026	3,013		2,936		77 kWh	1	31 Days

Charge Details

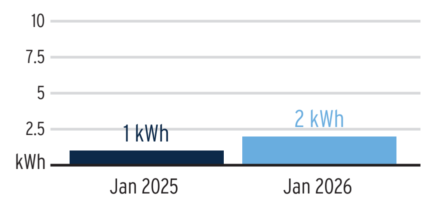
Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Energy Charge	*77 kWh @ $0.09202/kWh*	$7.09
Fuel Charge	*77 kWh @ $0.03516/kWh*	$2.71
Storm Protection Charge	*77 kWh @ $0.00568/kWh*	$0.44
Clean Energy Transition Mechanism	*77 kWh @ $0.00418/kWh*	$0.32
Storm Surcharge	*77 kWh @ $0.02121/kWh*	$1.63
Florida Gross Receipt Tax		$0.84
Electric Service Cost		**$33.49**

Current Month's Electric Charges $33.49

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007994893
Statement Date: 02/02/2026

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

Meter Read

Service Period: 12/03/2025 - 01/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000343375	01/02/2026	714		705		9 kWh	1	31 Days

Charge Details

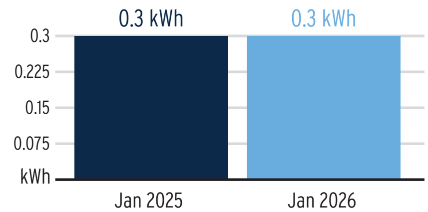
Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Energy Charge	*9 kWh @ $0.09202/kWh*	$0.83
Fuel Charge	*9 kWh @ $0.03516/kWh*	$0.32
Storm Protection Charge	*9 kWh @ $0.00568/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		$0.56
Electric Service Cost		**$22.45**

Current Month's Electric Charges $22.45

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 211007995155
Statement Date: 02/02/2026

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

Meter Read

Service Period: 12/03/2025 - 01/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000327189	01/02/2026	20,674		20,626		48 kWh	1	31 Days

Charge Details

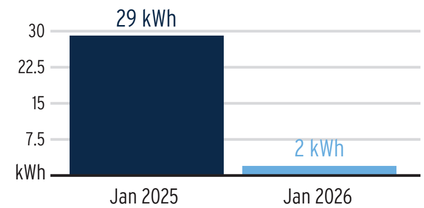
Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Energy Charge	*48 kWh @ $0.09202/kWh*	$4.42
Fuel Charge	*48 kWh @ $0.03516/kWh*	$1.69
Storm Protection Charge	*48 kWh @ $0.00568/kWh*	$0.27
Clean Energy Transition Mechanism	*48 kWh @ $0.00418/kWh*	$0.20
Storm Surcharge	*48 kWh @ $0.02121/kWh*	$1.02
Florida Gross Receipt Tax		$0.72
Electric Service Cost		**$28.78**

Current Month's Electric Charges **$28.78**

Billing information continues on next page

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007995353
Statement Date: 02/02/2026

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

Meter Read

Service Period: 12/04/2025 - 01/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325662	01/02/2026	679		669		10 kWh	1	30 Days

Charge Details

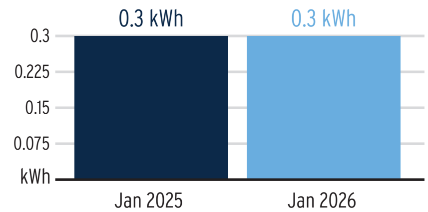
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*10 kWh @ $0.09202/kWh*	$0.92
Fuel Charge	*10 kWh @ $0.03516/kWh*	$0.35
Storm Protection Charge	*10 kWh @ $0.00568/kWh*	$0.06
Clean Energy Transition Mechanism	*10 kWh @ $0.00418/kWh*	$0.04
Storm Surcharge	*10 kWh @ $0.02121/kWh*	$0.21
Florida Gross Receipt Tax		$0.55
Electric Service Cost		**$21.93**

Current Month's Electric Charges **$21.93**

Billing information continues on next page

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007995601
Statement Date: 02/02/2026

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

Meter Read

Service Period: 12/03/2025 - 01/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325668	01/02/2026	764		748		16 kWh	1	31 Days

Charge Details

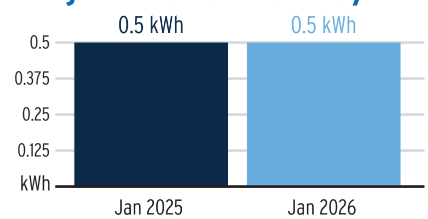
Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Energy Charge	*16 kWh @ $0.09202/kWh*	$1.47
Fuel Charge	*16 kWh @ $0.03516/kWh*	$0.56
Storm Protection Charge	*16 kWh @ $0.00568/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		$0.59
Electric Service Cost		**$23.58**

Current Month's Electric Charges **$23.58**

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007995809
Statement Date: 02/02/2026

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

Meter Read

Service Period: 12/03/2025 - 01/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000881416	01/02/2026	245		235		10 kWh	1	31 Days

Charge Details

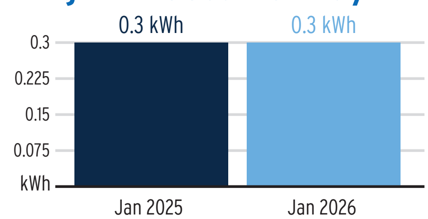
Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Energy Charge	*10 kWh @ $0.09202/kWh*	$0.92
Fuel Charge	*10 kWh @ $0.03516/kWh*	$0.35
Storm Protection Charge	*10 kWh @ $0.00568/kWh*	$0.06
Clean Energy Transition Mechanism	*10 kWh @ $0.00418/kWh*	$0.04
Storm Surcharge	*10 kWh @ $0.02121/kWh*	$0.21
Florida Gross Receipt Tax		$0.57
Electric Service Cost		**$22.61**

Current Month's Electric Charges $22.61

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 211007996054
Statement Date: 02/02/2026

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

Meter Read

Service Period: 12/03/2025 - 01/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329568	01/02/2026	842		828		14 kWh	1	31 Days

Charge Details

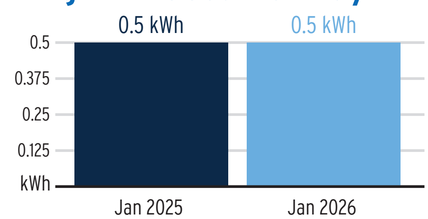
Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Energy Charge	*14 kWh @ $0.09202/kWh*	$1.29
Fuel Charge	*14 kWh @ $0.03516/kWh*	$0.49
Storm Protection Charge	*14 kWh @ $0.00568/kWh*	$0.08
Clean Energy Transition Mechanism	*14 kWh @ $0.00418/kWh*	$0.06
Storm Surcharge	*14 kWh @ $0.02121/kWh*	$0.30
Florida Gross Receipt Tax		$0.58
Electric Service Cost		**$23.26**

Current Month's Electric Charges **$23.26**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007996286
Statement Date: 02/02/2026

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

Meter Read

Service Period: 12/04/2025 - 01/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000330312	01/02/2026	679		675		4 kWh	1	30 Days

Charge Details

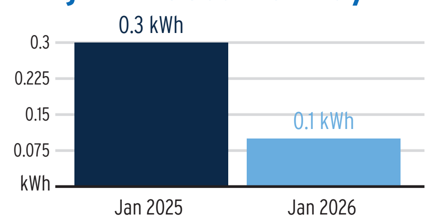
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*4 kWh @ $0.09202/kWh*	$0.37
Fuel Charge	*4 kWh @ $0.03516/kWh*	$0.14
Storm Protection Charge	*4 kWh @ $0.00568/kWh*	$0.02
Clean Energy Transition Mechanism	*4 kWh @ $0.00418/kWh*	$0.02
Storm Surcharge	*4 kWh @ $0.02121/kWh*	$0.08
Florida Gross Receipt Tax		$0.52
Electric Service Cost		**$20.95**

Current Month's Electric Charges **$20.95**

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 211007996567
Statement Date: 02/02/2026

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

Meter Read

Service Period: 12/03/2025 - 01/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347026	01/02/2026	698		689		9 kWh	1	31 Days

Charge Details

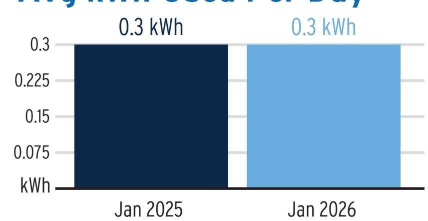
Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Energy Charge	*9 kWh @ $0.09202/kWh*	$0.83
Fuel Charge	*9 kWh @ $0.03516/kWh*	$0.32
Storm Protection Charge	*9 kWh @ $0.00568/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		$0.56
Electric Service Cost		**$22.45**

Current Month's Electric Charges **$22.45**

Billing information continues on next page →

Avg kWh Used Per Day



Sub-Account #: 211007996765
Statement Date: 02/02/2026

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

Meter Read

Service Period: 12/03/2025 - 01/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347027	01/02/2026	546		546		0 kWh	1	31 Days

Charge Details

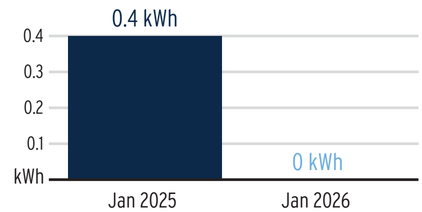
Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Florida Gross Receipt Tax		$0.52
Electric Service Cost		**$20.98**

Current Month's Electric Charges **$20.98**

Billing information continues on next page

Avg kWh Used Per Day



Sub-Account #: 211007997011
Statement Date: 02/02/2026

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

Meter Read

Service Period: 12/03/2025 - 01/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000331067	01/02/2026	628		618		10 kWh	1	31 Days

Charge Details

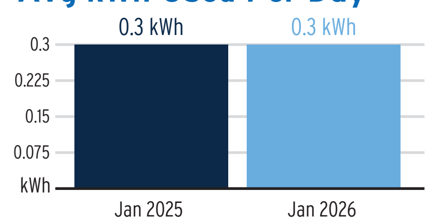
Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Energy Charge	*10 kWh @ $0.09202/kWh*	$0.92
Fuel Charge	*10 kWh @ $0.03516/kWh*	$0.35
Storm Protection Charge	*10 kWh @ $0.00568/kWh*	$0.06
Clean Energy Transition Mechanism	*10 kWh @ $0.00418/kWh*	$0.04
Storm Surcharge	*10 kWh @ $0.02121/kWh*	$0.21
Florida Gross Receipt Tax		$0.57
Electric Service Cost		**$22.61**

Current Month's Electric Charges **$22.61**

Total Current Month's Charges **$3,925.84**

Avg kWh Used Per Day



PeoplesGas.com

Statement Date: January 08, 2026

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

Amount Due:	**$706.30**
Due Date: January 29, 2026	
Account #: 221003603224	

Account Summary

Current Service Period: December 05, 2025 - January 02, 2026

Previous Amount Due	$523.33
Payment(s) Received Since Last Statement	-$523.33
Current Month's Charges	**$706.30**
Amount Due by January 29, 2026	**$706.30**

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

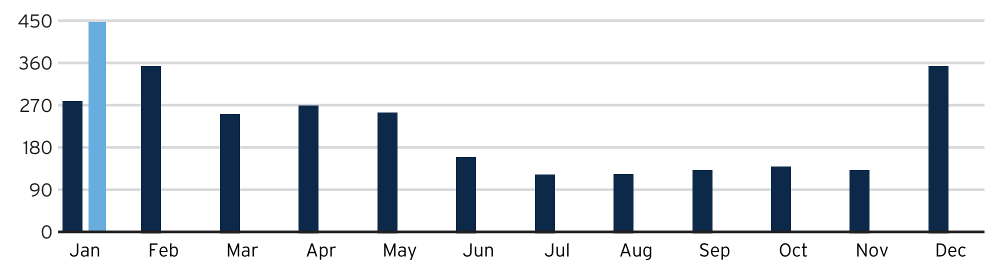
Your Energy Insight

Your average daily THMS used was **73.03% higher** than the same period last year.

