



Rizzetta & Company

# Lake St. Charles Community Development District

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## Board of Supervisors' Meeting July 1, 2026

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

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

**LAKE ST. CHARLES  
COMMUNITY DEVELOPMENT DISTRICT**

6801 Colonial Lake Drive Riverview, FL 33578

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

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

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

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

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

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

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

June 24, 2026

**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, July 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
    - i. Presentation of the Lake St. Charles Trail Authorization and Permit Engineering Drawings.....Tab 1
  - C. Operations Manager
    - i. Monthly Status Report..... Tab 2
    - ii. Presentation of Proposals..... Tab 3
  - D. District Manager
- 4. BUSINESS ITEMS**
  - A. Discussion of Onsite Staffing; Rizzetta Amenities Presentation - Taylor Neilsen
  - B. Discussion of Board Budget Cover Letter .....Tab 4
  - C. Discussion of Disaster Response Process
  - D. Consideration of Trail Compliance Modification Proposal .....Tab 5
  - E. Ratification of Crosspoint Proposals .....Tab 6
  - F. Presentation of 2nd Quarterly Website Audit .....Tab 7
- 5. BUSINESS ADMINISTRATION (Consent Agenda)**
  - A. Consideration of Minutes of the Board of Supervisors Meeting Held on April 1 & June 3, 2026 (under separate cover)
  - B. Consideration of Operations and Maintenance Expenditures for April 2026.....Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. 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

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

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District Manager

Tab 1

## 74359 Revised MAIW Authorization


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**From** Huxhold, Liam <HuxholdL@epchc.org>

**Date** Wed 6/4/2025 4:11 PM

**To** Adriana Urbina <districtmgr@lakestcharles.org>

**Cc** Sean Alford <sean@permittingplus.org>; facilitymonitor@lakestcharles.org  
<facilitymonitor@lakestcharles.org>; ERP Agency Coordination <erpagencycoordination@swfwmd.state.fl.us>

 1 attachment (3 MB)

74359 MAIW Dock Auth.pdf;

Good afternoon, Adriana,

Please see the attached revised authorization for the construction of two floating docks in Lake St. Charles Community Development District. Please let me know if you have any questions or concerns, and thank you for your patience.

Thank you,

**Liam Huxhold**

Environmental Scientist

Wetlands Division

(813) 627-2600 ext. 1247 | [www.epchc.org](http://www.epchc.org)

**Environmental Protection Commission**

3629 Queen Palm Drive, Tampa, FL 33619

Our mission is *"to protect our natural resources, environment, and quality of life in Hillsborough County."*

Follow us on: [X \(formerly Twitter\)](#) | [Facebook](#) | [YouTube](#) | [LinkedIn](#) | [Instagram](#)

[Track Permit Applications](#)

## COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR  
Harry Cohen VICE-CHAIR  
Chris Boles  
Donna Cameron Cepeda  
Ken Hagan  
Christine Miller  
Joshua Wostal



## DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR  
Elaine S. DeLeeuw ADMIN DIVISION  
Sam Elrabi, P.E. WATER DIVISION  
Diana M. Lee, P.E. AIR DIVISION  
Michael Lynch WETLANDS DIVISION  
Rick Muratti, Esq. LEGAL DEPT  
Steffanie L. Wickham WASTE DIVISION

June 4, 2025

Lake St. Charles Community Development District  
c/o Adriana Urbina  
[districtmgr@lakestcharles.org](mailto:districtmgr@lakestcharles.org)  
6801 Colonial Lake Dr  
Riverview, FL 33578

|                        |   |
|------------------------|---|
| Applicant:             | Lake St. Charles Community Development District   |
| EPC Review Number:     | 74359   |
| Water Body Name:       | Lake St. Charles  |
| Type of Authorization: | <b>REVISED MISCELLANEOUS ACTIVITIES IN WETLANDS<br/>AUTHORIZATION FOR THE CONSTRUCTION OF TWO<br/>DOCKS</b> |
| Project Address:       | 7321 and 100 Colonial Lake Dr, Riverview  |
| STR:                   | 07-30S-20E  |
| Folio:                 | 0739885000, 0739885010, 0739885020  |
| Expiration Date:       | June 4, 2028  |

Dear Ms. Urbina:

A permit application review has been conducted for the above described project by the staff of the Wetlands Division of the Environmental Protection Commission of Hillsborough County (EPC). Based on this review, the EPC has determined that the above referenced project, as proposed and conditioned by this authorization, is of nominal consequence to the wetland or other surface water in Hillsborough County and qualifies for approval pursuant to Sections 1-11.09(1)(c) and 1-11.10(1)(c), Rules of the EPC. Therefore, Lake St. Charles Community Development District (Applicant) is **authorized** to construct two floating docks approximately totaling six-hundred seventy (670) square feet subject to the site map, plans and the conditions listed below.

1. **This authorization revision supersedes and cancels MAIW 74359 issued on September 9, 2024 in its entirety, including stipulations and plans.**

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**Environmental Protection Commission - Roger P. Stewart Center**  
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)

2. The docks must be constructed as proposed and in the location indicated by the plans received by the EPC on May 7, 2025, provided that all conditions of this authorization are met. Any proposed changes or adjustments to the approved footprint must be reviewed and authorized by the EPC in writing prior to implementation. A new application and fee may be required for changes to this design.
3. Within thirty (30) days after completion of the authorized activities, please email EPC staff at [WetlandsCompliance@epchc.org](mailto:WetlandsCompliance@epchc.org) indicating the project is complete and include your Review Number in the subject line. Additionally, please provide any pictures or documents. EPC staff may conduct an inspection of the site to verify compliance with the conditions of the subject authorization.
4. The structures' terminal platforms shall be constructed waterward of the vegetative littoral fringe of Lake St. Charles.
5. Within the first twenty (20) feet waterward of the wetland, the walkways shall be elevated a minimum of 3.5 feet above the substrate.
6. The bottom stringers of the dock walkways shall maintain a minimum of one (1) foot vertical elevation above the above Ordinary High Water elevation for Lake St. Charles.
7. The water depths in the mooring area and floating platform area shall have a minimum depth of no less than two (2) feet at the Low-Water Level elevation for Lake St. Charles.
8. There will be no structures enclosed by walls or doors on the dock.
9. No dredging, filling, clearing or scouring shall be allowed except for the settings of pilings. If pilings are to be installed by jetting, then the water pump must be shut off when not in use to avoid unnecessary disturbance to the water body.
10. The concrete footers depicted on the approved plans shall be installed in the upland and landward of the wetland and other surface water line.
11. During construction activities, the area of temporary disturbance to vegetation shall be limited to two feet on either side of the structure.
12. No native non-nuisance tree or shrub species may be removed from the wetland.
13. The docks constructed under this authorization shall not be placed on any property, other than that owned by the Applicant, without the prior written approval of that property owner.
14. This authorization does not convey to the Applicant or create in the Applicant any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the Applicant, or convey any rights or privileges other than those specified in this authorization and Chapter 1-11

or other applicable rules.

15. The EPC reserves the right to revoke this authorization upon written notice to the Applicant in accordance with Section 1-2.052, Rules of the EPC.
16. The structure shall be constructed in a manner which allows waterfront property owners open water access.
17. All efforts must be undertaken to prevent any erosion or turbid water from being discharged offsite into wetlands and/or waters of the County. Turbid discharges that exceed twenty-nine (29) Nephelometric Turbidity Units above background levels are a violation pursuant to Chapter 1-5, Rules of the EPC (Water Quality Standards rule). The erosion or discharge of sediments into wetlands is a violation of Chapter 1-11 (Wetland Rule). Silt screens or other methods of erosion/turbidity control may be required. It is the responsibility of the owner/developer to ensure the installation of adequate erosion control barriers prior to the commencement of any site work. These erosion control devices must be maintained in good condition throughout the construction process and until all loose soils have stabilized. It is strongly recommended that all erosion control devices be regularly inspected during construction and modified if conditions warrant.

#### **SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT JURISDICTION**

18. Authorization for the proposed activity may be required from the Southwest Florida Water Management District (SWFWMD) as the site is located within an area that was issued under an Environmental Resource Permit. For additional information please contact Al Gagne at (813) 985-7481 ext. 4352.

#### **INFORMATIONAL COMMENTS**

- Please be advised, this approval applies only to the development proposal as submitted and in no way does it provide EPC approval to any other aspect of the review process. In addition, this approval does not imply exemption from obtaining all proper permits from other governmental agencies. Please be advised Hillsborough County Building and Construction Services Department may require a separate Permit. Please call (813) -272-5600 for further information. Similarly, be advised that the proposed activity may require a building Permit from the City of Tampa. Please call (813) 274-3100 for further information on the permitting process. Similarly, if located within the City of Plant City or Temple Terrace please contact their respective permitting departments for additional information. If the plans approved by this Permit change as a result of any of the municipality's review, a revision to this Permit will be required.
- The EPC reserves the right to stop this Authorization from becoming effective under any of the following circumstances: (1) wherein the Authorization may be revoked under Section 1-2.052, Rules of the EPC; or (2) wherein there is a timely filed "Notice of Appeal" or "Request for Extension of Time" under Part IV of Section 1-2, Rules of the EPC (See NOTICE OF RIGHTS). The Applicant shall be notified in writing if any of these occur. No construction

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Lake St. Charles Community Development District

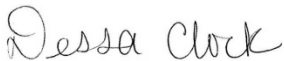
June 4, 2025

Page 4 of 7

activities may occur until such time as the issue is resolved and the Authorization becomes effective. Please contact the EPC Legal Department if you have any questions regarding this process.

If you have any questions, please contact Liam Huxhold at (813) 627-2600 ext. 1247 or [huxholdl@epchc.org](mailto:huxholdl@epchc.org).

Sincerely,



Dessa Clock  
Environmental Supervisor  
Wetlands Division  
Environmental Protection Commission  
of Hillsborough County

lh/dc

ec: Sean Alford, Permitting Plus, LLC; [sean@permittingplus.org](mailto:sean@permittingplus.org)  
Luis Martinez; [facilitymonitor@lakestcharles.org](mailto:facilitymonitor@lakestcharles.org)  
SWFWMD - [ERPAgencyCoordination@swfwmd.state.fl.us](mailto:ERPAgencyCoordination@swfwmd.state.fl.us)

Attachments: Approved Site Plans

## NOTICE OF RIGHTS

Pursuant to Section 9 of the Hillsborough County Environmental Protection Act, Chapter 84-446, as amended, Laws of Florida, (EPC Act) and Rule 1-2.30, Rules of the Environmental Protection Commission of Hillsborough County (EPC) any person whose interests are protected by Chapter 84-446, Laws of Florida and who is adversely affected or otherwise aggrieved by this agency action has the right to appeal this agency action. **Written Notice of Appeal for a Section 9 Administrative Hearing must be received by the EPC Legal Department via electronic mail at [legalclerk@epchc.org](mailto:legalclerk@epchc.org) within twenty (20) days of receipt of this notice.** Pursuant to Section 1-2.30(c), Rules of the EPC, a Notice of Appeal must include the following information:

- (1) The name, address, e-mail, and telephone number of the Appellant; the name, address, e-mail, and telephone number of the Appellant's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the Appellant will be aggrieved or how his or her interests will be adversely affected by the Executive Director's decision;
- (2) A statement of when and how the Appellant received notice of the agency decision;
- (3) A statement of all disputed issues of material fact. If there are none, the Notice of Appeal must so indicate;
- (4) The specific facts the Appellant contends warrant reversal or modification of the Executive Director's proposed action;
- (5) A statement of the specific laws or rules the Appellant contends require reversal or modification of the Executive Director's proposed action; and
- (6) A statement of the relief sought by the Appellant, stating precisely the action Appellant wishes the Commission to take with respect to the Executive Director's proposed action or decision.

**Pursuant to Section 1-2.31, Rules of the EPC, you may request additional time to file a Notice of Appeal by filing a "Request for Extension of Time to File a Notice of Appeal."** The Request for Extension of Time must include a statement when and how the Appellant received notice of the agency action and a statement why good cause exists for the extension. The Request for Extension of Time must be sent to and received by the EPC Legal Department at the e-mail noted above within twenty (20) calendar days of receipt of this notice.

By submitting a "Notice of Appeal" or a "Request for Extension of Time to file a Notice of Appeal" via e-mail, you are agreeing to service and receipt of correspondences via e-mail at the originating e-mail address identified in the e-mail submission.

**This agency action is FINAL unless the party timely files, pursuant to Chapter 1-2, Part IV, Rules of the EPC, a "Notice of Appeal" or files a "Request for Extension of Time to file a Notice of Appeal" for a formal hearing.** Pursuant to Section 1-2.31(e), Rules of the EPC, failure to request an administrative hearing by filing a Notice of Appeal within twenty (20) days after

receipt of this agency action shall constitute a WAIVER of one's right to have an appeal heard, and this unappealed agency action shall automatically become a final and enforceable Order of the Commission.

It is recommended that the Applicant publish at their own expense the following notice of this agency action in a newspaper of general circulation in Hillsborough County, Florida for a minimum of one day so as to provide constructive notice to potentially aggrieved parties. It is also **RECOMMENDED THAT NO WORK** authorized by this action occur until after the time period for challenging this decision has expired:

**ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY**  
**NOTICE OF MISCELLANEOUS ACTIVITIES IN WETLANDS AUTHORIZATION**

The Environmental Protection Commission of Hillsborough County gives notice of agency action of issuance of a "Miscellaneous Activities in Wetlands" authorization issued on June 4, 2025 to Lake St. Charles Community Development District pursuant to the EPC Wetlands Rule Chapter 1-11 and Chapter 84-446, Laws of Florida, as amended. The EPC issued permit addresses approval for impacts to surface waters for the construction of two docks in Lake St. Charles at 7321 and 100 Colonial Lake Dr, Riverview, Hillsborough County (Folio # 0739885000, 0739885010, 0739885020). The agency action document/permit is available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at the Environmental Protection Commission, 3629 Queen Palm Dr., Tampa, Florida 33619. Pursuant to Section 9, Chapter 84-446, Laws of Florida, and Rule 1-2.30, Rules of the EPC, any person whose interests protected by Chapter 84-446, Laws of Florida, are adversely affected by this action or are otherwise aggrieved by this action, has the right to appeal the decision in accordance with Part IV of Rule 1-2, Rules of the EPC which will be found within the "Notice of Rights" included with the issued document. Written notice of appeal must be received by the EPC Legal Department via electronic mail at [legalclerk@epchc.org](mailto:legalclerk@epchc.org) within 20 days of the date of this publication. Failure to file a notice of appeal within that time shall constitute a WAIVER of one's right to file an appeal.