Your average daily THMS used was **49.51% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(Therms)*



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

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

Account #: 221003603224
Due Date: January 29, 2026

Amount Due:	**$706.30**
Payment Amount: $ ____________	

613113009615

Pay your bill online at PeoplesGas.com

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

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

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.

6131130096152210036032240000000706309

TECO PEOPLES GAS AN EMERA COMPANY

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

Account #: 221003603224
Statement Date: January 08, 2026
Charges Due: January 29, 2026

Meter Read

Service Period: Dec 05, 2025 - Jan 02, 2026 **Rate Schedule:** General Service 1

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
AHX26127	01/02/2026	6,338		5,954		384 CCF		1.042		1.1168		446.9 Therms	29 Days

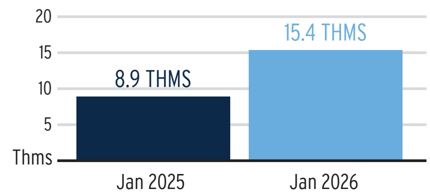
Charge Details

Natural Gas Charges

Customer Charge		$81.00
Distribution Charge	*446.9 THMS @ $0.47618*	$212.80
PGA	*446.9 THMS @ $0.75000*	$335.18
Florida Gross Receipts Tax		$28.04
Natural Gas Service Cost		**$657.02**
State Tax		$49.28
Total Natural Gas Cost, Local Fees and Taxes		**$706.30**

Total Current Month's Charges $706.30

Avg THMS Used Per Day



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

Ways To Pay Your Bill

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

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

In-Person
Find list of Payment Agents at **PeoplesGas.com**

Phone
Toll Free:
866-689-6469

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

All Other Correspondences:
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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

Online:
PeoplesGas.com
Phone:
Commercial Customer Care:
866-832-6249
Hearing Impaired/TTY:
7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

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

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00001H **Date 01/02/2026**

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 # 26-00001H **Notice of Rulemaking** **RE:** Lake St Charles CDD Board of Supervisors Hearing on 2/4/26 at 5:00 PM **Published:** 1/2/2026	$227.50

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$227.50**

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.

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.: 8442
Terms: Due on receipt
Invoice date: 01/05/2026
Due date: 01/05/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Services**	Monthly invoice regarding all community dog stations and waste receptacles. Included also in this estimate are janitorial services that will be offered as a bonus to provided service agreement regarding dog/waste services. 1. Dog stations and waste receptacles: 15 each totaling 30. Twice weekly, we will empty contents of all stations. Provide new liners and hand bags at service providers expense. All trash and waste will be collected and removed from property. 2. Janitorial services: These services reflect only restrooms, four in all. Two men's and two women's. Sweep and mop floors. Wipe down all items, toilets, urinals, mirrors, faucets and light switches. In addition, service provider will maintain and supply all toilet paper, hand towels, and hand soap. These services will be added at no additional cost for incentive in agreement of dog station services. Services for all will commence twice weekly.	1	$1,200.00	$1,200.00

Fees: Dog/waste stations, labor, fuel, insurance (WC and GL) and all materials, will be a flat fee of $1200 billed once monthly at the 1st of each month.

The breakdown is $10 per each dog and waste station, which equates to $300 weekly, $1200 monthly.

Total	**$1,200.00**

INVOICE

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.: 8518
Terms: Due on receipt
Invoice date: 02/03/2026
Due date: 02/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Services**	Monthly invoice regarding all community dog stations and waste receptacles. Included also in this estimate are janitorial services that will be offered as a bonus to provided service agreement regarding dog/waste services. 1. Dog stations and waste receptacles: 15 each totaling 30. Twice weekly, we will empty contents of all stations. Provide new liners and hand bags at service providers expense. All trash and waste will be collected and removed from property. 2. Janitorial services: These services reflect only restrooms, four in all. Two men's and two women's. Sweep and mop floors. Wipe down all items, toilets, urinals, mirrors, faucets and light switches. In addition, service provider will maintain and supply all toilet paper, hand towels, and hand soap. These services will be added at no additional cost for incentive in agreement of dog station services. Services for all will commence twice weekly.	1	$1,200.00	$1,200.00

Fees: Dog/waste stations, labor, fuel, insurance (WC and GL) and all materials, will be a flat fee of $1200 billed once monthly at the 1st of each month.

The breakdown is $10 per each dog and waste station, which equates to $300 weekly, $1200 monthly.

Total	**$1,200.00**

0 LAKE ST CHARLES 0

ACCOUNT SUMMARY

Credit Limit	$20,000.00
Credit Available	$17,135.00
Statement Closing Date	January 31, 2026
Days in Billing Cycle	31
Previous Balance	$1,631.90
Payments & Credits	$1,786.90
Purchases & Other Charges	$3,019.95
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$2,864.95

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	$2,864.95
Minimum Payment Due	**$2,864.95**
Payment Due Date	**February 25, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			$1,631.90-	
01/26	01/26	F151500DA00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,631.90-
		DAVID ESKRA	**$2,864.95**	
01/02	01/02	5270715QK09FJJ0KG	THE HOME DEPOT #6380 RIVERVIEW FL MCC: 5200 MERCHANT ZIP: 33578000	40.90
01/03	01/03	5270715QL09FW085E	THE HOME DEPOT #6311 TAMPA FL MCC: 5200 MERCHANT ZIP: 33647000 THE	42.26
01/05	01/05	5270715QN09FEKFA1	HOME DEPOT #6380 RIVERVIEW FL MCC: 5200 MERCHANT ZIP: 33578000 THE	83.19
01/06	01/06	5270715QP09FJK41G	HOME DEPOT #6380 RIVERVIEW FL MCC: 5200 MERCHANT ZIP: 33578000 AMAZON	312.92
01/07	01/07	5543286QP5VANZZNA	MKTPL*8S0XA63P3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	35.99
01/07	01/07	5270715QR09FJMNVH	THE HOME DEPOT #6380 RIVERVIEW FL MCC: 5200 MERCHANT ZIP: 33578000	64.91
01/08	01/08	5543286QR5VSG9811	AMAZON MKTPL*539AV2153 SEATTLE WA	20.89

Transactions continued on next page

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	**February 25, 2026**
New Balance	**$2,864.95**
Minimum Payment Due	$2,864.95
Past Due Amount	$0.00

Amount Enclosed: $

Make Check Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

0 LAKE ST CHARLES 0
LAKE ST CHARLES COMMUNITY DEVELOPM
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			MCC: 5942 MERCHANT ZIP:	
01/08	01/08	5543286QR5VSKX5T3	AMAZON.COM*4O5WN1423 SEATTLE WA	3.94
			MCC: 5942 MERCHANT ZIP:	
01/08	01/08	5543286QR5VX9HPEG	AMAZON MKTPL*U719J89N3 SEATTLE WA	294.49
			MCC: 5942 MERCHANT ZIP:	
01/08	01/08	5270715QT09FJE9LG	THE HOME DEPOT #6380 RIVERVIEW FL	236.82
			MCC: 5200 MERCHANT ZIP: 33578000	
01/09	01/09	5543286QT5VXXKXN8	AMAZON MKTPL*M81Y08M53 SEATTLE WA	13.15
			MCC: 5942 MERCHANT ZIP:	
01/12	01/12	5550629QWHSZS6Q3P	FASTSIGNS 178301 RIVERVIEW FL	199.57
			MCC: 7338 MERCHANT ZIP: 33578	
01/12	01/12	8230509QWEHNJTP3N	CANVA* I04759-40030150 CAMDEN DE	10.00
			MCC: 7333 MERCHANT ZIP:	
01/13	01/13	5543286QX5XG0XMRW	AMAZON MKTPL*FH1XM4OK3 SEATTLE WA	105.00
			MCC: 5942 MERCHANT ZIP:	
01/13	01/13	5543286QX5X613Q7A	AMAZON.COM*K717U3OW3 SEATTLE WA	9.31
			MCC: 5942 MERCHANT ZIP:	
01/13	01/13	5270715QY09FKM431	THE HOME DEPOT #6380 RIVERVIEW FL	81.86
			MCC: 5200 MERCHANT ZIP: 33578000	
01/14	01/14	5543286QY5XMSMNPP	AMAZON MKTPL*RB40Y3GB3 SEATTLE WA	89.98
			MCC: 5942 MERCHANT ZIP:	
01/14	01/14	5543286QY5XR7P4SH	SQ *KARLS TECHNOLOGY C RIVERVIEW FL	129.00
			MCC: 7379 MERCHANT ZIP: 33578	
01/14	01/14	1230202QY00BZRTDJ	MAILCHIMP ATLANTA GA	20.00
			MCC: 5818 MERCHANT ZIP:	
01/15	01/15	5543286QZ5Y4QGQ09	AMAZON.COM*7I21I1KD3 SEATTLE WA	15.78
			MCC: 5942 MERCHANT ZIP:	
01/16	01/16	5543286D05Y5FREDR	AMAZON MKTPL*RY82M1AN3 SEATTLE WA	14.99
			MCC: 5942 MERCHANT ZIP:	
01/16	01/16	5543286D05Y640D70	AMAZON MKTPL*RK65W6IK3 SEATTLE WA	165.98
			MCC: 5942 MERCHANT ZIP:	
01/16	01/16	5550629D0HZ24ZB9P	FASTSIGNS 178301 RIVERVIEW FL	199.58
			MCC: 7338 MERCHANT ZIP: 33578	
01/16	01/16	5270715D109FJA26D	THE HOME DEPOT #6380 RIVERVIEW FL	161.45
			MCC: 5200 MERCHANT ZIP: 33578000	
01/16	01/16	5270715D109FJ9ZEG	THE HOME DEPOT #6380 RIVERVIEW F CREDIT	155.00-
			MCC: 5200 MERCHANT ZIP: 33578000	
01/18	01/18	5543286D25Z0LXJZL	AMAZON MKTPL*M28PM1QN3 SEATTLE WA	76.43
			MCC: 5942 MERCHANT ZIP:	
01/19	01/19	5543286D35ZQ9VDLW	AMAZON MKTPL*DX9Q181W3 SEATTLE WA	15.19
			MCC: 5942 MERCHANT ZIP:	
01/21	01/21	0543684D62X5MEPKT	PMT*FL LICENSE/TAG/ASM TAMPA FL	252.06
			MCC: 9399 MERCHANT ZIP: 15222	
01/21	01/21	0543684D62X5MEPNQ	PMT*HILLSBORO VEHICLE TAMPA FL	12.95
			MCC: 9399 MERCHANT ZIP: 15222	
01/22	01/22	5543286D66087LDSW	AMAZON MKTPL*9X3QI4XV3 SEATTLE WA	9.59
			MCC: 5942 MERCHANT ZIP:	
01/22	01/22	0230537D700HLR4XM	USPS PO 1179650285 RIVERVIEW FL	15.60
			MCC: 9402 MERCHANT ZIP: 33569	
01/23	01/23	5270715D809FXLV10	THE HOME DEPOT #6311 TAMPA FL	121.25
			MCC: 5200 MERCHANT ZIP: 33647000	
01/27	01/27	5543286DB61TDMF1G	AMAZON MKTPL*IQ5JI13Q3 SEATTLE WA	26.39
			MCC: 5942 MERCHANT ZIP:	

Transactions continued on next page

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
01/28	01/28	5543286DQ61WRBRQP	AMAZON.COM*6F3KW4EE3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	79.98
01/29	01/29	5550629DDJBWNYYW6	FASTSIGNS 178301 RIVERVIEW FL MCC: 7338 MERCHANT ZIP: 33578	58.55

IMPORTANT ACCOUNT INFORMATION

$0 - $2,864.95 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 02/25/26. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.
TOTAL *FINANCE CHARGE* PAID IN 2025 $0.00

REWARDS SUMMARY

Previous Cashback Balance	$21.35
Cashback Earned this Statement	$7.16
New Cashback Balance	$28.51
Your cashback will be award on	Aug 2026

THE MORE YOU SPEND, THE MORE YOU EARN
$0-$500,000 = 0.25%
$500,001-$1,500,000 = 0.60%
$1,500,00-$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	31	$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.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing.
See the table below:

Tiers	*Cashback %*
$0 - $500,000	*0.25*
$500,001 - $1,500,000	*0.60*
$1,500,001 - $4,000,000	*0.75*
$4,000,001 - $12,500,000	*0.90*
$12,500,001 +	*1.00*

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.
This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

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.

Lake St. Charles CDD
Valley Credit Card - David Eskra (20,000 Limit)
1/31/2026

All Expenditures must be supported by receipts in order to be eligible for reimbursement.
Attach all receipts to this form.

				Clubhouse	Parks & Rec	Clubhouse	Clubhouse	Clubhouse
				Computer Maintenance	Vehicle Maintenance	Maintenance & Repair	Office Supplies	Misc Contingency
				001-57200-4711	001-57200-4660	001-57200-4647	001-57200-5101	001-57900-6409
Date	**Vendor Name**	**Description**	**Amount**					
01/02/26	The Home Depot	Gallon Tote, Concrete Mix	40.90			40.90		
01/03/26	The Home Depot	Maintenance Supplies	42.26			42.26		
01/05/26	The Home Depot	Knife, Paint Shield	83.19			83.19		
01/06/26	The Home Depot	Brush Set, Chair, Paint	312.92			312.92		
01/07/26	Amazon	Door Knob Fingerprint Lock	35.99			35.99		
01/07/26	The Home Depot	Metal Roller Tray, Supplies	64.91			64.91		
01/08/26	Amazon	Desktop Calendar	20.89				20.89	
01/08/26	Amazon	Push Pins Tacks	3.94				3.94	
01/08/26	Amazon	Parking Lot Lights	294.49			294.49		
01/08/26	The Home Depot	Hammer Drill Kit, Tube	236.82			236.82		
01/09/26	Amazon	Golf Cart Emblem Stricker	13.15		13.15			
01/12/26	Fast Signs	Golf Cart Decals - Deposit	199.57		199.57			
01/12/26	Canva	Office Subscription	10.00				10.00	
01/13/26	Amazon	Wristband Custom Lanyards for ID Badges	105.00				105.00	
01/13/26	Amazon	Notebooks	9.31				9.31	
01/13/26	The Home Depot	Tape, Primer, Homer Bucket	81.86			81.86		
01/14/26	Amazon	Battery Restorer for Golf Cart	89.98		89.98			
01/14/26	Karl's Technology	Computer Service	129.00	129.00				
01/14/26	Mailchimp	Monthly Email Service ACH	20.00				20.00	
01/15/26	Amazon	Battery Hydrometer, Battery Fluid Filler	15.78		15.78			
01/16/26	Amazon	Mechanical Switch Timer	14.99					14.99
01/16/26	Amazon	Gaming Monitor	165.98				165.98	
01/16/26	Fast Signs	Golf Cart Decals - Balance	199.58		199.58			
01/16/26	The Home Depot	Maintenance Supplies	161.45			161.45		
01/16/26	The Home Depot	Maintenance Supplies - Refund	(155.00)			(155.00)		
01/18/26	Amazon	Double Pole Circuit Breaker	76.43			76.43		
01/19/26	Amazon	Door Hinge Adjustment Tool	15.19			15.19		
01/21/26	Hillsborough Vehicle	DMV County Vehicle Fees Payment	252.06		252.06			
01/21/26	Hillsborough Vehicle	DMV County Vehicle Fees Payment	12.95		12.95			
01/22/26	Amazon	HDMI Cable	9.59				9.59	
01/22/26	USPS	Stamps	15.60					15.60
01/23/26	The Home Depot	Steel Blade, Electrical Tape, Tough Tote	121.25			121.25		
01/27/26	Amazon	Cabinet Cam Locks	26.39				26.39	
01/28/26	Amazon	Solar Cam Pan	79.98					79.98
01/29/26	Fast Signs	Signs - Deposit	58.55					58.55
	TOTAL	001-10114	**2,864.95**	**129.00**	**783.07**	**1,412.66**	**371.10**	**169.12**

How doers get more done.

10151 BLOOMINGDALE AVE
RIVERVIEW, FL 33578 (813)246-5714

6380 00001 16608 01/06/26 12:14 PM
SALE CASHIER JEREMY

678885136222 INT PAINT <A> 53.98N
BEHR MQI 2454 EGG MED 116OZ
044600324166 CLXDISBLC121 <A> 8.98N
CLOROX DISINFECTING BLEACH 121OZ
021709024586 SPRAYBOT32OZ <A> 6.98N
ZEP CHEM-RESISTANT SPRAY BOTTLE 32OZ
077089144123 ROLLER COVER <A> 4.97N
BETTER 9 X 1/2 IN KNIT POLY ROLLER
037000543442 FEBRZ REFIL <A> 12.97N
FBRZ PISO 3CT LINEN & SKY
051115036828 2090 <A> 6.28N
SCOTCHBLUE 1.41" 2090
275081003680 ZIB ART KIT <A> 9.98N
ZIBRA ARTISIT BRUSH SET 3PC
095624984003 MOULDING <A>
LWM 390 11/16X2-1/2 PPFJ CHAIR RAIL
73@2.86 208.78N

SUBTOTAL 312.92
SALES TAX 0.00
TAX EXEMPT
TOTAL $312.92
XXXXXXXXXXXX5814 MASTERCARD
USD$ 312.92
TA
AUTH CODE 006469/0012470
Contactless
AID A0000000041010 Mastercard

P.O.#/JOB NAME: DAV
6380 01/06/26 12:14 PM
6380 01 16608 01/06/2026 2233

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 04/06/2026

How doers get more done.

10151 BLOOMINGDALE AVE
RIVERVIEW, FL 33578 (813)246-5714

6380 00052 07477 01/02/26 03:58 PM
SALE CASHIER SHARI

764661103608 60LB.SAKRETE <A> 4.98N
60LB SAKRETE CONCRETE MIX
840254200173 27 GAL TOTE <A>
HDX 27 GALLON TOUGH TOTE
4@8.98 35.92N

SUBTOTAL 40.90
SALES TAX 0.00
TAX EXEMPT
TOTAL $40.90
XXXXXXXXXXXX5814 MASTERCARD
USD$ 40.90
TA
AUTH CODE 002275/4521232
Contactless
AID A0000000041010 Mastercard

P.O.#/JOB NAME: DAVE
6380 01/02/26 03:58 PM
6380 52 07477 01/02/2026 2617

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
90 04/02/2026

How doers get more done.

10151 BLOOMINGDALE AVE
RIVERVIEW, FL 33578 (813)246-5714

6380 00051 19599 01/05/26 12:36 PM
SALE CASHIER NATASHA

030699314140 SIGN <A> 6.27N
3X9 SIGN - EMPLOYEES ONLY
037064096038 2IN KNIFE <A> 0.98N
ANVIL PLASTIC PUTTY KNIFE 2 IN
070798123304 DRYDEX QT <A> 12.98N
DRYDEX SPACKLE 32 OZ
037064410780 24" SHIELD <A> 8.98N
HUSKY EDGE PAINT SHIELD 24IN SS
678885136222 INT PAINT <A> 53.98N
BEHR MQI 2454 EGG MED 116OZ

SUBTOTAL 83.19
SALES TAX 0.00
TAX EXEMPT
TOTAL $83.19
XXXXXXXXXXXX5814 MASTERCARD
USD$ 83.19
TA
AUTH CODE 005807/1511486
Contactless
AID A0000000041010 Mastercard

P.O.#/JOB NAME: DAVE
6380 01/05/26 12:36 PM
6380 51 19599 01/05/2026 7440

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 04/05/2026

Inbox

Sent

Drafts

Trash

Spam

Folders

Back

Starred Contacts Mor

Your Electronic Receipt

Inbox

Your recent purchase at The Home Depot has been confirmed with a total of $42.26, and a digital receipt is available for your review.

Summarized by Yahoo Scout

Was this message summary helpful?

The Home Depot

To: · Sat, Jan 3 at 6:22 PM

How doers get more done.