Upon receipt of a sufficient Notice of Appeal for a Section 9 Administrative Hearing an independent hearing officer will be assigned. The hearing officer will schedule the appeal hearing at the earliest reasonable date. Following an evidentiary hearing, the hearing officer will render his/her decision as a recommendation to the EPC Commission. Pursuant to Section 1-2.35, Rules of the EPC, the EPC Commission will take final agency action on the findings of fact and conclusions of law of the hearing officer. A written decision will be provided by the EPC Commission, which affirms, reverses or modifies the hearing officer's decision. Should this final administrative decision still not be in your favor, you may seek judicial review in accordance with Section 9 of the Hillsborough County Environmental Protection Act, Chapter 84-446, as amended,

Lake St. Charles Community Development District

June 4, 2025

Page 7 of 7

Laws of Florida, and the Administrative Procedure Act, Chapter 120, part II, Florida Statutes, 1961 by filing an appeal under rule 9.110 of the Florida Rules of Appellate Procedure, with the clerk of the Environmental Protection Commission, EPC Legal Department, 3629 Queen Palm Dr., Tampa, FL 33619, and filing a notice of appeal accompanied by the applicable filing fee with the Second District Court of Appeal within 30 days from the date of the final administrative decision becoming an\Order of the Commission. Please, note that this District Court appeal differs from the Section 9 Appeal.

Copies of EPC rules referenced in this agency action may be examined at any EPC office, may be found on the internet site for the agency at <http://www.epchc.org> or may be obtained by written request to the EPC Legal Department at 3629 Queen Palm Dr., Tampa, FL 33619.

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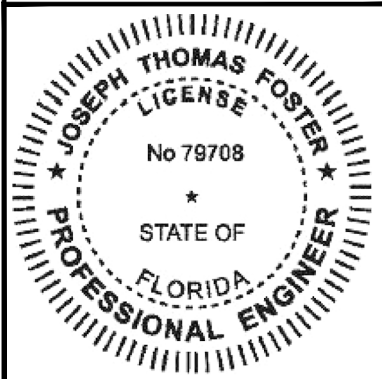
**Environmental Protection Commission - Roger P. Stewart Center**  
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)



**SITE PLAN**  
SCALE: 1" = 250'



NOT VALID UNLESS SIGNED & SEALED



**FOSTER CONSULTING**  
 FL PROFESSIONAL ENGINEER NO. 79708  
 DE LIC. # 18618 · NJ LIC. # 24GE05181200 · TX LIC. # 133648  
 FL CERTIFICATE OF AUTHORIZATION NO. 32050  
**WWW.JFOSTERCONSULTING.COM**  
 P: (727) 821-1949  
 2963 1ST AVE. S., ST. PETERSBURG, FL 33712

| REVISION | DESCRIPTION                         | REVISION DATE |
|----------|-------------------------------------|---------------|
| 1        | RAI-ADD WETLAND LINE W/WALKWAY DIM. | 09-05-24      |
| 2        | ADD SITE PLAN PAGE & DOCK 2 SECTION |               |
| 3        | DOCK 2 - ADD KAYAK PLATFORM & CHG   | 03-14-25      |
| 4        | ORIENTATION OF DOCK PLATFORM        |               |
| 5        |                                     |               |

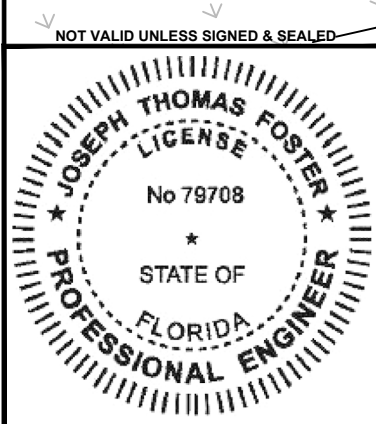
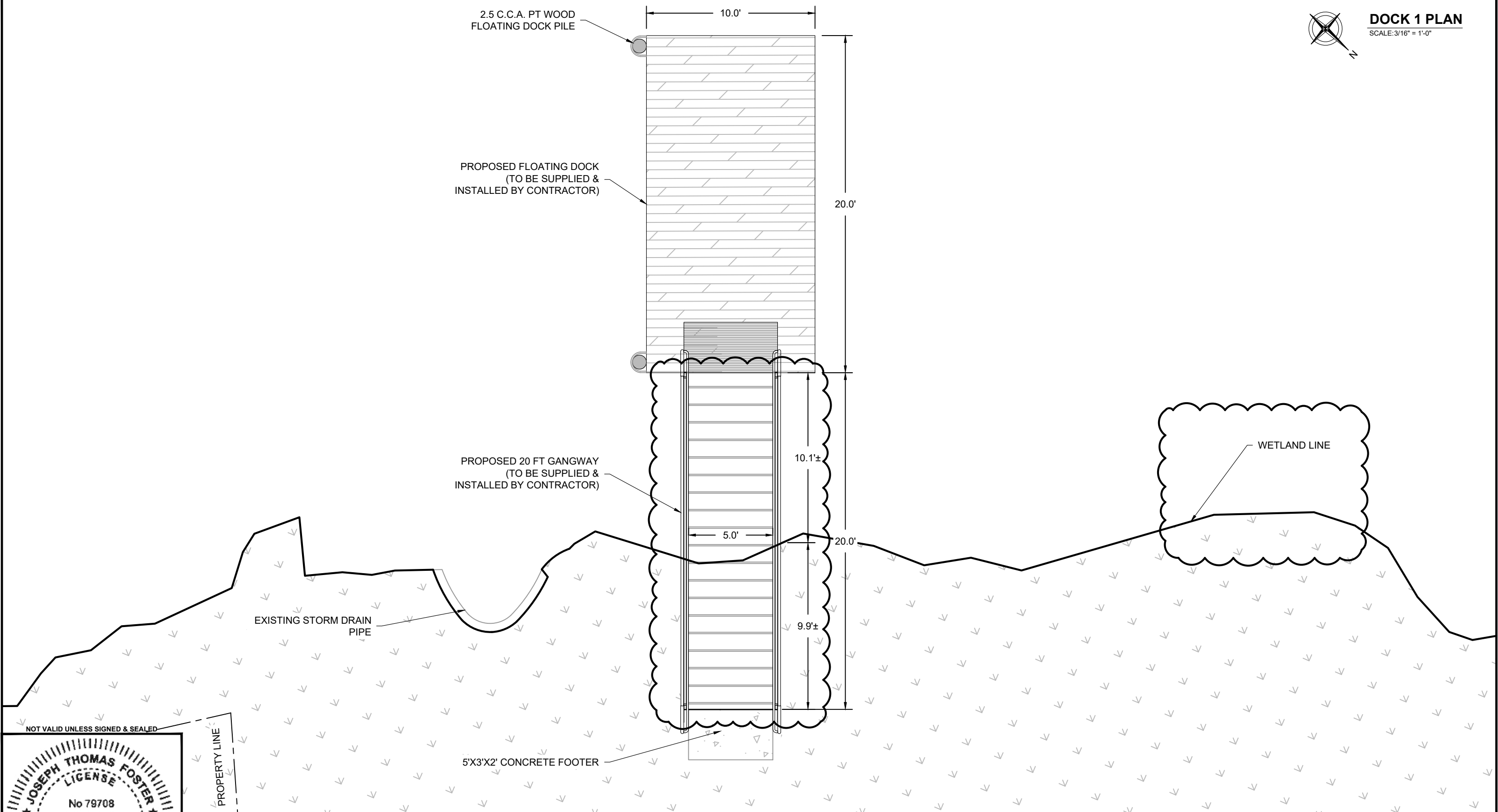
6801 COLONIAL LAKE DR  
 RIVERVIEW, FLORIDA

**SITE PLAN**

|             |          |        |          |      |    |
|-------------|----------|--------|----------|------|----|
| DATE:       | 09/03/24 | FILE:  | 24247    | REV: |    |
| DRAWN BY:   | DH       | SHEET: | 01 OF 05 |      |    |
| CHECKED BY: | JTF      |        |          |      | 01 |
| SCALE:      | AS NOTED |        |          |      |    |



**DOCK 1 PLAN**  
SCALE: 3/16" = 1'-0"



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 DE LIC. # 18618 · NJ LIC. # 24GE05181200 · TX LIC. # 133648  
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|----------|-------------------------------------|---------------|
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| 2        | ADD SITE PLAN PAGE & DOCK 2 SECTION |               |
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| 4        | ORIENTATION OF DOCK PLATFORM        |               |

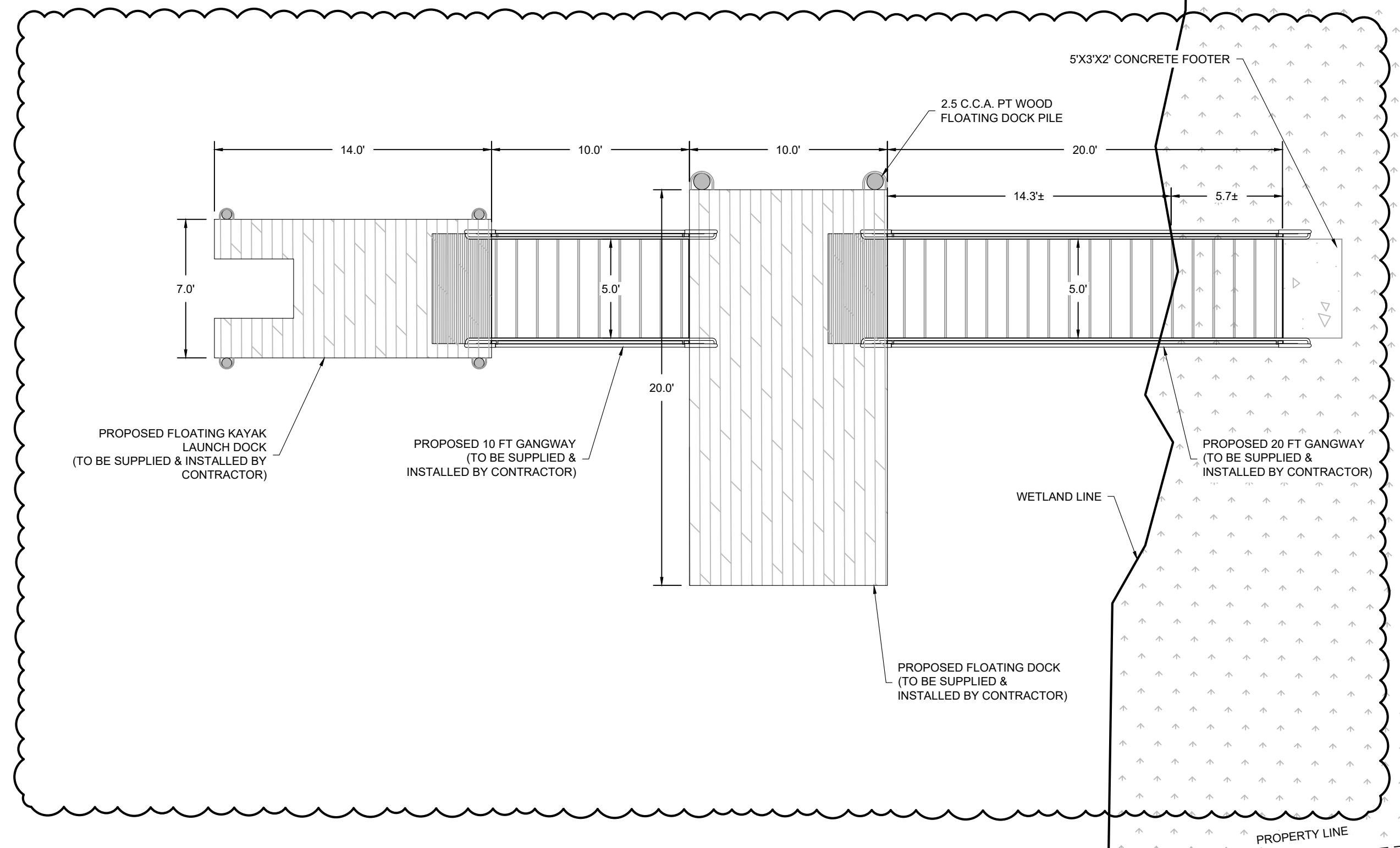
6801 COLONIAL LAKE DR  
 RIVERVIEW, FLORIDA

**DOCK 1 PLAN**

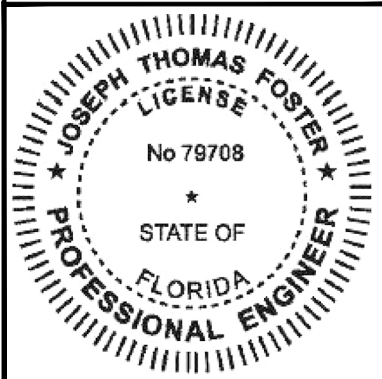
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| CHECKED BY: | JTF      |        |          |      | 02 |
| SCALE:      | AS NOTED |        |          |      |    |

**DOCK 2 PLAN**

SCALE: 3/16" = 1'-0"