DOWNLOAD OUR APP >

Thank you for your recent transaction at The Home Depot. We have provided a digital copy of your receipt below for your convenience. We look forward to seeing you again soon.

How doers get more done.

```
     17601 BRUCE B. DOWNS BLVD.
 TAMPA, FL  33647       (813)971-7791

6311  00051  18690   01/03/26  06:16 PM
SALE CASHIER TERESA

075967902094 VEL4X2BL4 <A>         6.27N
   VELCRO IS 4 IN. X 2 IN. BLACK, 4 PK
071497195425 2-1/2 IN. GR <A>     14.97N
   WSTR PRO GTMAX NP 2.5 AGL SASH AP
079340648883 LOCPGAPCPP <A>       10.48N
   LOCTITE POWER GRAB PRESSURE PK 6 OZ
077089144130 PYLAM COVER <A>       5.77N
   BETTER 12 X 1/2 IN KNIT POLY ROLLER
077089338096 9X3/8 IN RC <A>       4.77N
   BEST 9 X 3/8 IN SHEDLESS KNIT RC

                SUBTOTAL          42.26
                SALES TAX          0.00
TAX EXEMPT
                TOTAL            $42.26
XXXXXXXXXXXX5814 MASTERCARD
                            USD$ 42.26
AUTH CODE 003286/3511025             TA
Contactless
AID A0000000041010           Mastercard

P.O.#/JOB NAME: DAVE
        6311 01/03/26 06:16 PM
```

:t started
th Square
lay.

quare

Order Summary

Order placed January 6, 2026   Order # 113-9351978-4315441

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:	$35.99
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$35.99
Estimated tax to be collected:	$0.00
Grand Total:	**$35.99**

Placed by David Eskra

Arriving overnight 7 AM – 11 AM

Evanshow Smart Door Knob Fingerprint Lock 4-in-1 Keyless Entry (Fingerprint/App/Code/Key) Biometric Door with Auto-Lock Easy Install for Home/Bedroom/Office

Sold by: Evanshow

Supplied by: Other

$35.99

Back to top

10151 BLOOMINGDALE AVE
RIVERVIEW, FL 33578 (813)246-5714

6380 00052 23524 01/07/26 11:58 AM
SALE CASHIER TIMOTHY

070183000241 RU365 REFILL <A> 32.47N
ROUNDUP DUALACTION 365 W&GK REFILL
056198677319 GLN INT SA <A> 14.98N
GLID PREM INT SATIN PURE WHITE 31OZ
841712130513 ECSG252PK <A> 12.98N
ECP (60W) G25 E26 CLR WW 2PK DIM TF
077089400120 METAL TRAY <A> 4.48N
9IN. METAL ROLLER TRAY

SUBTOTAL 64.91
SALES TAX 0.00
TAX EXEMPT
TOTAL $64.91
XXXXXXXXXXXX5814 MASTERCARD
USD$ 64.91
TA
AUTH CODE 007213/9522037
Contactless
AID A0000000041010 Mastercard

P.O.#/JOB NAME: DAVE
6380 01/07/26 11:58 AM

6380 52 23524 01/07/2026 9410

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	04/07/2026

amazon.com

Details for Order #113-5866204-4171436

Order Placed: January 7, 2026
Amazon.com order number: 113-5866204-4171436
Order Total: $20.89

Not Yet Shipped	
Items Ordered	**Price**
1 of: *2026 Desk Calendar - 18-Month Desktop Calendar from Jan 2026 to Jun 2027, for Office, School & Home Use - Large Teacher Desk Calendar 22x17 (Black)* Sold by: YESDO (seller profile) Business Price Condition: New	$20.89

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
Amazon Day Delivery

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$20.89
Shipping & Handling:	$0.00

Total before tax:	$20.89
Estimated Tax:	$0.00

Grand Total:	**$20.89**

To view the status of your order, return to Order Summary .

amazon.com

Details for Order #113-5482832-2527431

Order Placed: January 7, 2026
Amazon.com order number: 113-5482832-2527431
Order Total: **$3.94**

Not Yet Shipped

Items Ordered	**Price**
1 of: *Amazon Basics Push Pins Tacks, Steel Point, Clear Plastic Head, for Bulletin Board, Maps, Posters, and Craft Projects, 200-Pack* Sold by: Amazon (seller profile) Business Price Condition: New	$3.94

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
Amazon Day Delivery

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$3.94
Shipping & Handling:	$0.00

Total before tax:	$3.94
Estimated Tax:	$0.00

Grand Total:	**$3.94**

To view the status of your order, return to Order Summary .

Order Summary

Order placed January 6, 2026   Order # 113-5956094-4741035

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:	$294.49
Shipping & Handling:	$0.00
Total before tax:	$294.49
Estimated tax to be collected:	$0.00
Grand Total:	**$294.49**

Placed by David Eskra

Arriving Friday

ledmo 300W LED Parking Lot Light 36000LM 5000K Adjustable Slip Fit Mount Security Lighting with Dusk-to-Dawn Photocell IP65 Waterproof LED Stadium Flood Light for Garage, Yard, Street 2 Pack

Sold by: yuying888

Supplied by: Other

$294.49

Back to top

How doers get more done.

10151 BLOOMINGDALE AVE
RIVERVIEW, FL 33578 (813)246-5714

6380 00051 29010 01/08/26 02:34 PM
SALE CASHIER MICHELLE

033287226726 RYBONEHPHMDK <A> 179.00N
RYB 18V ONE+ BL HP IN HMMR DR KIT
039645860021 MORTR REPAIR <A>
10OZ QUIKRETE MORTAR REPAIR TUBE
2@5.97 11.94N
033886093910 MORTAR FIX <A>
10.1OZ SIKAFLEX MORTAR FIX
2@7.97 15.94N
030699142569 PUSH PLATE <A>
PLATE, PUSH_3.5" X 15"_SS
2@14.97 29.94N

SUBTOTAL 236.82
SALES TAX 0.00
TAX EXEMPT
TOTAL $236.82
XXXXXXXXXXXX5814 MASTERCARD
USD$ 236.82
TA
AUTH CODE 008189/8511971
Chip Read
AID A0000000041010 Mastercard

P.O.#/JOB NAME: DAVE
6380 01/08/26 02:34 PM

6380 51 29010 01/08/2026 4841

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	04/08/2026

amazon.com

Final Details for Order #113-3439730-4302632

Order Placed: January 8, 2026
Amazon.com order number: 113-3439730-4302632
Order Total: $13.15

Shipped on January 8, 2026	
Items Ordered	**Price**
1 of: *CartClan Golf Cart Emblem Stricker, Golf Cart Black Gold Decal Suitable for Club Car Precedent Golf Carts, Name Plate fo r Club Car Precedent Size 15.74" x 2.24", OEM#: 102502601/103816601* Sold by: Cartclan (seller profile) Business Price Condition: New	$13.15

Shipping Address: David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Item(s) Subtotal:	$13.15
	Shipping & Handling:	$0.00

	Total before tax:	$13.15
	Sales Tax:	$0.00
Shipping Speed: FREE Prime Delivery		-----
	Total for This Shipment:	**$13.15**

Payment information		
Payment Method: MasterCard | Last digits: 5814	Item(s) Subtotal:	$13.15
	Shipping & Handling:	$0.00
Billing address David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States		-----
	Total before tax:	$13.15
	Estimated Tax:	$0.00

	Grand Total:	**$13.15**
Credit Card transactions	MasterCard ending in 5814: January 8, 2026: $13.15	

To view the status of your order, return to Order Summary .

FASTSIGNS. RIVERVIEW

9431 US Highway 301 S.
Riverview, FL 33578
(813) 999-2219

INVOICE
2448-3890

We are SERVICE oriented!
http://www.fastsigns.com/2448

Payment Terms: Cash Customer

Created Date: 1/12/2026

DESCRIPTION: Decals & Metal 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	**Golf Cart Decals, Vinyl - Reflective10" X 10", (3)**	3	$36.39	$0.00	$109.17
1.1.1	Vinyl - Reflective (Printed) - Vinyl - Reflective (Printed)				
1.1.2	OL AVERY DENNISON DOL 1360Z HIGH GLOSS (Cast) - OL AVERY DENNISON DOL 1360Z HIGH GLOSS (Cast)				
2	**Maxmetal- 3mm | White, 17W"x21H" (3) SS**	3	$43.10	$0.00	$129.30
2.1.1	Max Metal 3mm - Max Metal/ACM 3mm				
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	**Acrylic 1/8" Clear, 19" 3/8 31" ¾**	1	$149.06	$0.00	$149.06
3.1	Acrylic 1/8" Clear - Acrylic 1/8" Clear				

Subtotal:	$387.53
Taxable Amount:	$0.00
Taxes:	$0.00
Grand Total:	$387.53
Amount Paid:	$193.76
DEPOSIT REQUIRED:	$0.00
Credit Card Surcharge:	*3.00%*
Deposit with Surcharge:	*$199.58*
Total Paid with Surcharge	*$199.57*

TRANSACTIONS

Date	Type	Amount	Surcharge Fee
1/12/2026	MasterCard (Online) - 5814	$193.76	$5.81

Your invoice

Thank you for your purchase! Your invoice details are below.

INVOICE	DATE OF ISSUE
04759-40030150	Jan 12, 2026
BRAND ID	**BILLED TO**
District Admin’s team	Card (MasterCard - 5814)

Invoice Summary

ITEM	AMOUNT
Subscription charges	$10.00
Charged:	**$10.00**

amazon.com

Details for Order #113-0021374-4027469

Order Placed: January 7, 2026
Amazon.com order number: 113-0021374-4027469
Order Total: $105.00

Not Yet Shipped	
Items Ordered	**Price**
1 of: *Wristband Bros Custom Lanyards For ID Badges, Keys & More | Add Text & Logos | Choose Your Attachment | Bulk Qua ntities For Events* Sold by: Wristband Bros (seller profile) Business Price Condition: New	$105.00

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$105.00
Shipping & Handling:	$0.00

Total before tax:	$105.00
Estimated Tax:	$0.00

Grand Total:	**$105.00**

To view the status of your order, return to Order Summary .

Order Summary

Order placed January 12, 2026   Order # 113-5881863-2797832

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:	$9.31
Shipping & Handling:	$0.00
Total before tax:	$9.31
Estimated tax to be collected:	$0.00
Grand Total:	**$9.31**

Placed by   David Eskra

Arriving tomorrow

Mead Spiral Notebook, 6 Pack, 1 Subject, Wide Ruled Paper, 7-1/2" x 10-1/2", 70 Sheets per Notebook, Colors Will Vary (930201-ECM25)
Sold by: Amazon
Supplied by: Other
$9.31

Back to top

business prime   English   United States

How doers get more done.

10151 BLOOMINGDALE AVE
RIVERVIEW, FL 33578 (813)246-5714

6380 00051 42948 01/13/26 12:29 PM
SALE CASHIER SHARI

084305355546 HOMER BUCKET <A> 3.98N
5GAL HOMER BUCKET
810169062708 1-1/2 TRAP <A> 12.57N
1-1/2" P-TRAP HEAVY DUTY PVC
810169060919 EXT TUBE <A> 5.37N
1-1/2"X12" EXTENSION TUBE SJ
038753302485 CMT HANDIPAK <A> 10.94N
8OZ PVC CEMENT/PRIMER COMBO
611942038671 2 PVC EL90 <A>
2" PVC EL 90D SXS
2@4.58 9.16N
032076075170 SPADE TERM <A> 3.63N
SPADE VINYL 12-10 AWG 8-10 STUD 15PK
032076921125 M DIS 12-10 <A> 5.40N
MALE DIS FUL INSULAT 12-10 .250 10
032076921149 F DIS 12-10 <A> 4.91N
12-10 AWG YLW NYLON FEM DSCNNCT 10PK
049793091857 WALL PATCH <A> 3.47N
WALL PROTECT 3-1/4" IVORY
813848013176 EX TEM TAPE <A> 5.98N
CE EXTREME TEMP ELECT TAPE-3/4"X66'
039564155017 FUNNEL 1 PIN <A> 3.48N
WILMAR CLR LONG REACH FUNNEL 1 PINT
794969584489 50-1000V AC <A> 12.97N
50-1000V AC NON-CONTACT VOLTAGE TEST

SUBTOTAL 81.86
SALES TAX 0.00
TAX EXEMPT
TOTAL $81.86
XXXXXXXXXXXX5814 MASTERCARD
USD$ 81.86
AUTH CODE 013856/3512683 TA
Contactless
AID A0000000041010 Mastercard

P.O.#/JOB NAME: DAVE
6380 01/13/26 12:29 PM

6380 51 42948 01/13/2026 3599

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	04/13/2026

amazon.com

Final Details for Order #112-8501371-9977869

Order Placed: January 13, 2026
Amazon.com order number: 112-8501371-9977869
Order Total: **$89.98**

Shipped on January 14, 2026	
Items Ordered	**Price**
2 of: *Desulfator to Extend and Renew Battery Life - Golf Cart Batteries - Battery Acid Refill - Batteries Restorer - 48v/12v/8 v/6v Batteries and All Lead Acid Batteries - 1 Gallon US (3.78 L) As Seen On TV* Sold by: BATTERY GUYZ (seller profile) Business Price Condition: New	$44.99

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$89.98
Shipping & Handling:	$0.00

Total before tax:	$89.98
Sales Tax:	$0.00

Total for This Shipment:	**$89.98**

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$89.98
Shipping & Handling:	$0.00

Total before tax:	$89.98
Estimated Tax:	$0.00

Grand Total:	**$89.98**

Credit Card transactions	MasterCard ending in 5814: January 14, 2026: $89.98

To view the status of your order, return to Order Summary .

Karls Technology Computer Service

Let Karls Technology Computer
Service know how your experience was

$129.00

Computer Service	$125.00
Fuel Surcharge	$4.00
Total	**$129.00**

Karls Technology Computer Service

(800) 620-5285

MasterCard 5814 (Keyed)   Jan 14 2026 at 1:22 PM

MAILCHIMP

Your order has been processed.

Order MC25151931

Processed on January 14,2025 03:32 AM New York.

Standard plan	$20.00
500 contacts	
Intuit Assist for **Mailchimp***	$0.00
AI-powered marketing	

Paid via **Mast** ending in **5814** which expires **08/2027** $20.00

On **January 14, 2025**

amazon.com

Final Details for Order #112-8247800-0885037

Order Placed: January 13, 2026
Amazon.com order number: 112-8247800-0885037
Order Total: $15.78

Shipped on January 15, 2026	
Items Ordered	**Price**
1 of: *EZRED SP101 Battery Hydrometer, Factory* Sold by: Amazon (seller profile) Business Price Condition: New	$8.99
1 of: *WirthCo 20410 Battery Fluid Filler with Flex Bulb* Sold by: Amazon (seller profile) Business Price Condition: New	$6.79

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
Amazon Day Delivery

Item(s) Subtotal:	$15.78
Shipping & Handling:	$0.00

Total before tax:	$15.78
Sales Tax:	$0.00

Total for This Shipment:	**$15.78**

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$15.78
Shipping & Handling:	$0.00

Total before tax:	$15.78
Estimated Tax:	$0.00

Grand Total:	**$15.78**

Credit Card transactions MasterCard ending in 5814: January 15, 2026: $15.78

To view the status of your order, return to Order Summary .

amazon.com

Final Details for Order #113-6809827-7508200

Order Placed: January 12, 2026
Amazon.com order number: 113-6809827-7508200
Order Total: $14.99

Shipped on January 15, 2026

Items Ordered	**Price**
1 of: *BN-LINK Heavy Duty 60-Minute in-Wall Spring Wound Countdown Timer Switch for Lights, Mechanical Switch Timer for Bathroo* *m Exhaust Fan, No Neutral Required, Wall Plate Included, ETL Listed, 1 Pack* Sold by: BN-LINK (seller profile) Business Price Condition: New	$14.99

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
Amazon Day Delivery

Item(s) Subtotal:	$14.99
Shipping & Handling:	$0.00

Total before tax:	$14.99
Sales Tax:	$0.00

Total for This Shipment:	**$14.99**

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$14.99
Shipping & Handling:	$0.00

Total before tax:	$14.99
Estimated Tax:	$0.00

Grand Total:	**$14.99**

Credit Card transactions MasterCard ending in 5814: January 15, 2026: $14.99

To view the status of your order, return to Order Summary .

amazon.com

Details for Order #112-3599674-9701831

Order Placed: January 13, 2026
Amazon.com order number: 112-3599674-9701831
Order Total: $165.98

Not Yet Shipped

Items Ordered	**Price**
1 of: *CRUA 30" Curved Gaming Monitor, 165Hz/200Hz Computer Monitor, WFHD(2560 * 1080P) 1500R VA Screen, 120% sRGB PC Moni tors Support AMD FreeSync, Wall Mount Install(HDMI, DP)- Black* Sold by: CRUA Technology (seller profile) Condition: New	$149.99
1 of: *MT-ViKI HDMI Splitter 1 in 4 Out, 1x4 Power HDMI Splitter 4 Ports w/AC Adapter, 4Kx2K@30Hz 3D Full HD Distributor for PS 4 Fire Stick HDTV* Sold by: MT-ViKI Direct (seller profile) Condition: New	$15.99

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
Amazon Day Delivery

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$165.98
Shipping & Handling:	$0.00

Total before tax:	$165.98
Estimated Tax:	$0.00

Grand Total:	**$165.98**

To view the status of your order, return to Order Summary .

FASTSIGNS. of Riverview

9431 US Highway 301 S.
Riverview, FL 33578
(813) 999-2219

We are SERVICE oriented!
http://www.fastsigns.com/2448

INVOICE
2448-3890

Payment Terms: Cash Customer

Created Date: 1/12/2026

DESCRIPTION: Decals & Metal 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	**Golf Cart Decals, Vinyl - Reflective10" X 10", (3)**	3	$36.39	$0.00	$109.17
1.1.1	Vinyl - Reflective (Printed) - Vinyl - Reflective (Printed)				
1.1.2	OL AVERY DENNISON DOL 1360Z HIGH GLOSS (Cast) - OL AVERY DENNISON DOL 1360Z HIGH GLOSS (Cast)				
2	**Maxmetal- 3mm | White, 17W"x21H" (3) SS**	3	$43.10	$0.00	$129.30
2.1.1	Max Metal 3mm - Max Metal/ACM 3mm				
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	**Acrylic 1/8" Clear, 19" 3/8 31" ¾**	1	$149.06	$0.00	$149.06
3.1	Acrylic 1/8" Clear - Acrylic 1/8" Clear				

Subtotal:	$387.53
Taxable Amount:	$0.00
Taxes:	$0.00
Grand Total:	$387.53
Amount Paid:	$193.76
DEPOSIT REQUIRED:	$0.00
Credit Card Surcharge:	*3.00%*
Deposit with Surcharge:	*$199.58*
Total Paid with Surcharge	*$199.57*

TRANSACTIONS

Date	Type	Amount	Surcharge Fee
1/12/2026	MasterCard (Online) - 5814	$193.76	$5.81

How doers get more done.

10151 BLOOMINGDALE AVE
RIVERVIEW, FL 33578 (813)246-5714

6380 00052 53323 01/16/26 10:37 AM
SALE CASHIER LESLIE

786676043519 BR 30 AMP 12 <A>	155.00N
BREAKER BR 30A 2-POLE GFCI	
887480262711 WASHER <A>	1.47N
FLAT WASHER SAE BRSS 1/4-20	
887480430820 SM SCREW <A>	4.98N
SMS SS PHL PAN 1/4 X 1-1/2 25PC	

SUBTOTAL 161.45
SALES TAX 0.00
TAX EXEMPT
TOTAL $161.45
XXXXXXXXXXXX5814 MASTERCARD
USD$ 161.45
AUTH CODE 016440/0523584 TA
Contactless
AID A0000000041010 Mastercard

P.O.#/JOB NAME: DAVE
6380 01/16/26 10:37 AM

6380 52 53323 01/16/2026 4546

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	04/16/2026

How doers get more done.