NOT VALID UNLESS SIGNED & SEALED



**FOSTER CONSULTING**

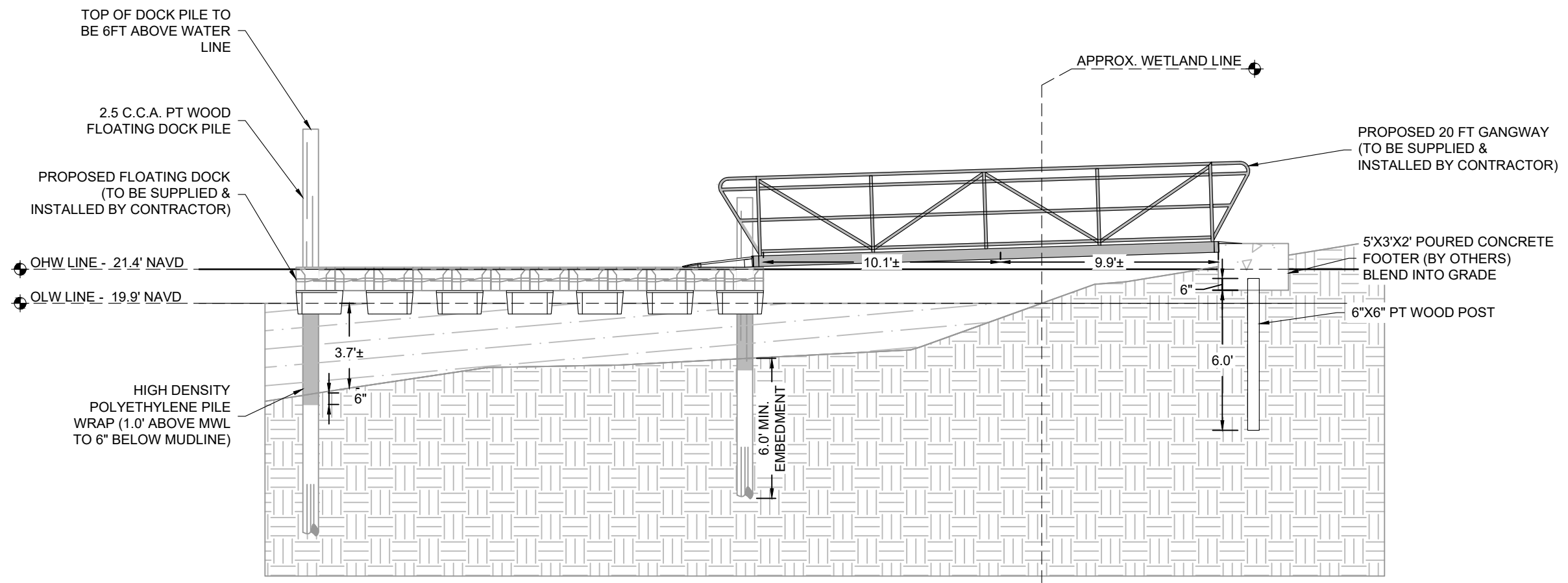
FL PROFESSIONAL ENGINEER NO. 79708  
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| REVISION | DESCRIPTION                         | REVISION DATE |
|----------|-------------------------------------|---------------|
| 1        | RAI-ADD WETLAND LINE W/WALKWAY DIM. | 09-05-24      |
| 2        | ADD SITE PLAN PAGE & DOCK 2 SECTION |               |
| 3        | DOCK 2 - ADD KAYAK PLATFORM & CHG   | 03-14-25      |
| 4        | ORIENTATION OF DOCK PLATFORM        |               |
| 5        |                                     |               |

6801 COLONIAL LAKE DR  
 RIVERVIEW, FLORIDA

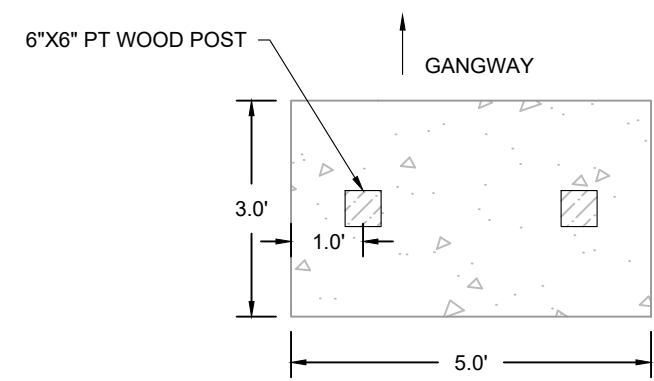
**DOCK 2 PLAN**

|             |          |        |          |      |           |
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| CHECKED BY: | JTF      |        |          |      |           |
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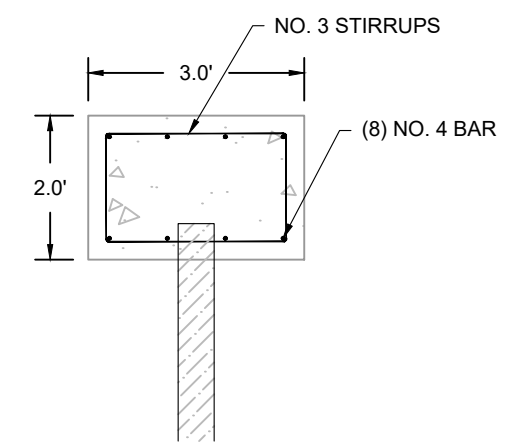


**DOCK 1 SECTION**  
SCALE: 3/16" = 1'-0"

NOTE: OHW/OLW REFERENCED FROM CONSTRUCTION PLANS BY HEIDT & ASSOCIATES, DATED 12/11/96

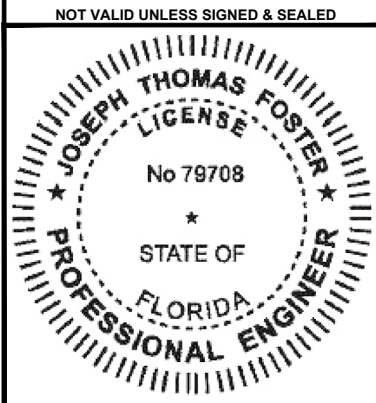


**CONCRETE FOOTER PLAN**  
SCALE: 3/8" = 1'-0"



**CONCRETE FOOTER SECTION**  
SCALE: 3/8" = 1'-0"

- DOCK CONSTRUCTION DETAILS:**
- FLOATING DOCK PILES** - 8" or 10"Ø 2.5 C.C.A. P.T. WOOD PILE MIN 6'-0" EMBEDMENT
  - PILE WRAP** - ALL WRAPPED PILES ARE TO BE PRE-WRAPPED WITH A 0.030" HIGH DENSITY POLYETHYLENE PILE WRAP. THE POLYETHYLENE WRAP IS TO BE FASTENED TO EACH PILE W/ 1-1/4" STAINLESS STEEL ROOFING NAILS EVERY 2" ALONG THE VERTICAL SEAM. EACH PILE IS TO BE WRAPPED A MIN. 1.0' ABOVE THE MEAN HIGH WATER LINE AND MIN. 6" BELOW THE MUDLINE.
  - WOOD POST** - 6"X6" PT WOOD POST, 6FT MIN. EMBEDMENT
  - REBAR** - GRADE 60, PLAIN.
  - MEETS FBC 2023, 8TH-EDITION**



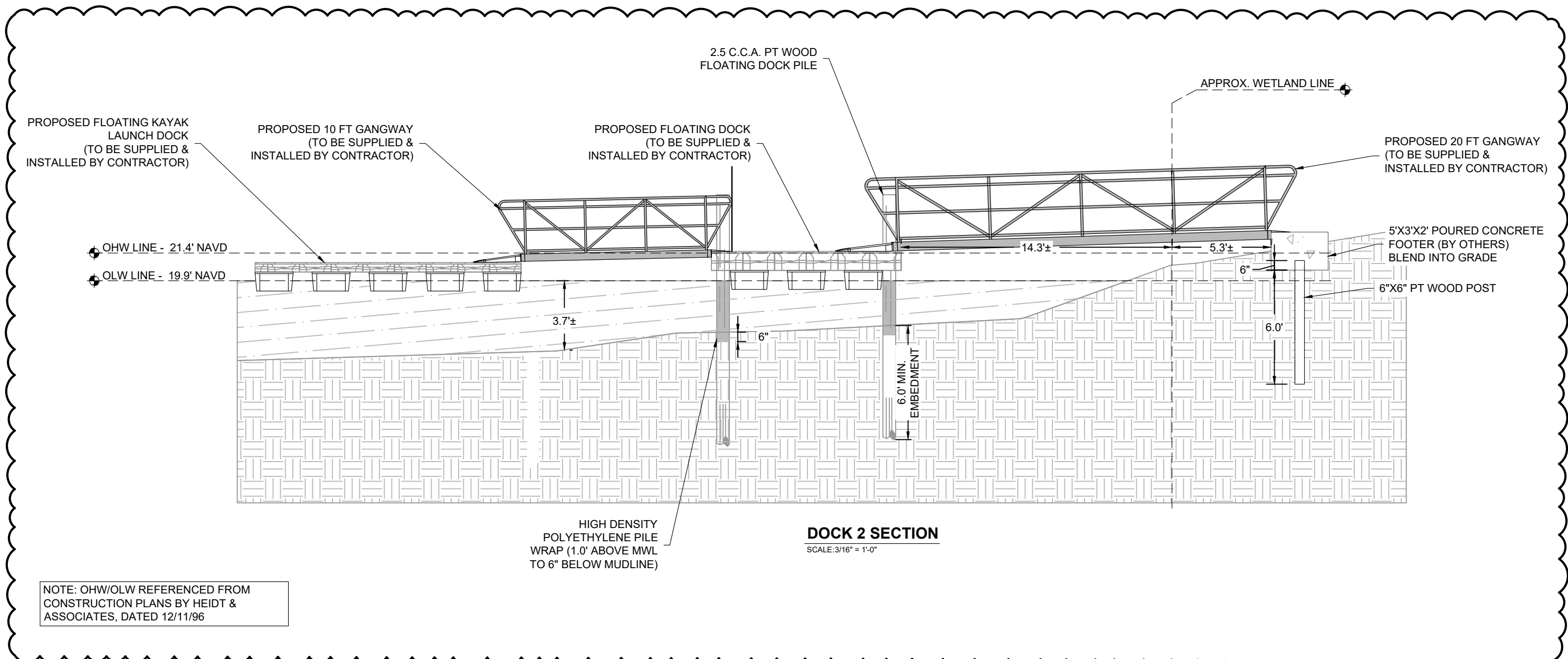
**FOSTER CONSULTING**  
FL PROFESSIONAL ENGINEER NO. 79708  
DE LIC. # 18618 · NJ LIC. # 24GE05181200 · TX LIC. # 133648  
FL CERTIFICATE OF AUTHORIZATION NO. 32050  
**WWW.JFOSTERCONSULTING.COM**  
P: (727) 821-1949  
2963 1ST AVE. S., ST. PETERSBURG, FL 33712

| REVISION | DESCRIPTION                         | REVISION DATE |
|----------|-------------------------------------|---------------|
| 1        | RAI-ADD WETLAND LINE W/WALKWAY DIM. | 09-05-24      |
| 2        | ADD SITE PLAN PAGE & DOCK 2 SECTION |               |
| 3        | DOCK 2 - ADD KAYAK PLATFORM & CHG   | 03-14-25      |
| 4        | ORIENTATION OF DOCK PLATFORM        |               |

6801 COLONIAL LAKE DR  
RIVERVIEW, FLORIDA

**DOCK SECTION**

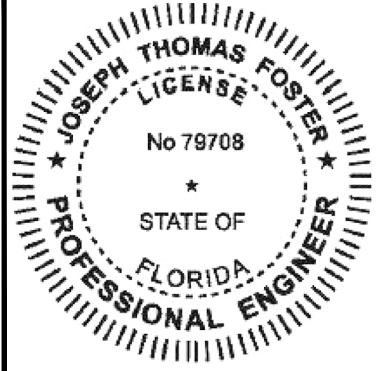
|             |          |        |          |      |    |
|-------------|----------|--------|----------|------|----|
| DATE:       | 09/03/24 | FILE:  | 24247    | REV: |    |
| DRAWN BY:   | DH       | SHEET: | 04 OF 05 |      |    |
| CHECKED BY: | JTF      |        |          |      | 04 |
| SCALE:      | AS NOTED |        |          |      |    |



**DOCK 2 SECTION**  
SCALE: 3/16" = 1'-0"

NOTE: OHW/OLW REFERENCED FROM CONSTRUCTION PLANS BY HEIDT & ASSOCIATES, DATED 12/11/96

NOT VALID UNLESS SIGNED & SEALED



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6801 COLONIAL LAKE DR  
RIVERVIEW, FLORIDA

**DOCK 2 SECTION**

|             |          |        |          |      |  |
|-------------|----------|--------|----------|------|--|
| DATE:       | 09/03/24 | FILE:  | 24247    | REV: |  |
| DRAWN BY:   | DH       | SHEET: | 05 OF 05 |      |  |
| CHECKED BY: | JTF      |        |          |      |  |
| SCALE:      | AS NOTED |        |          |      |  |

Tab 2

JUNE 2026

# Monthly Manager Report



- To all Residents of Lake St. Charles, 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: [asavinon@rizzetta.com](mailto:asavinon@rizzetta.com)

|                      |                     |
|----------------------|---------------------|
| Office Hours: Monday | 9:00 am to 3:30 pm  |
| 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             | 10:00 am to 2:00pm  |

# **UPDATES:**

## **Completed Maintenance & Repairs**

- Tree Branches removed from Playground Area Wednesday 6/17.
- Wahoo Pools completed a service call to repair the jacuzzi heating system.
- Zebra Pools repaired the lap pool lane rope.
- Kayak docks were cleaned and maintained throughout the month.
- New signage and locks were installed on both pool equipment room doors.
- For safety purposes, sections of the trail across from the clubhouse and the area near the kiddie park adjacent to the clubhouse have been temporarily closed until further assessment can be completed.
- Jayman's Enterprise repaired the playground fence.

## **Proposal & Vendor Review**

- **Tennis Court Lighting and Monument Lighting**
- Costena Electric Services
- DeCort Electrical
- ER Service and Investment LLC

## **Pool Deck Restoration and Sealing**

- Total Pressure Power Wash & Seal
- Premier Pro Wash & Seal
- Xcellent Xteriors – Power Wash and Seal
- FL Hardscape – Pool paver repairs (recommended by Xcellent Xteriors)

### **Volleyball Court Bench Restoration**

- Peach Painting
- Playground Rescue
- Riverview Painting

### **Playground Inspection Services**

- Safe 2 Play
- Playground Guardian
- Playground Safety Inspection

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

Lake St. Charles Community Development District

2026 Clubhouse Monthly Status Report

| Activity                    | January   | February  | March     | April     | May       | June      | July     | August   | September | October  | November | December | Final Totals |
|-----------------------------|-----------|-----------|-----------|-----------|-----------|-----------|----------|----------|-----------|----------|----------|----------|--------------|
| Scheduled Clubhouse Rentals | 1         | 2         | 3         | 1         | 3         | 3         | 3        | 1        |           |          |          |          |              |
| Completed Clubhouse Rentals | 1         | 2         | 2         | 1         | 3         | 1         |          |          |           |          |          |          |              |
| Cancelled Clubhouse Rentals | 0         | 0         | 0         | 0         | 0         | 1         |          |          |           |          |          |          |              |
| Resident Access Cards       | 8         | 4         | 9         | 18        | 10        | 6         |          |          |           |          |          |          |              |
| Renter Access Cards         | 2         | 2         | 7         | 8         | 7         | 0         |          |          |           |          |          |          |              |
| Guest Access Cards          | 0         | 0         | 0         | 0         | 0         | 0         |          |          |           |          |          |          |              |
| Memorial Brick Engraving    | 0         | 0         | 0         | 0         | 0         | 0         |          |          |           |          |          |          |              |
| Parking Stickers            | 6         | 3         | 20        | 5         | 0         | 0         |          |          |           |          |          |          |              |
| Notary Services             | 3         | 1         | 3         | 9         | 1         | 0         |          |          |           |          |          |          |              |
| Online Purchases            | 0         | 0         | 0         | 0         | 0         | 0         |          |          |           |          |          |          |              |
| <b>Monthly Total</b>        | <b>21</b> | <b>14</b> | <b>44</b> | <b>42</b> | <b>24</b> | <b>11</b> | <b>3</b> | <b>1</b> | <b>0</b>  | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>     |



## Project Tracker –January 2026

Lake St. Charles CDD  
 6801 Colonial Lake Drive  
 Riverview, FL 33578  
 813-671-8339 / asavinon@rizzetta.com  
 Clubhouse Operations Manager: Angela Savinon

### Current Projects

| Date Entered | Project   | Task                               | Update            | Update                 | Estimated Completion Date |
|--------------|---|------------------------------------|-------------------|------------------------|---------------------------|
| 5/6/2026     | Parking Lot re-sealing and striping                         | Getting 3 bids to present to board | Working on 3 bids | Radiant Striping       | 6/12/2026                 |
| 6/1/2026     | Painting volleyball seating benches                         | Getting 3 bids to present to board | Working on 3 bids | Pending Board Approval | TBD                       |
| 6/2/2026     | Replacements of monument lights & tennis court light repair | Getting 3 bids to present to board | Working on 3 bids | Pending Board Approval | TBD                       |
| 6/3/2026     | Pressure wash pool paver and seal                           | Getting 3 bids to present to board | Working on 3 bids | Pending Board Approval | TBD                       |

|                 |                              |   |                          |                               |            |
|-----------------|------------------------------|---|--------------------------|-------------------------------|------------|
| <b>6/3/2026</b> | <b>Playground Inspection</b> | <b>Getting 3 bids to present to board</b> | <b>Working on 3 bids</b> | <b>Pending Board Approval</b> | <b>TBD</b> |
|                 |                              |   |                          |                               |            |
|                 |                              |   |                          |                               |            |
|                 |                              |   |                          |                               |            |
|                 |                              |   |                          |                               |            |
|                 |                              |   |                          |                               |            |
|                 |                              |   |                          |                               |            |

**Potential Future Projects**

| <b>Date Entered</b> | <b>Project</b>                    | <b>Task</b>                           | <b>Update 1</b>          | <b>Update 2</b> | <b>Estimated Completion Date</b> |
|---------------------|-----------------------------------|---------------------------------------|--------------------------|-----------------|----------------------------------|
| <b>6/3/2026</b>     | <b>Pool furniture Replacement</b> | <b>Update outdated pool furniture</b> | <b>Working on 3 bids</b> |                 | <b>TBD</b>                       |
|                     |                                   |                                       |                          |                 |                                  |



Tab 3



**Costena Services, LLC**

Licensed Electrical Contractor EC13003223  
30729 Burleigh Dr Wesley Chapel FL 33543  
[www.costenaservices.com](http://www.costenaservices.com)

**Call Us (813) 401-6571**

## Estimate

6/18/2026

Customer: Lake St Charles CDD  
Contact: Angela  
Property address: 6801 Colonial Lake Dr Riverview FL 33578

**Scope of Work:**

1. Replace (2) LED lights at entrance to Charleston. Rework old buried light posts. Replace outlets and covers.
2. Add 60 minute timer switch to Tennis Court Lights. Timer to be located at location of existing fob pads.
3. Replace (1) LED light at entrance to Kensington. Rework/raise up old buried light post. Replace outlet.
4. Replace (1) LED light at entrance to Hampton. Raise up buried post and outlet. Replace both if needed.
5. Replace (1) LED light at entrance from Krycul. Raise up buried post. Replace outlet and cover.

|                  |                        |
|------------------|------------------------|
| Total for Item 1 | <b>\$ 1,316.47</b>     |
| Total for Item 2 | <b>\$ 2,429.75</b>     |
| Total for Item 3 | <b>\$ 870.00</b>       |
| Total for Item 4 | <b>\$ 870.00</b>       |
| Total for Item 5 | <b>\$ 870.00</b>       |
| <br>Grand Total  | <br><b>\$ 6,356.23</b> |

**Exclusions:**

Patching, Painting, or Site Restoration unless otherwise noted above. Floor cutting, if necessary.  
Additional work required by Inspector or requested by Customer. Power company charges, if any.  
Engineered drawings, if required by plan review, would be at Customers expense.

**Terms:**

Price includes all labor and material except as noted.  
Full payment upon completion. Net 5 days.  
Price is good for 10 days from above date.

\_\_\_\_\_  
Accepted by:

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



DeCort Electrical Solutions, Inc.  
867 W. Bloomingdale Ave., #6953  
Brandon, FL 33511  
EC13009397  
813-690-2730 | decortelectric.com

**QUOTE**

|  |                   |
|--|-------------------|
| Rizzetta<br>2700 S Falkenburg Road, Suite 2745, Riverview<br>Work at: Lake St. Charles, Riverview  | 6/3/2026          |
| <b>Description of work</b>   | <b>Total</b>      |
| 1. Replace post mounted floodlight/receptacle assembly (PER LOCATION). This assembly includes a plastic post with an intrinsic weather resistant, tamper resistant GFCI receptacle, in use cover, and an LED flood light. The assembly will be slightly different than the existing assembly in that the post will be a little higher and the receptacle will be higher to keep it out of the dirt. This per unit price can be applied wherever the post mounted sign lighting is. *This price assumes functioning wiring to the post. Repair to any existing underground wiring will be billed at time and materials. Note: the two locations we were shown appeared to have good wiring. | \$500.00          |
| 2. Replace broken photo sensor (Charleston location, but this price can apply for any other broken photo sensors)  | \$150.00          |
| 3. Install cut off timer for tennis court lights. Replace (3) degraded contactors. DES eliminated what appeared to be two non functional occupancy sensors in the tennis courts. All the lights worked when we did this. The current switching scenario is that the user needs to reach in to the exposed wiring cabinet to switch the time clock on. This is unsafe and we recommend an exterior rotary count down timer, and the cabinet is locked. The contactors were making a chattering noise, which suggests the coils are going bad. We recommend replacement.   | \$975.00          |
| 4. Trip (per trip)   | \$90.00           |
| <b>TOTAL DUE</b>   | <b>\$1,715.00</b> |

\_\_\_\_\_  
(Customer signature)

\_\_\_\_\_  
(Date)

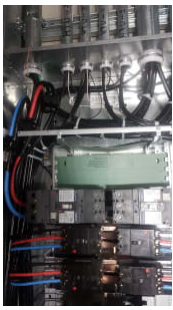
DES will call for an 811 locate but is not responsible for damage to or restoration of any unmarked underground infrastructure.

Cash or check preferred. There will be a 4% service fee for all electronic or credit card payments.

There will be a 5% monthly finance charge past 30 days.

Customer signature indicates full approval of the scope of work and terms detailed within this document. If the customer fails to meet the payment terms above, he/she agrees to pay all lawyers' fee, court costs, and other expenses incurred in collecting the debt.

**THANK YOU FOR YOUR BUSINESS!**



# ER Service and investments Llc

7131 altis way unit 111  
Orlando  
Zip 32836. EC 13002723  
4079151229  
erserviceinvest@hotmail.com

PRESUPUESTO  
EST00317  
FECHA  
06/16/2026  
TOTAL  
USD \$5,760.00

## CLIENTE

### Lake St Charles CDD

| ARTÍCULO | TARIFA | CANT. | TOTAL |
|----------|--------|-------|-------|
|----------|--------|-------|-------|

|               |            |   |            |
|---------------|------------|---|------------|
| SCOPE OF WORK | \$5,760.00 | 1 | \$5,760.00 |
|---------------|------------|---|------------|

Following an on-site inspection, several conditions were observed affecting the reliability and safety of the electrical system, including corrosion caused by moisture intrusion, evidence of overheating at panel terminals, a failed photocell, deteriorated outdoor GFCI equipment, and compromised wiring associated with the landscape lighting system.

The following work is proposed:

#### ITEM 1 – REPLACEMENT OF EXISTING ELECTRICAL PANEL

Scope:

- Remove existing outdoor electrical panel.
- Supply and install new outdoor-rated panel with Main Breaker.
- Reconnect existing branch circuits.
- Verify integrity of existing feeder conductors (#2 AWG).
- Perform termination, torque verification, testing, and commissioning.
- Restore operation of circuits connected to the panel.

Observed Conditions:

- Corrosion and moisture damage inside existing panel.
- Evidence of overheating at the main lugs/termination points.
- Aging equipment with reduced long-term reliability.

Price:

\$4,800.00

Materials Included

#### ITEM 2 – LED FLOODLIGHT AND PHOTOCCELL REPLACEMENT

Scope:

- Supply and install one LED floodlight.
- Supply and install mounting support/conduit as required.
- Replace defective photocell.
- Remove improper bypass connection and restore automatic photocell

---

ARTÍCULO

TARIFA

CANT.

TOTAL

---

operation.

Test operation upon completion.

Price:

\$580.00

Materials Included

ITEM 3 – LANDSCAPE LIGHTING CIRCUIT DIAGNOSTIC

Scope:

Troubleshoot non-operational landscape lighting circuit.

Inspect damaged GFCI location and associated wiring.

Perform electrical testing and fault isolation.

Up to one hour of diagnostic labor.

Observed Conditions:

Existing GFCI partially buried and exposed to moisture.

Severe corrosion and deterioration of equipment.

Visible deterioration of conductors.

Possible underground wiring damage.

Price:

\$380.00

Important:

This fee covers diagnosis and evaluation only.

Any repairs resulting from the diagnosis, including but not limited to:

Underground wire replacement,

Excavation,

Splicing,

Fixture replacement,

Circuit reconstruction,

Additional labor,

will be quoted separately upon completion of troubleshooting.

EXCLUSIONS

This proposal does not include:

Repair or replacement of underground conductors unless specifically quoted.

Excavation or landscape restoration.

Replacement of additional lighting fixtures not listed herein.

Repairs to concealed or previously unknown defects.

Utility company work.

Permit fees, if required by local jurisdiction.

TOTAL PROPOSAL

Description

Amount

Panel Replacement

---

| ARTÍCULO   | TARIFA | CANT. | TOTAL                 |
|--|--------|-------|-----------------------|
| \$4,800.00   |        |       |                       |
| LED Floodlight & Photocell   |        |       |                       |
| \$580.00   |        |       |                       |
| Lighting Circuit Diagnostic  |        |       |                       |
| \$380.00   |        |       |                       |
| TOTAL  |        |       |                       |
| \$5,760.00   |        |       |                       |
| Notes  |        |       |                       |
| <p>The proposed work is intended to address currently observed deficiencies and improve the safety, reliability, and operation of the electrical system. Due to the age and condition of certain components, additional deficiencies may be discovered during the course of the work. Any additional work will be documented and submitted for approval prior to proceeding.</p> |        |       |                       |
| ER SERVICE & INVESTMENTS LLC   |        |       |                       |
| Quality work with integrity, delivered as promised.  |        |       |                       |
|  |        |       |                       |
|  |        |       | <b>TOTAL</b>          |
|  |        |       | <b>USD \$5,760.00</b> |

LICENSE NUM: EC13002723



DCSI, Inc. "Security & Sound"  
 P.O. Box 265  
 Lutz, FL 33548 USA  
 813-949-6500  
 info@dcsisecurity.com  
 http://DCSIsecurity.com

# Estimate

| ADDRESS   |
|---|
| Lake St. Charles CDD<br>3434 Colwell Ave Ste 200<br>Tampa, FL 33614 |

| SHIP TO   |
|---|
| Lake St. Charles CDD<br>6801 Colonial Lake Drive<br>Riverview, FL 33578 |

| ESTIMATE # | DATE       | EXPIRATION DATE |
|------------|------------|-----------------|
| 12424      | 06/12/2026 | 08/31/2026      |

SALES REP  
DC

ACCT#/LOT/BLK  
Activity Area CCTV

| DATE | ACTIVITY   | QTY | RATE     | AMOUNT   |
|------|--|-----|----------|----------|
|      | This estimate is to replace the (9) cameras that are not working currently at the Playground/Activity area.<br><b>Camera System Parts</b><br>(9) IP5TRFEG- 5MP IP Camera with 2.8mm lens and IR night vision (Black Housing)<br>Includes installation and programming. | 1   | 3,375.00 | 3,375.00 |

Thank you for your time and this opportunity to do business with you!  
 \*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

|              |                   |
|--------------|-------------------|
| SUBTOTAL     | 3,375.00          |
| TAX (0.075)  | 0.00              |
| <b>TOTAL</b> | <b>\$3,375.00</b> |

Accepted By

Accepted Date

# fl hardscape

519 Briar Meadows Dr  
Valrico, FL, 33594  
bricksquad98@icloud.com  
813 638 6185



## Estimate

Estimate No: 115  
Date: 06/19/2026

For:

| Description         | Quantity | Rate     | Amount     |
|---------------------|----------|----------|------------|
| paver repair<br>250 | 1,456    | \$4.39   | \$6,391.84 |
| Deck drain          | 3        | \$300.00 | \$900.00*  |

\*Indicates non-taxable item

Subtotal \$7,291.84  
TAX 0% \$0.00  
Total \$7,291.84

**Total \$7,291.84**



ACCEPT

DECLINE

Proposal Expires: Dec 16, 2026



**Premier Pro Wash & Seal**  
813-335-2869

<https://premierprowashandseal.com>

Issued

Jun 19, 2026

# PROPOSAL FOR

**Lake St Charles CDD**

6801 Colonial Lake Drive  
Riverview, FL 33578

## Introduction

Angela,

Thank you in advance for supporting a small, veteran-owned (retired Air Force) family run business! We appreciate this opportunity!

Please take a moment to get to know us a little better as we have included information regarding

- \* Services offered
- \* Scope of the work discussed and pricing
- \* Guarantee and warranty information
- \* Our insurance, workman's comp, and other important information

In this packet of information you can accept the quote at any time simply by clicking the "**Accept**" button at the top of this page. However, if you have any questions please don't hesitate to call us, email us, or text us (very flexible) and we will be happy to answer any questions you may have.