10151 BLOOMINGDALE AVE
RIVERVIEW, FL 33578 (813)246-5714

6380 00019 79376 01/16/26 12:45 PM
CASHIER ALIAH
* ORIG REC: 6380 052 53323 01/16/26 TA *

1010-188-684 BR 30 AMP 12 -155.00N

SUBTOTAL	-155.00
SALES TAX	0.00
TOTAL	-$155.00
XXXXXXXXXXXX5814 MASTERCARD	-155.00
INVOICE 0192156	TA

REFUND-CUSTOMER COPY

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!

amazon.com

Final Details for Order #112-3654203-3219429

Order Placed: January 16, 2026
Amazon.com order number: 112-3654203-3219429
Order Total: $76.43

Shipped on January 18, 2026	
Items Ordered	**Price**
1 of: *CHN230GF 30 Amp Double Pole GFCI Ground Fault Circuit Breaker, Pigtail Neutral, 240V, 10kAIC, UL Listed (1)* Sold by: Totally Breakers (seller profile) Business Price Condition: New	$76.43

Shipping Address: David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Item(s) Subtotal:	$76.43
	Shipping & Handling:	$0.00

	Total before tax:	$76.43
	Sales Tax:	$0.00
Shipping Speed: Amazon Day Delivery		-----
	Total for This Shipment:	**$76.43**

Payment information		
Payment Method: MasterCard | Last digits: 5814	Item(s) Subtotal:	$76.43
	Shipping & Handling:	$0.00
Billing address David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States		-----
	Total before tax:	$76.43
	Estimated Tax:	$0.00

	Grand Total:	**$76.43**
Credit Card transactions	MasterCard ending in 5814: January 18, 2026: $76.43	

To view the status of your order, return to Order Summary .

amazon.com

Details for Order #112-3302497-5753052

Order Placed: January 16, 2026
Amazon.com order number: 112-3302497-5753052
Order Total: $15.19

Not Yet Shipped	
Items Ordered	**Price**
1 of: *2 Pcs Door Hinge Adjustment Tool for 14-19mm & 23-25mm,Hinge Adjustment Tool, Hinges Gap Adjusting Wrench, Heavy Dut y Door Hinge Repair Tool for Interior & Exterior Doors, Residential, Fire Door* Sold by: Zestle (seller profile) Business Price Condition: New	$15.19

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
Amazon Day Delivery

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$15.19
Shipping & Handling:	$0.00

Total before tax:	$15.19
Estimated Tax:	$0.00

Grand Total:	**$15.19**

To view the status of your order, return to Order Summary .

Nancy C. Millan
Hillsborough County
Tax Collector

Transaction # 22395518	
Cashier: TNJ	
Paid By:	
LAKE ST CHARLES COMMUNITY DEVELOPMENT DISTRICT	
Posted Date:	01/21/2026 05:03PM
Received Via:	In Person
Num. Items:	2
Total Tendered:	$245.55
Receipt #:	25-337-001064
Batch:	4484259
Location:	Brandon
Drawer:	337
Status:	Complete

Receipt	
Item	**Paid**
FRVIS: Brandon-MV Batch# 3078290 VIN: 01055X10PACOXCO69 Code: RRR	$30.60
FRVIS: Brandon-MV Batch# 3078290 VIN: 1FTNF20L14EA45483 Code: RRR	$214.95
Total:	$245.55

Payment	**Paid**
Credit or Debit Card: MasterCard CC#XXXX-6814 Confirmation number: C7058951680 AID: A0000000041010 TDS: emv Application Label: Mastercard Auth Code: 021507	$245.55
Balance:	$0.00
Service Fee:	$6.51
Total Charged:	$252.06

Next time, skip the trip -- pay online! Visit us at www.hillstaxfl.gov for fast & easy payments.

Thank you for your payment.

An email confirmation will be sent to deskra@rizzetta.com. Additional receipts will be sent as the items below are processed.

Confirmation number
NC120040671-41f6

Payment date
Jan 21, 2026, 1:20 PM EST

Order Summary

Transaction 1

FORMS

E-Title for 1FTNF20L14EA5483 at Brandon

$ 10.00

Service Fee ? $ 2.95

The payment will appear on your statement as "PMT*HILLSBORO VEHICLE DPT." The fee may appear

Start Chat

separately as "PMT*HILLSBOROUGH CNTY FEE."

Total $ 12.95

Transaction Details

MasterCard Card
MasterCard ending in 5814

Recipient
Hillsborough

Paid by
David Eskra
deskra@rizzetta.com
18136718339

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Payments: The payment will appear on your statement as 'HILLSBOROUGH CO ASSESSMENT'. The fee may appear separately as 'HILLSBOROUGH CO ASSESSMENT'.

Echeck Payments: Rejection of payment by your financial institution will result in a $25.00 penalty fee.

amazon.com

Details for Order #112-4440695-9930665

Order Placed: January 20, 2026
Amazon.com order number: 112-4440695-9930665
Order Total: **$9.59**

Not Yet Shipped

Items Ordered	**Price**
1 of: *UANTIN USB C to HDMI Cable 6.6FT | 4K High-Speed USB 3.1 Type-C to HDMI Cord for Home Office [Thunderbolt 5/4/3 Compatib le] with MacBook, Galaxy S9 to S24, iPhone 15/16 Series, iPad Pro, iMac, Surface* Sold by: UANTIN-Direct (seller profile) Business Price Condition: New	$9.59

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
Amazon Day Delivery

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$9.59
Shipping & Handling:	$0.00

Total before tax:	$9.59
Estimated Tax:	$0.00

Grand Total:	**$9.59**

To view the status of your order, return to Order Summary .

UNITED STATES
POSTAL SERVICE.

RIVERVIEW
10810 BOYETTE RD
RIVERVIEW, FL 33569-9998
www.usps.com

01/22/2026 01:24 PM

Product	Qty	Unit Price	Price
U.S. Flag Bklt	1	$15.60	$15.60

Grand Total: $15.60

Credit Card Remit $15.60
Card Name: MasterCard
Account #: XXXXXXXXXXXX5814
Approval #: 022059
Transaction #: 067
AID: A0000000041010 Contactless
AL: Mastercard

TO REPORT AN ISSUE
Visit https://emailus.usps.com

All hazardous labels/markings on reused boxes MUST be completely removed/obliterated if they no longer match the contents.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

PREVIEW YOUR MAIL AND PACKAGES
Sign up for FREE at
https://informeddelivery.usps.com

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Customer Service
1-800-ASK-USPS
(1-800-275-8777)
Agents do not have any additional information other than what is provided on USPS.com.

Tell us about your experience.
Go to: https://postalexperience.com/Pos
or scan this code with your mobile device,

or call 1-800-410-7420.

UFN: 117965-0285
Receipt #: 840-53350021-5-10725315-1
Clerk: 19

How doers
get more done.

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00051 52806 01/23/26 03:52 PM
SALE CASHIER EDWARD

840254200180 HDX 27 RED <A>
HDX 27 GAL TOUGH TOTE RED LID
3@8.98 26.94N
044600302089 CDW 3X75CT <A> 13.78N
CLX DISINFECT WIPES 3X75CT
019800701956 WDBLUTRG26 <A> 4.78N
WINDEX GLASS SPY ORG 23OZ
041911000567 SWGLCLNR23OZ <A> 3.68N
SPRAYWAY GLASS FOAM AERO 23OZ
092644563355 25 FT. WIDE <A> 16.97N
KT 25 FT. FT 1/4 " W STEEL BLADE
076308495817 3M 33+ 3 PK <A> 17.98N
SCOTCH SUPER 33+ ELECTRICAL TAPE 3PK
024600015004 40LB SALT <A>
MORTON 40LB CLEAN AND PROTECT
4@9.28 37.12N

SUBTOTAL 121.25
SALES TAX 0.00
TAX EXEMPT
TOTAL $121.25
XXXXXXXXXXXX5814 MASTERCARD
USD$ 121.25
AUTH CODE 023762/3512855 TA
Contactless
AID A0000000041010 Mastercard

P.O.#/JOB NAME: DAVE
6311 01/23/26 03:52 PM

6311 51 52806 01/23/2026 2751

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	04/23/2026

amazon.com

Details for Order #112-1496317-7605032

Order Placed: January 27, 2026
Amazon.com order number: 112-1496317-7605032
Order Total: $26.39

Not Yet Shipped

Items Ordered	**Price**
1 of: *Sartatue Cabinet Cam Locks Keyed Alike, 5/8" Fits on 3/8" Max Door Thickness, Secure File Drawer Mailbox RV Storage Replacement Set, Zinc Alloy (5/8 Inch 10Pcs)* Sold by: Sartatue (seller profile) Condition: New	$26.39

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
Amazon Day Delivery

Item(s) Subtotal:	$26.39
Shipping & Handling:	$0.00

Total before tax:	$26.39
Sales Tax:	$0.00

Total for This Shipment:	**$26.39**

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$26.39
Shipping & Handling:	$0.00

Total before tax:	$26.39
Estimated Tax:	$0.00

Grand Total:	**$26.39**

To view the status of your order, return to Order Summary .

amazon.com

Details for Order #112-2207708-0395441

Order Placed: January 27, 2026
Amazon.com order number: 112-2207708-0395441
Order Total: **$79.98**

Not Yet Shipped

Items Ordered	**Price**
1 of: *WYZE Solar Cam Pan (Flagship Model), AI Security Cameras Wireless Outdoor, Battery Powered Cameras for Home Security, 2K* *Crystal-Clear, Enhanced Color Night Vision, No Blind Spots, Peace of Mind* Sold by: Amazon.com Condition: New	$79.98

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
Rush Shipping

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$79.98
Shipping & Handling:	$2.99
Promotion applied:	-$2.99

Total before tax:	$79.98
Estimated Tax:	$0.00

Grand Total:	**$79.98**

To view the status of your order, return to Order Summary .

FASTSIGNS. of RIVERVIEW

9431 US Highway 301 S.
Riverview, FL 33578
(813) 999-2219

We are SERVICE oriented!
http://www.fastsigns.com/2448

PAID IN FULL

INVOICE
2448-4036

Completed Date: 2/9/2026
Payment Terms: Payment Upon Completion
Payment Due Date: 2/9/2026

Created Date: 1/29/2026

DESCRIPTION: No Trespassing Sign & Wildlife Crossing - 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	**Maxmetal- 3mm | White, 18W"x24H" (1) SS**	1	$56.84	$0.00	$56.84
1.1.1	Max Metal 3mm - Max Metal/ACM 3mm				
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	**Wildlife Crossing - Maxmetal- 3mm | White, 14W"x18H" (2) SS**	2	$51.50	$0.00	$103.00
2.1.1	Max Metal 3mm - Max Metal/ACM 3mm				
2.1.2	Vinyl - Reflective (Printed) - Vinyl - Reflective (Printed)				
2.1.3	OL BELAM GLOSS OPTICALLY CLEAR 3.0 - OL BELAM GLOSS OPTICALLY CLEAR 3.0				

Subtotal:	$159.84
Taxable Amount:	$0.00
Taxes:	$0.00
Grand Total:	$159.84
Amount Paid:	$159.84
BALANCE DUE:	$0.00
Total Paid with Surcharge	*$164.64*

TRANSACTIONS			
Date	**Type**	**Amount**	**Surcharge Fee**
1/29/2026	MasterCard (Online) - 5814	$56.84	$1.71
2/9/2026	MasterCard (Online) - 5814	$103.00	$3.09

=$58.55

verizon business

PO BOX 489
NEWARK, NJ 07101-0489

Account: 842082173-00001
Invoice: 6134335133
Billing period: Dec 24 - Jan 23, 2026
Due date: 02/15/26

KEYLINE

-LAKE ST CHARLES COMMUNITY DIS
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Manage your account at
verizon.com/mybusiness

We updated the design of your bill. Learn more about these updates at
verizon.com/business/billupdates

We appreciate your business with this account since 11/30/2015.