Jeremy & Tiffany Forrest  
Retired Air Force  
[www.premierprowashandseal.com](http://www.premierprowashandseal.com)  
813-335-2869

## Pricing - Check off which option works best for you

### Presented To:

Lake St Charles CDD  
Angela  
6801 Colonial Lake Drive  
Riverview, FL 33578  
813-624-4124 Business  
813-850-2566 Cell  
813-671-8339 Alt. Phone  
asavinon@rizzetta.com

### Service Location:

6801 Colonial Lake Drive  
Riverview, FL 33578

| Description   | Amount      |
|---|-------------|
| <p>Pool Legendary Package- Clean, Sand, &amp; Seal (3 Coats): Click this link to view our paver sealing process:<br/><a href="https://youtu.be/ki8njQebdk0?si=cO_R91WOdu8ypkQS">https://youtu.be/ki8njQebdk0?si=cO_R91WOdu8ypkQS</a></p> <ol style="list-style-type: none"><li><b>1. Stain Spot-Treatment</b> – We make every effort to reduce or remove visible stains such as <b>rust, efflorescence, and algae discoloration</b>, ensuring your pavers start with a clean, even tone</li><li><b>2. pH Neutralization</b> – The surface is carefully neutralized to prevent chemical reactions and ensure the sealer bonds properly.</li><li><b>3. Deep Cross-Washing</b> – As the <b>only local sealing company</b> to clean in multiple directions, we lift dirt, mold, algae, and grime from every angle — for a noticeably deeper, more uniform clean.</li><li><b>4. Inspection &amp; Dry Time</b> – After rinsing, we allow the pavers to fully dry and perform a detailed inspection before sanding — ensuring every surface is ready for optimal results.</li><li><b>5. Sanding</b> – We carefully fill all joints using a combination of <b>wet and dry sanding techniques</b>. Only <b>high-quality, filtered sand</b> is used to minimize algae growth and promote proper interlocking. Sand is leveled to <b>1/4"–1/8" below the chamfer edge</b>, following <b>ICPI standards</b> for safe drainage and long-term stability.</li><li><b>6. Final Detail Sweep</b> – We meticulously vacuum/blow and sweep <b>lanai frames, screen tracks, coping edges, corners, and tight spaces</b> to remove all loose sand or debris for a sharp, professional finish.</li><li><b>7. Hand-Sealed Coping Edges</b> – We carefully <b>hand-apply sealer to the bullnose (coping), including the underside lip</b>, to minimize sealer runoff into the pool and preserve that clean poolside edge.</li><li><b>8. Three Coats of Sealer</b> – We apply <b>three coats</b> of our premium <b>water-based, breathable sealer</b>, designed to protect against peeling, yellowing, and moisture entrapment — <b>backed by our no-peel, no-yellowing guarantee</b>.</li></ol> | \$16,450.00 |
| <p>Pool Ultimate Package - Clean, Sand, &amp; Seal (2 Coats) Most Popular: Click this link to view our paver sealing process:<br/><a href="https://youtu.be/ki8njQebdk0?si=cO_R91WOdu8ypkQS">https://youtu.be/ki8njQebdk0?si=cO_R91WOdu8ypkQS</a></p> <ol style="list-style-type: none"><li><b>1. Stain Spot-Treatment</b> – We make every effort to reduce or remove visible stains such as <b>rust, efflorescence, and algae discoloration</b>, ensuring</li></ol>  | \$15,227.00 |

your pavers start with a clean, even tone

2. **pH Neutralization** – The surface is carefully neutralized to prevent chemical reactions and ensure the sealer bonds properly.
3. **Deep Cross-Washing** – The **only local sealing company** to clean in multiple directions, we lift dirt, mold, algae, and grime from every angle — for a noticeably deeper, more uniform clean.
4. **Inspection & Dry Time** – After rinsing, we allow the pavers to fully dry and perform a detailed inspection before sanding — ensuring every surface is ready for optimal results.
5. **Sanding** – We carefully fill all joints using a combination of **wet and dry sanding techniques**. Only **high-quality, filtered sand** is used to minimize algae growth and promote proper interlocking. Sand is leveled to **1/4"–1/8" below the chamfer edge**, following **ICPI standards** for safe drainage and long-term stability.
6. **Final Detail Sweep** – We meticulously vacuum/blow and sweep **lanai frames, screen tracks, coping edges, corners, and tight spaces** to remove all loose sand or debris for a sharp, professional finish.
7. **Hand-Sealed Coping Edges** – We carefully **hand-apply sealer to the bullnose (coping), including the underside lip**, to minimize sealer runoff into the pool and preserve that clean poolside edge.
8. **Two Coats of Sealer** – We apply **two coats** of our premium **water-based, breathable sealer**, designed to protect against peeling, yellowing, and moisture entrapment — **backed by our no-peel, no-yellowing guarantee**.

Pool Basic Package- Clean & Seal (2 Coats): Click this link to view our paver sealing process:

[https://youtu.be/ki8njQebdk0?si=cO\\_R91WOdu8ypkQS](https://youtu.be/ki8njQebdk0?si=cO_R91WOdu8ypkQS)

\$13,998.00

1. **Stain Spot-Treatment** – We make every effort to reduce or remove visible stains such as rust and efflorescence.
2. **pH Neutralization** – We neutralize the surface to prevent chemical reactions and ensure proper sealer bonding.
3. **Deep Cross-Washing** – The **only** paver sealing company in the area that preps by cleaning in multiple

directions to thoroughly remove mold, algae, and grime from every angle.

4. **Dry Time** – Rinse and let dry properly before sealing begins.
5. **No Sanding in This Package** – Focused solely on cleaning and sealing for value and efficiency.
6. **Final Detail Sweep** – We meticulously vacuum/blow and sweep **lanai frames, screen tracks, coping edges, corners, and tight spaces** to remove all loose sand or debris for a sharp, professional finish.
7. **Hand-Sealed Coping Edges** – We carefully **hand-apply sealer to the bullnose (coping), including the underside lip**, to minimize sealer runoff into the pool and preserve that clean poolside edge.
8. **Two Coats of Sealer** – We apply **two coats** of our premium **water-based, breathable sealer**, designed to protect against peeling, yellowing, and moisture entrapment — **backed by our no-peel, no-yellowing guarantee.**

Paver Leveling

\$8,840.00

MM: Google

**Deposit Due (20%)** \$10,903.00

| Features to Compare  | Premier Pro Wash & Seal | Others   |
|--|-------------------------|----------|
| Offers a warranty/guarantee to protect your investment   | Yes                     | Rare     |
| Referral Rewards Program that compensates you (unlimited)  | Yes                     | NONE     |
| Trained, Experienced, & Certified by Leading Vendors in the State  | Yes                     | Rare     |
| Systems and protocols in place to ensure consistent and safe results   | Yes                     | No       |
| Insert hidden fees such as credit card % fees, gas surcharges, sales tax   | No                      | Many do  |
| Offers yearly maintenance plans to keep your property at its best  | Yes                     | Very few |
| Lots of social proof, full transparency, and testimonies   | Yes                     | Rare     |
| Safe, trustworthy, reliable, and values strong communication   | Always                  | Very few |
| Proper insurance(s) required by the state to operate a business and workmans comp insurance for homeowner protection | Yes                     | Rare     |

**Full Payment is due within 10 days after job has been completed. After 10 days of non-payment, a \$25 late fee will be added.**

**Payment will be on hold if there are discrepancies and need attention. Once a discrepancy is rectified....full payment will be due within 10 days**

**REFERRAL REWARD PROGRAM** - Each new customer you refer for pressure washing or paver sealing services, you will be compensated a 10% referral reward certificate. You can use this certificate to redeem for future services, gift to friends or family, or redeem for cash. **No other pressure washing or paver sealing business offers a program like this!**

Not all stains, paints, oils, rust spots, efflorescence, tire marks, spills, poly sand, underlayment staining, etc can be removed but Premier Pro Wash & Seal does everything within its power to try to remove any stains during the cleaning

process. Please discuss any specific unique stain with our estimator or office to ensure the job can be completed.

***If quote is accepted, the deposit is nonrefundable if homeowner cancels their appointment within 48 hours of service and does not reschedule within 30 days.***

Link to common Q&A for paver sealing: <https://premierprowashandseal.com/paver-sealing-faqs/>

Link to common Q&A for pressure washing: <https://premierprowashandseal.com/pressure-washing-faqs/>

# General Liability and Workmans Comp Insurance



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
05/13/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

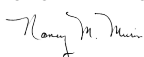
|   |  |  |                        |
|---|--|--|------------------------|
| <b>PRODUCER</b><br>Automatic Data Processing Insurance Agency, Inc.<br><br>1 Adp Boulevard<br>Roseland NJ 07068 |  | <b>CONTACT NAME:</b> Automatic Data Processing Insurance Agency, Inc.<br><b>PHONE (A/C, No, Ext):</b> 1-800-524-7024 <b>FAX (A/C, No):</b><br><b>E-MAIL ADDRESS:</b> |                        |
| <b>INSURED</b> Premier Pro Wash & Seal LLC<br><br>7709 Nottinghill Sky Dr<br><br>Apollo Beach FL 33572          |  | <b>INSURER(S) AFFORDING COVERAGE</b><br>INSURER A : Technology Insurance Company, Inc.   | <b>NAIC #</b><br>42376 |
|   |  | INSURER B :  |                        |
|   |  | INSURER C :  |                        |
|   |  | INSURER D :  |                        |
|   |  | INSURER E :  |                        |
|   |  | INSURER F :  |                        |

**COVERAGES**      **CERTIFICATE NUMBER:** 5051132      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE  | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS  |
|----------|--|-----------|----------|---------------|-------------------------|-------------------------|---|
|          | <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: |           |          |               |                         |                         | EACH OCCURRENCE \$<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$<br>MED EXP (Any one person) \$<br>PERSONAL & ADV INJURY \$<br>GENERAL AGGREGATE \$<br>PRODUCTS - COMP/OP AGG \$<br>\$                  |
|          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY                |           |          |               |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$   |
|          | <input type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR<br><input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE<br>DED    RETENTION \$  |           |          |               |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$  |
| A        | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below  | Y/N       |          | TWC4774424    | 04/10/2026              | 04/10/2027              | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$ 1,000,000<br>E.L. DISEASE - EA EMPLOYEE \$ 1,000,000<br>E.L. DISEASE - POLICY LIMIT \$ 1,000,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

|   |  |
|---|--|
| <b>CERTIFICATE HOLDER</b><br><br>Premier Pro Wash & Seal LLC<br>7709 NOTTINGHILL SKY D<br><br>Apollo Beach FL 33572 | <b>CANCELLATION</b><br><br>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br><b>AUTHORIZED REPRESENTATIVE</b><br><br> |
|---|--|

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713.015 Mandatory provisions for direct contracts.—

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS [713.001-713.37](#), FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

- (2)(a) If the contract is written, the notice must be in the contract document. If the contract is oral or implied, the notice must be provided in a document referencing the contract.
- (b) The failure to provide such written notice does not bar the enforcement of a lien against a person who has not been adversely affected.
- (c) This section may not be construed to adversely affect the lien and bond rights of lienors who are not in privity with the owner. This section does not apply when the owner is a contractor licensed under chapter 489 or is a person who created parcels or offers parcels for sale or lease in the ordinary course of business.

# Sealing and Pressure Washing Warranty, Conditions, and Terms of Service



## Paver Sealing Warranty

Premier Pro Wash & Seal warrants all residential sealing applications against defects in material failure such as cracking, peeling or turning yellow as follows: 2 year residential warranty for pavers that:

1. Have not been sealed before
2. Have been sealed before by Premier Pro Wash & Seal and we are resealing
3. Have been sealed before but the old sealer has been removed (stripped off) and the pavers are back in their natural state

If for any reason, the sealer applied by Premier Pro Wash & Seal shows signs of failing on pavers that have met the criteria listed above - Premier Pro Wash & Seal will take ownership and be responsible for correcting or issuing a refund.

Important: WARRANTY IS VOID IF PREVIOUSLY SEALED unless stripped. This warranty excludes damages caused by failure of any previous coating/sealer, breakdown of substrate, or damage caused by customer abuse or neglect.

“Efflorescence” is not covered by this warranty, but is occasionally covered by the stone manufacturer. According to the ICPI (interlocking concrete pavement institute), “Efflorescence is a natural process, in which a random white haze may appear on the surface of the brick, which is caused by lime or a water soluble calcium oxide that rises to the surface after repeated saturations due to rain or sprinklers. Efflorescence does not affect the integrity of the bricks and will usually resolve itself with time and exposure to the elements.” The proper sealing of concrete brick pavers can either retard or stop completely the efflorescence process due to the moisture protection achieved by sealing. However, this warranty does not state or imply that efflorescence will stop as a result of the sealing process.

In addition, some brick pavers lie in a heavily moisture ridden substrate (due to improper drainage) which may cause the bricks to retain moisture and cloud. Only proper drainage will correct the problem and is not the responsibility of Premier Pro Wash & Seal.

Premier Pro Wash & Seal is not responsible for any natural erosion that may occur based off these abnormal conditions. The Company does not express or imply any length of time the joint sand will remain in the paver joints. Sand erosion most commonly first occurs in areas directly under a roof line where large volumes of water run off, directly under a leaking lanai panel, where the coping meets the pavers, common vehicle traffic areas on driveway, at the bottom of driveways where the water runs down and commonly pools. These are some of the most common losses of sand areas. While there will be loss of sand, we commonly see 50-70% of sand still in tact when resealing is needed 2-3 years later in most areas.

The customer understands that the sealing is only as good as the quality and condition of the bricks that are being sealed. No claim is expressed or implied that we can totally remove all stains prior to application. We remove as much as possible with today's technology, equipment and chemicals, yet some stains such as paint, oils and efflorescence are set deep into the pores of the bricks making total removal impossible without serious damage to bricks. Some stains can only be removed by having the bricks replaced manually.

We cannot guarantee the time frame of when insect intrusion (such as ant invasion), weeds and mold will return. Although, we take many steps to prohibit the growth of mold and weeds, there is no way to warrant the surface free of weeds or mold.

Also, some pavers are much more porous than others. Inconsistency on the same surface can occur from one paver to another, which can impede the level of "sheen" or "shine" on a surface. Premier Pro Wash & Seal does not in any way guarantee your pavers will hold a high shine or any shine at all, as it is paver-by-paver dependent. In addition, no claim is implied on how long the sealer will last (condition, quality and how well the pavers are maintained can effect durability) although we have found that the average life span of the sealer on most conditions is 2-2.5 years.