Snapshot of your bill

(details on page 5)

Balance from last bill	$27.12
Payment - Thank You	-$27.12
Balance Forward	$0.00
This month's charges due by Feb 15, 2026	$27.09
Total due	**$27.09**

Auto Pay is scheduled for 02/12/26 - Thank You.

Review your bill online

Scan QR code with your camera app or go to **verizon.com/business/bill**

verizon business

-LAKE ST CHARLES COMMUNITY DIS
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Bill Date	January 23, 2026
Account Number	842082173-00001
Invoice Number	6134335133

Total Amount Due

Deducted from bank account on 02/12/26
DO NOT MAIL PAYMENT

$27.09

PO BOX 16810
NEWARK, NJ 07101-6810

61343351330108420821730000100000002709000000027097

Account: 842082173-00001
Invoice: 6134335133
Billing period: Dec 24 - Jan 23, 2026
Due date: 02/15/26

Payment Summary

Previous Balance	**$27.12**
Payment - Thank You	
Payment Received 01/06/26	-$27.12
Total Payments	**-$27.12**
Balance Forward	**$0.00**

Questions about your bill?
verizon.com/business/support
800-922-0204

You may be eligible for a discount by enrolling in Auto Pay and paper-free billing, depending on your plan.

See eligible plans at verizon.com/business/payoptions

You can enroll in Auto Pay by:
1. Logging in or Registering for My Business at verizon.com/mybusiness.
2. Calling our Automated Payment Option Enrollment system at 866-868-3882.
3. Signing the remit slip below and mailing with check.

You can enroll in paper-free billing by:
1. Logging into your My Business Account > Billing > Manage payments > Paper-free billing.

Eligible payment methods for potential discount include:
1. Bank Account
2. Verizon Business Mastercard

Written notations included with or on your payment will not be reviewed or honored. Please send correspondence to:
Verizon Wireless Attn: Correspondence Team PO Box 15069 Albany, NY 12212

Automatic Payment Enrollment for Account: 842082173-00001 -LAKE ST CHARLES COMMUNITY DIS

By signing below, you authorize Verizon Wireless to electronically debit your bank account each month for the total balance due on your account. The check you send will be used to setup Automatic Payment. You will be notified each month of the date and amount of the debit 10 days in advance of the payment. You agree to receive all Auto Pay related communications electronically. I understand and accept these terms. This agreement does not alter the terms of your existing Customer Agreement. I agree that Verizon Wireless is not liable for erroneous bill statements or incorrect debits to my account. To withdraw your authorization you must call Verizon Wireless. Check with your bank for any charges.

1. Check this box. 2. Sign name in box below, as shown on the bill and date. 3. Return this slip with your payment. Do not send a voided check.

verizon business

Account: 842082173-00001
Invoice: 6134335133
Billing period: Dec 24 - Jan 23, 2026
Due date: 02/15/26

Your January bill is $27.09

Due Feb 15

Changes since your last bill

Last month you paid $27.12.

Your bill decreased by $0.03.

Review details online at **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	$2.09
Taxes, Governmental Surcharges & Fees	$0.00
Total Current charges due by 02/15/26	**$27.09**
Total Charges	**$27.09**

Auto Pay is scheduled for 02/12/26 - Thank You.

Ways to pay

My Verizon for Business App

You can check your bill easily with the My Verizon for Business app available in App Store or Google Play.

Scan the QR code to download the app

Online via My Business Portal

Go to verizon.com/mybusiness and sign in to review and pay your bill.

Scan the QR code to log in

By Phone

Simply dial #PMT (#768) on your Verizon phone and follow the prompts to pay.

In Person

Go to verizon.com/stores to find a Verizon store near you.

Account: 842082173-00001
Invoice: 6134335133
Billing period: Dec 24 - Jan 23, 2026
Due date: 02/15/26

Explanation of Charges:
Account Charges and Line Charges

Usage and Purchase Charges

	Page Number	Monthly Charges	Usage and Purchase Charges	Equipment Charges	Surcharges & Other Charges and Credits	Taxes, Governmental Surcharges & Fees	Third-Party Charges (includes Tax)	Total Charges	Voice Plan Usage	Msg Usage	Data Usage	Voice Roaming	Msg Roaming	Data Roaming
Lines Charges														
813-624-4124 Admin Assistant	5	$25.00	--	--	$2.09	--	--	$27.09	--	15	--	--	--	--
813-671-8339 Mark Cooper	10	--	--	--	--	--	--	--	--	--	--	--	--	--
Total Charges		**$25.00**	**$0.00**	**$0.00**	**$2.09**	**$0.00**	**$0.00**	**$27.09**						

verizon business

Account: 842082173-00001
Invoice: 6134335133
Billing period: Dec 24 - Jan 23, 2026
Due date: 02/15/26

Charges by line details

Admin Assistant
813-624-4124
Yealink T53W

$27.09

Monthly Charges — $25.00

Plan

Business UNL Mob Clt/Dsk Phn	01/24 - 02/23	$10.00

Features & Add Ons

One Talk Service	01/24 - 02/23	$15.00

Usage and Purchase Charges — $0.00

Messaging		Allowance	Used	Billable	Cost
Text (12/24 - 01/23)	messages	unlimited	11	--	--
Unlimited M2M Text (12/24 - 01/23)	messages	unlimited	2	--	--
Picture & Video - Sent (12/24 - 01/23)	messages	unlimited	2	--	--
Total Messaging					$0.00

Surcharges and Other Charges — $2.09

Surcharges

Fed Universal Service Charge	$1.88
Regulatory Charge	$0.21

Total Current Charges for 813-624-4124 **$27.09**

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.

verizon business

Account: 842082173-00001
Invoice: 6134335133
Billing period: Dec 24 - Jan 23, 2026
Due date: 02/15/26

Detail for Admin Assistant: 813–624–4124

Voice

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
12/26	11:52A	908–548–5357	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
12/26	12:21P	908–548–5357	Other	Wi–Fi	WiFi CL	Plainfield NJ	1	––	––	––
12/29	10:42A	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	1	––	––	––
12/29	10:42A	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	1	––	––	––
12/29	12:58P	267–906–6587	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
12/29	1:03P	267–639–7110	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
12/29	2:26P	813–598–2719	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
12/29	3:05P	813–484–7610	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
1/02	7:59A	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	5	––	––	––
1/02	9:22A	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	1	––	––	––
1/02	1:18P	813–846–2141	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
1/05	7:42A	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	2	––	––	––
1/05	9:43A	813–484–7610	Other	Wi–Fi	Tampa FL	Incoming CL	3	––	––	––
1/05	11:10A	813–469–0226	Other	Wi–Fi	WiFi CL	Zephyrhils FL	2	––	––	––
1/05	11:13A	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	1	––	––	––
1/05	12:26P	813–999–2219	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
1/05	12:30P	813–998–6011	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
1/05	7:21P	813–536–8999	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/06	8:45A	813–786–3119	Other	Wi–Fi	Tampa FL	Incoming CL	3	––	––	––
1/06	9:36A	813–997–9618	Other	Wi–Fi	Tampa FL	Incoming CL	4	––	––	––
1/06	10:30A	941–931–9712	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/06	10:39A	727–744–4602	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
1/06	10:40A	813–293–4728	Other	Wi–Fi	Tampa FL	Incoming CL	36	––	––	––
1/06	12:53P	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	1	––	––	––
1/06	2:02P	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	3	––	––	––
1/06	2:04P	813–205–3211	Other	Wi–Fi	WiFi CL	Tampa FL	2	––	––	––
1/06	2:07P	813–765–7134	Other	Wi–Fi	WiFi CL	Tampa FL	2	––	––	––
1/06	3:30P	813–765–7134	Other	Wi–Fi	Tampa FL	Incoming CL	3	––	––	––
1/07	7:57A	813–653–1473	Other	Wi–Fi	WiFi CL	Tampaest FL	4	––	––	––
1/07	11:14A	712–969–6732	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/08	8:56A	813–406–5413	Other	Wi–Fi	WiFi CL	Tampanth FL	2	––	––	––
1/08	8:58A	331–218–6970	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
1/08	9:37A	813–784–2664	Other	Wi–Fi	WiFi CL	Tampa FL	2	––	––	––
1/08	9:45A	813–997–9618	Other	Wi–Fi	WiFi CL	Tampanth FL	1	––	––	––
1/08	10:35A	813–997–9618	Other	Wi–Fi	Tampa FL	Incoming CL	5	––	––	––
1/08	11:13A	689–444–4788	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/08	12:45P	813–773–2570	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/08	3:35P	904–330–8903	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/09	8:51A	813–678–2030	Other	Wi–Fi	Tampa FL	Incoming CL	6	––	––	––
1/09	9:05A	813–999–2219	Other	Wi–Fi	WiFi CL	Tampacen FL	3	––	––	––
1/09	12:12P	813–998–6011	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
1/09	12:30P	331–218–6970	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
1/09	12:50P	813–536–8999	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/09	1:33P	410–913–9756	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/09	2:13P	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	2	––	––	––
1/09	3:07P	386–667–8592	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––

Account: 842082173-00001
Invoice: 6134335133
Billing period: Dec 24 - Jan 23, 2026
Due date: 02/15/26

Detail for Admin Assistant: 813–624–4124

Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
1/12	7:57A	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	2	––	––	––
1/12	8:03A	813–406–5413	Other	Wi–Fi	WiFi CL	Tampanth FL	3	––	––	––
1/12	8:29A	813–321–1148	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/12	9:43A	912–604–1845	Other	Wi–Fi	Tampa FL	Incoming CL	3	––	––	––
1/12	9:52A	813–767–1150	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/12	11:28A	813–906–5255	Other	Wi–Fi	WiFi CL	Tampacen FL	2	––	––	––
1/12	11:32A	813–602–2355	Other	Wi–Fi	Tampa FL	Incoming CL	5	––	––	––
1/12	12:37P	813–999–2219	Other	Wi–Fi	WiFi CL	Tampacen FL	5	––	––	––
1/12	1:22P	941–779–7007	Other	Wi–Fi	WiFi CL	Bradenton FL	2	––	––	––
1/12	1:24P	813–635–5527	Other	Wi–Fi	WiFi CL	Tampacen FL	1	––	––	––
1/12	1:25P	904–330–8903	Other	Wi–Fi	WiFi CL	Jacksonvl FL	6	––	––	––
1/12	1:44P	502–787–0196	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/12	2:50P	801–814–1097	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
1/12	2:57P	912–604–1845	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
1/12	3:16P	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	2	––	––	––
1/12	3:17P	813–785–6503	Other	Wi–Fi	WiFi CL	Tampa FL	1	––	––	––
1/12	3:18P	813–784–6503	Other	Wi–Fi	WiFi CL	Tampa FL	1	––	––	––
1/12	3:19P	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	1	––	––	––
1/12	3:19P	813–784–6503	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/12	3:26P	813–599–2462	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/12	4:33P	813–680–5619	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/13	7:56A	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	1	––	––	––
1/13	8:32A	813–653–1473	Other	Wi–Fi	WiFi CL	Tampaest FL	2	––	––	––
1/13	1:33P	727–329–2113	Other	Wi–Fi	Tampa FL	Incoming CL	6	––	––	––
1/14	10:10A	813–666–6250	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
1/14	1:36P	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	1	––	––	––
1/14	2:35P	813–666–6250	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/14	2:55P	813–263–4888	Other	Wi–Fi	Tampa FL	Incoming CL	5	––	––	––
1/14	5:11P	813–997–7873	Other	Wi–Fi	Tampa FL	Incoming CL	3	––	––	––
1/14	5:22P	813–997–7873	Other	Wi–Fi	WiFi CL	Tampanth FL	2	––	––	––
1/14	5:30P	813–997–7873	Other	Wi–Fi	WiFi CL	Tampanth FL	3	––	––	––
1/14	5:35P	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	2	––	––	––
1/14	7:00P	813–455–5887	Other	Wi–Fi	WiFi CL	Tampacen FL	4	––	––	––
1/14	7:04P	708–491–2036	Other	Wi–Fi	WiFi CL	LA Grange IL	4	––	––	––
1/15	10:58A	813–322–5721	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/15	12:23P	813–203–0553	Other	Wi–Fi	WiFi CL	Tampaest FL	2	––	––	––
1/15	1:15P	813–203–0553	Other	Wi–Fi	Tampa FL	Incoming CL	6	––	––	––
1/15	3:23P	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	1	––	––	––
1/15	3:27P	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	3	––	––	––
1/15	3:30P	248–798–4883	Other	Wi–Fi	WiFi CL	Southfield MI	5	––	––	––
1/16	7:54A	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	2	––	––	––
1/16	12:01P	586–604–8620	Other	Wi–Fi	Tampa FL	Incoming CL	4	––	––	––
1/16	12:38P	813–997–9618	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
1/16	1:43P	813–739–4100	Other	Wi–Fi	WiFi CL	Tampacen FL	1	––	––	––
1/16	1:45P	813–234–2226	Other	Wi–Fi	WiFi CL	Tampacen FL	1	––	––	––
1/16	2:00P	813–997–9618	Other	Wi–Fi	WiFi CL	Tampanth FL	3	––	––	––

verizon business

Account: 842082173-00001
Invoice: 6134335133
Billing period: Dec 24 - Jan 23, 2026
Due date: 02/15/26

Detail for Admin Assistant: 813–624–4124

Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
1/16	2:32P	813–767–1150	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
1/17	2:07P	813–203–0553	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/19	7:39A	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	3	––	––	––
1/19	8:06A	801–814–1097	Other	Wi–Fi	WiFi CL	Ogden UT	3	––	––	––
1/19	8:41A	321–323–0042	Other	Wi–Fi	WiFi CL	Cocoabeach FL	2	––	––	––
1/19	8:48A	407–378–0632	Other	Wi–Fi	WiFi CL	Wintergrdn FL	2	––	––	––
1/19	8:51A	321–233–9939	Other	Wi–Fi	WiFi CL	Sanford FL	1	––	––	––
1/19	8:55A	888–232–3971	Other	Wi–Fi	WiFi CL	Toll–Free CL	2	––	––	––
1/19	9:23A	813–451–1221	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
1/19	11:16A	786–981–8605	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/19	12:49P	321–323–0042	Other	Wi–Fi	Tampa FL	Incoming CL	5	––	––	––
1/19	1:17P	786–981–8605	Other	Wi–Fi	WiFi CL	North Dade FL	1	––	––	––
1/19	1:18P	321–323–0042	Other	Wi–Fi	WiFi CL	Cocoabeach FL	2	––	––	––
1/19	2:00P	386–667–8473	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/19	2:36P	267–906–6308	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/19	2:46P	813–293–4728	Other	Wi–Fi	Tampa FL	Incoming CL	6	––	––	––
1/19	3:04P	813–579–8539	Other	Wi–Fi	WiFi CL	Tampacen FL	1	––	––	––
1/20	9:36A	407–705–2637	Other	Wi–Fi	WiFi CL	Kissimmee FL	2	––	––	––
1/20	9:57A	888–259–3010	Other	Wi–Fi	WiFi CL	Toll–Free CL	1	––	––	––
1/20	9:58A	689–332–8228	Other	Wi–Fi	WiFi CL	Winterpark FL	2	––	––	––
1/20	11:45A	407–434–1828	Other	Wi–Fi	WiFi CL	Orlando FL	2	––	––	––
1/20	1:36P	445–315–6121	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/20	2:34P	954–547–7870	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/20	6:28P	801–814–1097	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
1/21	10:29A	407–705–2637	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/21	10:37A	352–766–6690	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/21	11:50A	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	4	––	––	––
1/21	12:02P	813–267–6123	Other	Wi–Fi	WiFi CL	Tampa FL	2	––	––	––
1/21	12:05P	813–644–2727	Other	Wi–Fi	WiFi CL	Tampacen FL	4	––	––	––
1/21	12:10P	801–814–1097	Other	Wi–Fi	WiFi CL	Ogden UT	2	––	––	––
1/21	12:15P	888–999–5625	Other	Wi–Fi	WiFi CL	Toll–Free CL	1	––	––	––
1/21	12:16P	813–232–7600	Other	Wi–Fi	WiFi CL	Tampacen FL	9	––	––	––
1/21	12:30P	407–705–2637	Other	Wi–Fi	WiFi CL	Kissimmee FL	8	––	––	––
1/21	12:42P	813–635–5200	Other	Wi–Fi	WiFi CL	Tampacen FL	20	––	––	––
1/21	1:54P	813–406–5413	Other	Wi–Fi	WiFi CL	Tampanth FL	7	––	––	––
1/21	2:20P	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	2	––	––	––
1/21	4:58P	813–997–9618	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/22	8:42A	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	1	––	––	––
1/22	9:23A	813–612–6778	Other	Wi–Fi	Tampa FL	Incoming CL	8	––	––	––
1/22	12:08P	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	2	––	––	––
1/22	12:12P	813–997–9618	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/22	1:54P	941–557–6426	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
1/22	2:29P	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	3	––	––	––
1/22	3:00P	813–784–6503	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
1/22	3:02P	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	2	––	––	––
1/22	3:04P	813–713–4610	Other	Wi–Fi	WiFi CL	Zephyrhils FL	2	––	––	––

verizon business

Account: 842082173-00001
Invoice: 6134335133
Billing period: Dec 24 - Jan 23, 2026
Due date: 02/15/26

Detail for Admin Assistant: 813–624–4124

Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
1/23	10:12A	689–529–3398	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/23	10:56A	813–248–8888	Other	Wi–Fi	WiFi CL	Tampacen FL	2	––	––	––
1/23	10:58A	813–248–8888	Other	Wi–Fi	WiFi CL	Tampacen FL	1	––	––	––
1/23	10:59A	813–248–8888	Other	Wi–Fi	WiFi CL	Tampacen FL	2	––	––	––
1/23	11:20A	216–688–7614	Other	Wi–Fi	Tampa FL	Incoming CL	12	––	––	––
1/23	1:14P	813–997–9618	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––
1/23	2:39P	000–000–0086	Other	Wi–Fi,CallVM	WiFi CL	Voice Mail CL	2	––	––	––
1/23	3:23P	813–602–2355	Other	Wi–Fi	Tampa FL	Incoming CL	2	––	––	––
1/23	5:18P	813–537–2532	Other	Wi–Fi	Tampa FL	Incoming CL	1	––	––	––

Account: 842082173-00001
Invoice: 6134335133
Billing period: Dec 24 - Jan 23, 2026
Due date: 02/15/26

Charges by line details

Mark Cooper
813-671-8339
Wireless Home Phone Lvp2

$0.00

Your Plan

Nationwide Hunt G 100MB
Unlimited monthly minutes

100MB $15/GB
$15.00 per gigabyte

Account: 842082173-00001
Invoice: 6134335133
Billing period: Dec 24 - Jan 23, 2026
Due date: 02/15/26

Need-to-Know Information

More On Wireless Taxes And Surcharges

Your total charges for this month's bill cycle are $27.09.

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.

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

Telecommunications Relay

To contact Verizon Wireless using a TTY device, dial 711 to reach a Telecommunications Relay Service (TRS) operator to assist you in completing your call.

FUSC Change

The Federal Universal Service Charge (FUSC) is a Verizon wireless charge that is subject to change each calendar quarter based on contribution rates prescribed by the FCC. On January 1, 2026, the FUSC increased to 11.33% of assessable wireless charges, other than separately billed interstate and international telecom charges. The FUSC on separately billed interstate and international telecom charges decreased to 37.6%. For more details, please call 1-888-684-1888.

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.: 8363
Terms: Net 15
Invoice date: 01/01/2026
Due date: 01/16/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Commercial Pool Service**	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

INVOICE

Zebra Cleaning Team
219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572-7000

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.: 8418
Terms: Net 15
Invoice date: 01/27/2026
Due date: 02/11/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**5 HP - 3 Phase**	Motor is warranted for 1 year on parts from install date.	1	$1,041.60	$1,041.60
2.	**5 HP Shaft Seal**		1	$117.00	$117.00
3.	**Labor**	2 hours	2	$175.00	$350.00

Total **$1,508.60**

Payment Options
Mail to:
Zebra Cleaning Team
219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572
Zelle to: (813) 279-0437
CashApp to: (813) 446-0151
ACH Payments: Extra fees will be charged

INVOICE

Zebra Cleaning Team
219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572-7000

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.: 8419
Terms: Net 15
Invoice date: 01/27/2026
Due date: 02/11/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**1.65 SQ**	Vac Pump Motor with 1 year warrantee on parts from time of installation.	1	$450.18	$450.18
2.	**Shaft Seal**		1	$35.00	$35.00
3.	**Labor**	1.5 hours	1.5	$175.00	$262.50

Total **$747.68**

Payment Options
Mail to:
Zebra Cleaning Team
219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572
Zelle to: (813) 279-0437
CashApp to: (813) 446-0151
ACH Payments: Extra fees will be charged

INVOICE

Zebra Cleaning Team
219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572-7000

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.: 8449
Terms: Net 15
Invoice date: 02/01/2026
Due date: 02/16/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Commercial Pool Service**	Monthly Full Service	1	$2,125.00	$2,125.00

Total **$2,125.00**

Payment Options

Mail to:
Zebra Cleaning Team
219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572

ACH Payments: Extra fees will be charged