**Note that the sealer can be slippery in some cases, which we cannot be liable for. This occurs most frequently with travertine or marble stones. A polymer grip can be added to increase traction at no additional expense, which adds a gritty texture to the pavers or travertine.**

Premier Pro Wash & Seal takes many measures and steps to protect any surrounding plant life, foliage, and fish ponds however in some cases, plants/ponds can be damaged if the surrounding soil or water comes in contact with our solutions. In the rare occurrence this happens, we do not take fault if a plant or fish are damaged during the process.

Contracting Premier Pro Wash & Seal gives us the right to re-service, repair and refund invoice amounts of ALL CLAIMS. Customer service is our priority immediately following employee safety. We reserve the right to correct any issues our customers may encounter.

Warranty is subject to change at any time without notice as industry products and processes change throughout time. IT IS STRONGLY SUGGESTED that customers print the current warranty of time of services rendered to ensure they receive proper coverage. This is the only warranty given by the warrantor.

Last revision to warranty made 5 Sept 2022.



## **Pressure Washing Terms and Conditions**

**Legally Binding Agreement:** By signing a contract with Premier Pro Wash & Seal you are signing a legally binding contract for work to be completed at an agreed upon price.

**Product Warranties:** All warranties are limited to those offered by the manufacturers of the products used. Premier Pro Wash & Seal makes no additional warranties. If you ever have a concern regarding our work, Premier Pro Wash & Seal should be notified immediately. Premier Pro Wash & Seal will respond to any concern or complaint within 2 business days. The large majority of the time we are there within the first 24 hours.

**Water Usage:** By signing this agreement, you agree to allow Premier Pro Wash & Seal the right to use an on-site water supply as needed to complete the stated project without compensation. If the water is turned off and Premier Pro Wash & Seal must supply all the water, there will be an additional charge. It is the customer's responsibility to make sure the water supply is on and in working order before we arrive. Additional charges will be applied if water is not available.

**Electrical Usage:** By signing this agreement, you agree to provide Premier Pro Wash & Seal the right to use an on-site source of electricity as needed to complete the stated project without compensation. If an exterior source is required it will be at an additional charge.

**Courtesy:** While Premier Pro Wash & Seal is on location and performing work on your property, you are responsible for keeping all children and pets, as

well as other individuals, away from the work area. Children and pets should be kept off the work surface for at least 1 hour after our work is completed. This is for your safety as well as our own.

**Payments:** Payments to Premier Pro Wash & Seal are due as per the contract schedule and are to be paid by check, credit card, or cash. All balances are **ALWAYS due upon completion of the job**. Any variance to this policy must be agreed upon and in writing on our contract. Late charges will be immediately assessed on all balances not paid in accordance with contract terms. The customer agrees to pay any collection cost incurred by Premier Pro Wash & Seal related to the collection process of outstanding balances.

**Scheduling:** Scheduling in a business whose productivity relies upon the weather can be difficult. Inclement weather may affect scheduling. We try our best to keep scheduling conflicts to a minimum; however, circumstances that are beyond our control may affect your project start and completion dates. You will be notified of any changes.

**Removal & Replacement of Deck Contents:** Removal and replacement of grills, rugs, cushions, deck furniture, planters and any other sensitive items are the responsibility of the homeowner. Should we need to remove items from the deck, we will not be responsible for any damage, breakage or for storage issues. An additional charge may be applied for time and labor devoted to the removal of these items.

**Damages:** Premier Pro Wash & Seal is not responsible for damages due to improperly installed siding or stucco, loose shingles or siding, broken or opened windows, improperly sealed windows and doors, wood rot, defective construction, improperly secured wires, loose or improperly installed gutters and leaders and improper caulking. In every aluminum siding case and in some cases with vinyl siding, the sun and weather will bleach the color or cause fading. Pressure washing, which entails removal of chalky, gritty or failing surface materials may cause the faded aspects of the vinyl or aluminum to stand out. Premier Pro Wash & Seal will not be responsible for such conditions. Premier Pro Wash & Seal will not be responsible for loose mortar that may dislodge during the cleaning process.

**Stains:** Some stains cannot be removed by power washing. Tree sap, mortar, fertilizer stains, hard water stains, artillery fungus, most oil stains, and splatters from stains and paints are examples of materials that cannot be

removed by conventional means. We make every attempt to point these areas out to the customer when quoting the project. Sometimes these stains cannot be removed at all.

Premier Pro Wash & Seal expects your property to be in good repair and weather tight. This includes, but is not limited to all electrical service including receptacles and light fixtures. Doors and windows shall also be weather tight. Premier Pro Wash & Seal is not responsible for damages as a result of water infiltration from poor or improper installation, maintenance or repair of electrical related items or doors or windows. Premier Pro Wash & Seal cannot guarantee removal of artillery fungus from exterior house surfaces. Windows may become water spotted as a result of our services.

Sincerely,

Jeremy & Tiffany Forrest  
Owners

## Additional Services

Paver Sealing  
Travertine Sealing  
Paver Leveling  
Paver Stripping Restoration  
Driveway Cleaning  
Concrete Cleaning  
Building Washes  
House Washes  
Pool Screen/Lanai Cleaning  
Pool Deck Cleaning  
Rust Removal  
Fence Cleaning

## In Closing

I hope you enjoyed reviewing our proposal Angela! Our schedule does fill up fast, so the sooner you click "Accept" the sooner we can take of your needs to your utmost satisfaction.

Thank you once again for reviewing our proposal and i look forward to welcoming you to the Premier Pro Wash & Seal family!

Respectfully,  
Jeremy & Tiffany



# Quote

## Total Pressure Power-Wash & Seal

11420 Amapola Bloom CT.  
Riverview, FL 33579  
1-727-295-8592

[totalpressurepowerwashandseal@gmail.com](mailto:totalpressurepowerwashandseal@gmail.com)



Date: 6/10/2026

To: Angela Savinon

Phone: 813-671-8339

Address:  
6801 Colonial Lake Drive  
Riverview, FL 33578

|  | Job Title              | Payment Terms                 |  |
|--|------------------------|-------------------------------|--|
|  | Paver Repair & Sealing | Half Now Other Half Once Done |  |

| Item             | Description  | #    | Amount               |
|------------------|--|------|----------------------|
| Paver Repair     | Paver repairs are to be completed throughout the entire pool patio areas where needed. Main areas of concern are sunken in areas and trip hazards throughout including pool coping hazards as well. The areas around and attached to retaining wall are top priority as these areas have significant damage & have been effected the most by the shifting of the pavers. |      | \$5,300              |
| Pressure Washing | Pressure Washing of the entire pool deck pavers will be done as well as gum removal. We will actively push grey water away from pool during the cleaning process to keep pool as clean as possible.  |      | Included             |
| Paver Sealing    | Paver Sealing will be completed using our High Grade water based sealer. Heavy coat of sealer is to be applied once cleaned. This process will protect the pavers while bringing out their natural color. Please note that all pavers that are attached to pool pavers are to be included in service.  |      | \$6,400              |
| Bonus            | If job is to be accepted we will include pressure washing services needed for all of the entryway sidewalks to the clubhouse.  |      | Included If Accepted |
| Extra Incentive  | This is a 5 year maintenance plan option at a rate of \$1,500 per year. On call services & small repairs are to be included with in reason and comes with 1 pool patio pressure washing per year.  |      | \$7,500              |
| Tax              | Hillsborough County Sales Tax  | 7.5% | Exempt               |

Grand Total: \$11,700

Grand Total  
With Maintenance Plan: \$19,200





|               |              |
|---------------|--------------|
| ESTIMATE      | #8151        |
| ESTIMATE DATE | Jun 22, 2026 |

## Xcellent Xteriors

Lake St.Charles CCD  
6801 Colonial Lake Dr  
Riverview, FL 33578

(813) 850-2566  
asavinon@rizzetta.com

## CONTACT US

2406 E State Rd 60, Unit 1009  
Valrico, FL 33595

(813) 610-5251  
info@xcellentxteriors.com

## ESTIMATE

### Option 1 - Paver Sealing - 2 Coats with Sand

| Services   | amount      |
|--|-------------|
| <p>Sealing - Paver Sealing - 2 Coats - With Sand - Ureseal H2O</p> <p>*Community Pool Deck Pavers including Kiddie Pool Area.</p> <p>-Pre-wet all areas (plants and property) that may come in contact with cleaning solutions.</p> <p>-Pretreat using commercial grade cleaning solutions, including degreaser.</p> <p>-Clean and remove debris and organic growth from pavers and paver joints.</p> <p>Wash Silica Sand in between joints of Pavers.</p> <p>-Apply 2 coats of Ureseal H2O to pavers.</p> <p>-Sealer will leave pavers with a sheen (depending on the quality and porosity of pavers) and enhanced color.</p> <p>*Turn off your pool pump before service. Although we try to limit debris from collecting in the pool, we can not prevent it. We recommend having your pool professionally vacuumed/cleaned after service.</p> <p>**Additionally, paver sealing and/or sanding slows down, or mitigates weeds growth, however it does not stop it. Weeds can germinate on top of the sand. Weed control is needed throughout the year even after sealing.</p> | \$11,400.00 |
| <p>Other - Moving Furniture (Removal and Replacement)</p> <p>-Remove furniture from area(s) to be cleaned/sealed.</p> <p>-Place in yard, unless directed otherwise from client.</p> <p>-Return furniture to area(s) after pressure washing service is complete OR 48 hours after completion of sealing service.</p>  | \$250.00    |
| <p>Miscellaneous</p> <p>We recommend completing the paver repairs and releveling prior to sealing. An estimate from FL Hardscapes is attached. FL Hardscape is not affiliated with Xcellent Xteriors, but is a referral partner.</p>   | \$0.00      |
| <p>About Us - About Us</p> <p>Exciting News! Xcellent Xteriors, Brook Pressure Washing, and Window Cleaners of Brandon Have Merged! Uniting forces to serve you better!</p> <ol style="list-style-type: none"> <li>Collectively we have served the Tampa Bay Area since 2012. We help our clients "take off the pressure" by handling all of your pressure washing, roof cleaning, window washing and paver sealing needs.</li> <li>Read more at: <a href="http://brookpressurewashing.com">brookpressurewashing.com</a> and <a href="http://xcellentxteriors.com">xcellentxteriors.com</a> and <a href="http://windowcleanersofbrandon.com">windowcleanersofbrandon.com</a></li> <li>Check out our COMBINED 1500+ Google Reviews.</li> <li>Attached to the emailed estimate, please find our Terms, COIs, We Care Promise, and other important info on the services.</li> <li>Get ready for our visit by reading about your service(s) on our webpage:</li> </ol> <p><a href="https://xcellentxteriors.com/get-ready/">https://xcellentxteriors.com/get-ready/</a></p>        | \$0.00      |

Services subtotal: \$11,650.00

Subtotal \$11,650.00

**Total \$11,650.00**

### Option 2 - Paver Sealing - 2 Coats with NO Sand

| Services  | amount     |
|---|------------|
| Sealing - Paver Sealing - 2 Coats - No Sand - Ure Seal H2O<br>*Community Pool Deck Pavers including Kiddie Pool Area.<br><br>-Pre-wet all areas (plants and property) that may come in contact with cleaning solutions.<br><br>-Pretreat using commercial grade cleaning solutions, including degreaser.<br><br>-Clean and remove debris and organic growth from pavers and paver joints.<br><br>-Apply 2 coats of Ure Seal H2O to pavers.<br><br>-Sealer will leave pavers with a sheen (depending on the quality and porosity of pavers) and enhanced color.<br><br>*Although we try to limit debris from collecting in the pool, we can not prevent it. We recommend having your pool professionally vacuumed/cleaned after service.<br>***Additionally, paver sealing and/or sanding slows down, or mitigates weeds growth, however it does not stop it. Weeds can germinate on top of the sand. Weed control is needed throughout the year even after sealing. | \$9,975.00 |
| Other - Moving Furniture (Removal and Replacement)<br>-Remove furniture from area(s) to be cleaned/sealed.<br><br>-Place in yard, unless directed otherwise from client.<br><br>-Return furniture to area(s) after pressure washing service is complete OR 48 hours after completion of sealing service.  | \$250.00   |
| Miscellaneous<br>We recommend completing the paver repairs and releveling prior to sealing. An estimate from FL Hardscapes is attached. FL Hardscape is not affiliated with Xcellent Xteriors, but is a referral partner.   | \$0.00     |
| About Us - About Us<br>Exciting News! Xcellent Xteriors, Brook Pressure Washing, and Window Cleaners of Brandon Have Merged! Uniting forces to serve you better!<br><br>1. Collectively we have served the Tampa Bay Area since 2012. We help our clients "take off the pressure" by handling all of your pressure washing, roof cleaning, window washing and paver sealing needs.<br>2. Read more at: brookpressurewashing.com and xcellentexteriors.com and windowcleanersofbrandon.com<br>3. Check out our COMBINED 1500+ Google Reviews.<br>4. Attached to the emailed estimate, please find our Terms, COIs, We Care Promise, and other important info on the services.<br>5. Get ready for our visit by reading about your service(s) on our webpage:<br><br><a href="https://xcellentexteriors.com/get-ready/">https://xcellentexteriors.com/get-ready/</a>  | \$0.00     |

Services subtotal: \$10,225.00

Subtotal \$10,225.00

**Total \$10,225.00**

### Option 3 - Pool Deck Cleaning Only

| Services | amount |
|----------|--------|
|----------|--------|

Commercial - Flatwork Cleaning \$1,900.00

- Pre-wet all areas (plant and property) that may come in contact with cleaning solutions.
- Pretreat organic growth (mold, mildew, dirt) using contractor grade cleaning solutions (rust/oil/weed treatment not included).
- Surface clean.
- Rinse
- Post-treat with contractor grade cleaning solutions, as needed.

Other - Moving Furniture (Removal and Replacement) \$250.00

- Remove furniture from area(s) to be cleaned/sealed.
- Place in yard, unless directed otherwise from client.
- Return furniture to area(s) after pressure washing service is complete OR 48 hours after completion of sealing service.

About Us - About Us \$0.00

Exciting News! Xcellent Xteriors, Brook Pressure Washing, and Window Cleaners of Brandon Have Merged! Uniting forces to serve you better!

1. Collectively we have served the Tampa Bay Area since 2012. We help our clients "take off the pressure" by handling all of your pressure washing, roof cleaning, window washing and paver sealing needs.
2. Read more at: [brookpressurewashing.com](http://brookpressurewashing.com) and [xcellentxteriors.com](http://xcellentxteriors.com) and [windowcleanersofbrandon.com](http://windowcleanersofbrandon.com)
3. Check out our COMBINED 1500+ Google Reviews.
4. Attached to the emailed estimate, please find our Terms, COIs, We Care Promise, and other important info on the services.
5. Get ready for our visit by reading about your service(s) on our webpage:

<https://xcellentxteriors.com/get-ready/>

Services subtotal: \$2,150.00

|          |            |
|----------|------------|
| Subtotal | \$2,150.00 |
|----------|------------|

|              |                   |
|--------------|-------------------|
| <b>Total</b> | <b>\$2,150.00</b> |
|--------------|-------------------|

\*\*\* MAKE CHECKS PAYABLE TO: XCELLENT XTERIORS\*\*\*

ESTIMATE:

-PLEASE NOTE: If furniture is in the area(s) that are scheduled to be cleaned and/or sealed it must be removed. A fee of up to \$200 may be added if we have to move it at the time of service.

-By clicking to accept this quote, you are agreeing to any associated costs, and any terms and conditions or warranty that may apply.

-This quote is valid for the next 30 days, after which values may be subject to change.

\*Any add-on services under our minimum service fee of \$200, must be scheduled with another service and is excluded from any discount.

\*Prepare for our visit by reading about your service(s) at:

<https://xcellentxteriors.com/get-ready/>

\*On-site water must be provided at every job unless otherwise noted in our estimate. Xcellent Xteriors is not responsible for bringing water.

\*Company documents like, Warranty, Terms of Service, Ask the Seal, General Liability, Stripping Waiver and Workman's Comp can be found attached to the emailed quote.

#### \*CHRISTMAS LIGHTING

Please see our terms and conditions here:

<https://docs.google.com/document/d/1aq4xtPzIrpO5HfakFx1xaYCVxJ8tk59gxOqCBosYqJo/edit?usp=sharing>

-Deposits may be required to schedule work. Paver Sealing services require a 25% deposit. Lighting services require a 30% deposit. Commercial service may require a deposit to cover utility services or products, for example, fire hydrant meters or aerial lifts. Deposits are due at the time of estimate approval to schedule your service. Deposits are used to secure materials, equipment, and labor for your service.

-Scheduling in a business in which productivity can be based upon weather can be difficult at times. This may affect scheduling. We will try our best to work out any scheduling conflicts that may arise from circumstances that are beyond our control and may affect the start of work and completion. We will notify you of any changes that may occur.

-Client Cancellation Policy: You are responsible for notifying us of any need to cancel or reschedule your appointment after a booking confirmation is sent by email or text. If a service is canceled or rescheduled within 48 business hours of the scheduled date of service a rescheduling fee of up to \$150 will be charged. After written or verbal cancellation is received, Xcellent Xteriors will refund your deposit minus the rescheduling fee.

#### INVOICE:

-Payments to Xcellent Xteriors are due, as the work is completed, by either cash, credit card, or check. Any variance to this policy must be agreed upon and noted in the agreement form in writing.

#### OUR XCELLENT GUARANTEES:

-14 DAY RAIN GUARANTEE (All window cleaning)

Our Xcellent Window Cleaning service comes with a 14-Day guarantee. If it rains within 14 days of your window cleaning service and your windows spot, we'll come back and make it right!

-7 DAY GUARANTEE (Pressure Washing & Paver Sealing services)

Our Xcellent Pressure Washing & Paver Sealing services comes with our 7-day satisfaction guarantee. We want you to be happy with your service at the time of completion, but if you're not, call us within 7-days of your service and we'll come back and make it right, no questions asked!

## **Tab 4**

# Proposal #2923696

## Wesley Elias

welias@rizzetta.com  
(727) 375-6505  
6801 Colonial Lake Dr  
Riverview, FL 33578



Proposal # 2923696  
Proposal Date 6/3/2026  
Proposal Amount \$2,480.56  
Job Address 6801 Colonial Lake Dr  
Riverview, FL 33578

## Peach Painting

8263 Causeway Blvd. Suite C  
Tampa, FL 33619  
Phone: (813) 966-3909

### Line Items

| Product / Service                                     | Quantity | Price  | Subtotal | Tax    | Total  |
|---|----------|--------|----------|--------|--------|
| Exterior Painting<br>Surface Preparation & Protection | 1.00     | \$0.00 | \$0.00   | \$0.00 | \$0.00 |

At Peach Painting, we believe the longevity of any coating system is determined by the quality of preparation. Every project is completed using a full-system approach, never shortcuts or "paint where needed" methods.

- **Full Exterior Cleaning of benches:**  
All surfaces will be pressure washed using an environmentally friendly cleaning solution (TSP) to remove dirt, mildew, chalking, and contaminants that compromise adhesion.
- **Perimeter Trenching:**  
A full trench will be established around the building where stucco meets grade (excluding concrete) to eliminate moisture retention and ensure proper coating termination.
- **Surface Stabilization:**  
All peeling, failing, or compromised coatings will be mechanically scraped and prepared to create a stable substrate for proper adhesion.
- **Protection of Non-Paintable Surfaces "The Peach Way":**  
All windows, fixtures, and surrounding areas will be fully masked, taped, and protected prior to coating application.
- **Full-System Priming (Peach Standard):**  
Unlike most contractors who "spot prime" or "Prime as Needed," Peach Painting applies a **complete primer coat over all paintable surfaces.**
  - Creates a Uniform foundation for finish coatings
  - Enhances adhesion and significantly extends coating lifespan
- **Jobsite Cleanliness & Final Cleanup:**  
All work areas will be maintained in a clean and organized manner throughout the project. Upon completion, Peach Painting will clean the entire scope of work and haul away all trash and debris generated during the painting process.

### Coating Application

- All coatings will be applied at **manufacturer-recommended spread rates and maximum thickness** to ensure proper film build, durability, and color consistency.
- All Finish Paint on Stucco will be Sprayed
- All paint will be applied at Full Strength (not watered down)

### Coating System

- **Manufacturer:** Sherwin-Williams
- **Product Line:** Pro Industrial DTM Acrylic
- **System Level:** Pro
- **Estimated Life Expectancy:** 2 Years
- **Finish:** Satin

- **Color Selection:** Up to (1) colors included (final selections to be confirmed prior to project start)

**Peach Painting Standard**

Every project is backed by our **2-Year Workmanship Warranty**.

Peach Painting provides **all materials for the project**, ensuring complete control over product quality, consistency, and application standards from start to finish.

All coatings are sourced from Sherwin-Williams and include **lifetime manufacturer-backed warranties on the paint products**, in addition to our workmanship guarantee.

When working with Peach Painting, you gain **peace of mind partnering with an established, award-winning company** known for delivering consistent, high-quality results

Our process is specifically designed to deliver:

- Longer coating life
- Better color retention
- Superior adhesion
- Increased resistance to Florida weather conditions
- A cleaner, more professional finish

We don't just apply paint, we install a **complete exterior protection system** designed to protect your property and maximize its lifespan.

|                      |      |            |            |        |            |
|----------------------|------|------------|------------|--------|------------|
| <b>Scope of Work</b> | 1.00 | \$2,480.56 | \$2,480.56 | \$0.00 | \$2,480.56 |
| Scope of Work:       |      |            |            |        |            |

- Pressure wash and thoroughly clean nine (9) exterior metal benches to remove dirt, mildew, oxidation, and surface contaminants.

- Mechanically sand and prepare all benches as needed to ensure proper adhesion and remove any loose or failing coatings.

- Spot-prime and/or full-prime exposed metal areas using an appropriate rust-inhibitive metal primer designed for exterior metal surfaces.

- Apply professional-grade exterior metal coating system suitable for high-traffic outdoor community use.

- Finish coat to be applied in the selected color and sheen for durability, weather resistance, and long-term protection.

- Includes standard surface preparation, masking, protection of surrounding areas, and final cleanup upon completion.

This proposal is based on visible conditions at the time of inspection. Any unforeseen repairs or excessive rust deterioration beyond standard preparation may require additional evaluation.

Please let us know if you have any questions or if you would like us to provide color recommendations or coating system options.

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|          |            |
|----------|------------|
| Subtotal | \$2,480.56 |
| Tax      | \$0.00     |

|              |                   |
|--------------|-------------------|
| <b>Total</b> | <b>\$2,480.56</b> |
|--------------|-------------------|

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## Proposal Summary

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|                        |            |
|------------------------|------------|
| <b>Line Item Total</b> | \$2,480.56 |
|------------------------|------------|

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|                       |                   |
|-----------------------|-------------------|
| <b>Proposal Total</b> | <b>\$2,480.56</b> |
|-----------------------|-------------------|

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### Terms and Conditions

Terms: We propose hereby to furnish material and labor - complete in accordance with above specifications.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to the specifications submitted, per PCA standard P1 section 5.2 & 5.3. Any alteration, deviation, or pre existing underlying damages (including wax/silicone previously applied to wood work) from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. We are not responsible for damaged or broken furniture, blinds, appliances, alarm sensors, or flooring. We can not guarantee an exact texture match on any patchwork. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction. An initial deposit shall be made prior to start of work, with the balance of agreed upon price being due upon completion of expected work. \$500 fee per day will be applied to invoice if house is not ready for our crew on the days scheduled. Peach Painting remains the right to cancel any proposal and/or contract at any time. There must be one "wash" station available for our crew to wash equipment used on this project. By signing this proposal, you agree to allow Peach Painting to use before, during, & after photos/videos on Social Media and other platforms for Advertising purposes. We will do our best to exclude the home address of the property. If you do not agree with this, please speak with your Project Consultant to accommodate. If a permit needs to be pulled, the total permit cost +25% will be added to the final invoice. All Signed Agreements are subject to approval from Office Staff to ensure pricing and scope is correct before commencing work. If final payment is not made upon completion there will be accrued interest at a rate of 18% interest charge calculated daily until payment is satisfied. Client has a (3) day right to cancel without loss of deposit. Prices and availability are subject to change, as estimates are valid for 30 days. If Homeowner wants to move forward with our "Monthly Payment Options" it is solely up to the Homeowner to supply all information needed, and approval given, before the start date of the project. If Homeowner wants to move forward with our "Color Consultation" it is up to the Homeowner to make the final decision, as the Consultation is only a recommendation.

### Sign And Date To Accept Proposal:

Customer Signature:

Date:

Ironhide Seating Restoration, Inc., DBA  
**Playground Rescue**  
 9740 Osceola Dr  
 New Port Richey, FL  
 34654-3400  
 +1 7274547388  
 Admin@playgroundrescue.com

# Estimate



| ADDRESS  |
|--|
| Lake St Charles CDD<br>C/O Rizzetta & Company<br>3434 Colwell Avenue<br>Suite 200<br>Tampa, FL 33614 |

| SHIP TO  |
|--|
| Benches<br>6801 Colonial Lake Drive<br>Riverview, FL 33578 |

| ESTIMATE # | DATE       |  |
|------------|------------|--|
| 4138       | 06/22/2026 |  |

**PROJECT MANAGER**  
 Angela Savinon

**JOBSITE**  
 Benches

| ITEM              | DESCRIPTION   | QTY | RATE   | AMOUNT   |
|-------------------|---|-----|--------|----------|
| <b>Park Bench</b> | High Back Mesh Metal Park Bench - Remove previous peeling paint, prep, & repaint 4' | 9   | 400.00 | 3,600.00 |

Federal EIN: 82-4442793

**TOTAL** **\$3,600.00**

Accepted By

Accepted Date

Signature not required if a Purchase Order is issued or for PCard purchases. Valid for 120 days from the date of this Estimate.  
 Playground Rescue is a cosmetic surface restoration service. No playgrounds or equipment are disassembled during this process. We do not perform any structural repairs or replacement of equipment.

# Proposal

## RiverviewPainting Inc.

CBC1259921 12113 Fruitwood Dr  
Riverview, FL 33569  
Phone 813-863-5500

|  |                          |                               |
|--|--------------------------|-------------------------------|
| Submitted to:<br>Operations Manager Angela Savinon | Phone                    | Date<br>6/9/2026              |
| Street<br>Club House                               | Project Name<br>Exterior |                               |
| City, State and Zip Code<br>Riverview,FL           | Project Location         |                               |
| Submitted by:<br>Nick Kavanaugh                    | Date of Plans            | Project Phone<br>813-863-5500 |

Scope of work: Contractor to provide labor and materials.  
Pressure wash nine benches.  
Apply Sherwin-Williams duration satin vinyl paint to all nine bench's.

Total cost \$ 900.00

Due upon completion.

Page 1 of 2

Authorized Signature

Date

## **Tab 5**



**SAFE 2 PLAY – Certified Matters** Playground Safety Inspections & more

*Craig Faitel – President License # 58577-726*

*P.O. Box 945 Leander, TX, 78646 Cell: 833-388-1628*

*Support@Safe2Play.Net*

*www.PlaygroundSafetyInspections.net*

---

**PROJECT:** Certified Playground Safety Inspection & surface testing for: LAKE ST. CHARLES

**LOCATION:** Lake St. Charles CDD & HOA 6801 Colonial Lake Drive, Riverview, FL 33578 (Tampa)  
**Second location TBD**

**CONTACT:** Angela Savinon asavinon@rizzetta.com 813-671-8339

---

**DATE:** 6-18-2026      **TITLE:** Two playgrounds with 3 different age groups and EWF.

**ESTIMATE**    Item Description

1. Three certified safety inspections and reports for the playground site, equipment and safety surfacing. Any non-compliant issues will be listed in the certified inspection for the playground. Completed using the required tools that are ASTM/CPSC standards for testing. 3 X \$525.00 = \$1,575.00

2. Any needed warning/information labels will be installed on site during the inspection. Travel expenses, taxes and other fees. \$125.00

**Total: \$1,700.00**

NET: Payment within 30 days.

Print name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



Playground Guardian, LLC  
 PO Box 240981  
 Charlotte, NC 28224  
 704-992-7539  
 FAX 704.525.7356

QUOTE  
 #65877

06/19/2026

Lake St. Charles CDD Inspection

Rizzetta  
 Attn: Angela Savinon  
 3434 Colwell Avenue  
 Suite 200  
 Tampa, FL 33614  
 Phone: (813) 671-8339  
 asavinon@rizzetta.com

Ship To Zip: 33614

| Quantity | Part #  | Description  | Unit Price | Amount     |
|----------|---------|--|------------|------------|
| 2        | LF INSP | Playground Guardian - Low Frequency Safety Inspection performed by a CPSI using Park Protector Software with report of findings. | \$500.00   | \$1,000.00 |

6801 Colonial Lake Drive Riverview, FL 33578

SubTotal: \$1,000.00  
**Total Amount: \$1,000.00**

Prices are firm for 30 days. Acceptance of this quote indicates your agreement to Playground Guardian's terms which is net 30 days after determined start date. A signed P.O. made out to Playground Guardian or this signed quotation is required for all orders. Please call (800) 438-2780 if you have any questions, fax (704)525-7356.

<

Accepted By (printed): \_\_\_\_\_ Date: \_\_\_\_\_

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

Telephone: \_\_\_\_\_

\_\_\_\_\_  
 Salesman Signature Customer Signature

**Playground Safety Inspection Proposal**  
**Prepared by: Playground Safety Partners, 2026**

**Scope of Services**

Playground Safety Partners provide playground safety inspections in an effort to reduce the likelihood of playground injuries and potential litigation for our clients. Our inspections are based on a demonstrated knowledge of the current national standards and guidelines in the playground industry, which are set forth by the US Consumer Product Safety Commission (CPSC – Public Playground Safety Handbook) and ASTM International (specifically, ASTM F1487-25). This inspection helps the owner or agency identify, assess and correct the most common safety concerns and maintenance problems leading to playground injuries, which may be present on their playground at the time of inspection. This report should not be considered a playground compliance audit, or a method to identify all possible problems which may exist. Many injuries result from falls to the surfacing and while we incorporate the surfacing condition and sample loose-fill depths into our inspection and report where applicable, we do not perform field drop tests for compliance to ASTM F3313-20, the standard test method for determining impact attenuation of surfacing materials. This inspection also does not inspect for compliance to the accessibility requirements outlined in the Department of Justice 2010 ADA Standards for Accessible Design. The inspection report is intended to be used in conjunction with manufacturer maintenance and inspection recommendations to maintain a safer play environment.

**Certified Playground Safety Inspection on two playground sites at  
Lake St. Charles Community  
Riverview, Florida 33578**

**Total price for inspections and reports - \$1,600.00**

By signing below, I am authorizing Laura Lewis of Playground Safety Partners to conduct a certified safety inspection on the playground(s) listed on this agreement. I am stating that I have read the scope of services outlined above and agree to the pricing terms of this agreement. Unless I am contacted about an outstanding issue requiring further research, I can expect to receive the final inspection report via email at \_\_\_\_\_ within one week of the inspection date. Laura Lewis will be available if I desire a post inspection meeting to review the report and address any questions.

\_\_\_\_\_  
Printed Name of Authorized Representative

\_\_\_\_\_  
Title/Company

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Date

## **Tab 4**

*Dear Property Owner,*

*This letter provides information regarding the proposed increase for CDD assessments. It aims to answer some common questions about the budget in general and the proposed increase in particular.*

*The proposed budget for Fiscal Year 2026/2027 considers the rising costs of managing the District's operations. These costs include, but are not limited to, increases in lawn maintenance, pond care, and ongoing amenity center maintenance that is required on aging infrastructure.*

*One of the most significant cost drivers this year is the continued commitment to enhancements on aging infrastructure . Across the state of Florida, Community Development Districts (CDDs) are seeing increases in labor cost, gas prices for aquatics ,lawn vendors, and operational cost. These increases are beyond our control and affect nearly every CDD in Florida. Unfortunately, there is no way to fully absorb these costs without a modest increase in assessments.*

*To safeguard our neighborhood and remain financially responsible, the Board is also setting aside reserves to cover possible storm-related damage in the upcoming season. We are actively monitoring price increases for all goods and services, and we continue to seek cost-effective solutions wherever possible.*

*We understand that no one wants to see costs go up, including us. However, to protect the quality of our shared spaces, preserve property values, and ensure we are prepared for unexpected weather events, this adjustment is necessary.*

*The exact figures are provided below. Please use these to calculate your monthly expenses by adding your proposed annual O&M and your increase for Fiscal Year 2026/2027 and divide it by twelve.*

| <b><i>Current Annual O&amp;M Assessment (incl. collection costs / early payment discounts)</i></b> | <b><i>Proposed Annual O&amp;M Assessment (incl. collection costs / early payment discounts)</i></b> | <b><i>Proposed 2026/2027 Dollar Amount Increase</i></b> | <b><i>Proposed 2026/2027 O&amp;M Assessment Monthly Increase</i></b> |
|--|---|---|--|
| \$   | \$  | \$  | \$   |

*While no one can predict the future, you can be sure that the CDD Board and staff are committed to managing your community’s resources with care and transparency. This letter also provides you with information about the Lake St. Charles Development District (the “District”), its budget, services, and upcoming events. We are working diligently to keep expenses as low as possible while continuing to provide the excellent amenities and services that make our neighborhood a great place to live.*

Tab 5



June 5, 2026

Ms. Stephanie DeLuna  
District Manager  
Rizzetta & Company

**RE: *Lake St. Charles Community Development District (CDD)  
Trail Compliance Modification: Program Cost by Phase***

Dear Ms. DeLuna,

Kimley-Horn was directed by the Lake St. Charles CDD to evaluate program cost associated with the Trail Compliance Modification project.

Kimley-Horn was directed to document and summarize cost incurred as a result of corrective actions necessitated by deficient construction work performed by the company selected in 2020 to make trail repairs, Hardeman. Following the completion of Hardeman’s work, Hillsborough County issued a violation notice to the Lake St. Charles CDD requiring remedial action. As a result, the Lake St. Charles CDD engaged Kimley-Horn to prepare the necessary engineering and permitting documents after which Crisdel Group, Inc. completed the corrective improvement to resolve the violation.

This document presents a breakdown of the total program cost including pre-design site investigation, engineering, permitting, and construction cost. The breakdown is organized by the project phases established during Hardeman’s construction efforts, see Table 1.

| DESCRIPTION                   | PHASE 1  | PHASE 2  | PHASE 3  | PHASE 4/5 | TOTAL     |
|-------------------------------|----------|----------|----------|-----------|-----------|
| CONTRACTOR CONSTRUCTION COST  | \$74,339 | \$17,921 | \$25,657 | \$145,309 | \$263,226 |
| CIVIL ENGINEERING             | \$14,883 | \$14,883 | \$14,883 | \$29,766  | \$74,415  |
| PRE-DESIGN SITE INVESTIGATION | \$2,980  | \$2,980  | \$2,980  | \$5,960   | \$14,900  |
| PERMITTING FEES               | \$332    | \$332    | \$332    | \$663     | \$1,658   |
| TOTAL                         | \$92,534 | \$36,115 | \$43,852 | \$181,698 | \$354,199 |

Table 1

Supporting documentation is provided in the attachments listed below:

**Attachment A** – Phase Limits Exhibit

- This attachment delineates the project phase limits. The project phase limits were established through a review of record drawings and documentation from the 2020 construction efforts. Attachment A provides accompanying aerial exhibit illustrates the approximate start and end points of each phase.

**Attachment B** – Trail Compliance Modification: Program Cost by Phase

- This attachment provides a detailed breakdown of item cost by phase.

**Attachment C** – Lake St. Charles Trail Violation Update

- This attachment was developed May 2, 2025, following a Hillsborough County Code Enforcement Special Magistrate hearing. It provides a background project as well as a timeline of events surrounding the violation notice.

**Attachment D** – Agreement between the Lake St. Charles CDD and Crisdel Group, Inc.

- This attachment is the agreement established between the Lake St. Charles CDD and the Contractor, Crisdel Group Inc. In this agreement a bid proposal to perform the site scope of work is provided.

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

Regards,  
Ed Jimenez, P.E.

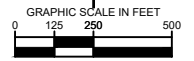


KIMLEY-HORN ASSOCIATES, INC.  
201 North Franklin Street, Suite 400  
Tampa, FL 33602  
Phone: (813) 620-1460






# ATTACHMENT A: PHASE LIMIT EXHIBIT



K:\TAML\_Civil\145624 - Lake St. Charles CDD\003 Task Work Order 2\CADD\Exhibits\2026-06-01 PHASING EXHIBIT\PHASING EXHIBIT.dwg Tab: 6.5x11 Jun 04, 2026 - 11:47am Plotted by: Sydney.Mundorff



**LEGEND:**

-  PHASE 01
-  PHASE 02
-  PHASE 03
-  PHASE 04/05
-  TRAIL PATH

| REVISIONS: |      |              |     |
|------------|------|--------------|-----|
| REV. NO.   | DATE | DESCRIPTION: | EOR |
|            |      |              |     |
|            |      |              |     |
|            |      |              |     |
|            |      |              |     |

**LAKE ST. CHARLES**  
6801 COLONIAL LAKE DRIVE  
RIVERVIEW, FL

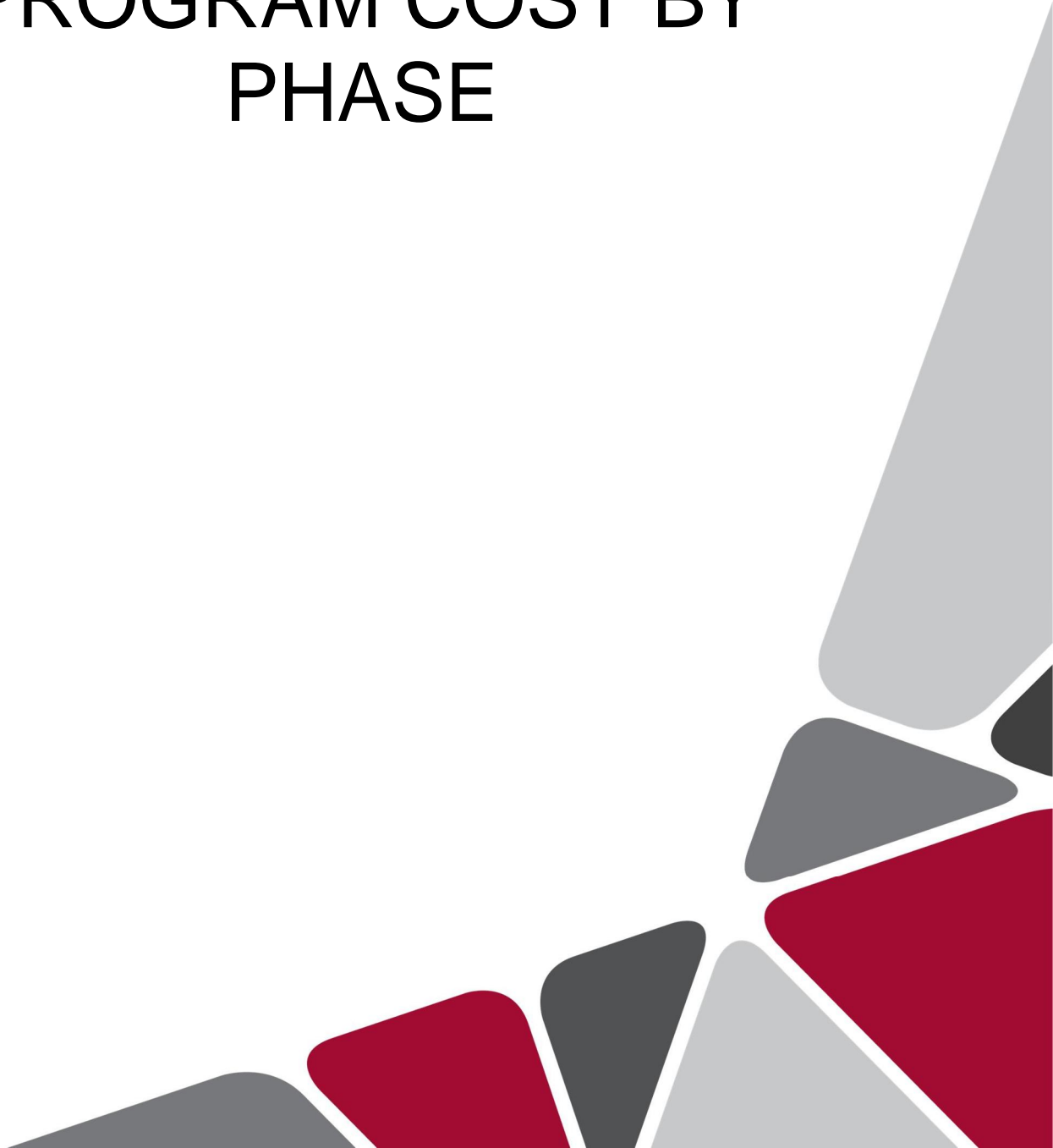
**Kimley»Horn**  
©2025 KIMLEY-HORN AND ASSOCIATES, INC.  
201 NORTH FRANKLIN ST., SUITE 1400  
TAMPA, FLORIDA 33602  
PHONE: 813-620-1460  
WWW.KIMLEY-HORN.COM

|          |            |
|----------|------------|
| JOB NO:  | 145624     |
| DRAWN:   | AW         |
| DESIGN:  | EJ         |
| CHECKED: | EJ         |
| DATE:    | 06.04.2026 |

PHASING EXHIBIT

**EX-100**

**ATTACHMENT B:  
TRAIL COMPLIANCE  
MODIFICATION:  
PROGRAM COST BY  
PHASE**





**TRAIL COMPLIANCE MODIFICATION: PROGRAM COST BY PHASE  
JUNE 5, 2026**

| CONTRACTOR CONSTRUCTION COST |  |      |          |              |          |             |          |             |             |              |          |              |
|------------------------------|--|------|----------|--------------|----------|-------------|----------|-------------|-------------|--------------|----------|--------------|
| ITEM                         | DESCRIPTION                                      | UNIT | PHASE 01 |              | PHASE 02 |             | PHASE 03 |             | PHASE 04/05 |              | TOTAL    |              |
|                              |  |      | QUANTITY | TOTAL        | QUANTITY | TOTAL       | QUANTITY | TOTAL       | QUANTITY    | TOTAL        | QUANTITY | TOTAL        |
| 10                           | MOBILIZATION                                     | LS   | 0.20     | \$ 648.10    | 0.20     | \$ 648.10   | 0.20     | \$ 648.10   | 0.40        | \$ 1,296.19  | 1        | \$ 3,240.49  |
| 20                           | GENERAL CONDITIONS                               | LS   | 0.20     | \$ 9,942.64  | 0.20     | \$ 9,942.64 | 0.20     | \$ 9,942.64 | 0.40        | \$ 19,885.29 | 1        | \$ 49,713.21 |
| 30                           | MAINTENANCE OF TRAFFIC                           | LS   | 0.20     | \$ 730.11    | 0.20     | \$ 730.11   | 0.20     | \$ 730.11   | 0.40        | \$ 1,460.24  | 1        | \$ 3,650.57  |
| 40                           | SURVEYING / AS-BUILTS                            | LS   | 0.20     | \$ 1,385.22  | 0.20     | \$ 1,385.22 | 0.20     | \$ 1,385.22 | 0.40        | \$ 2,770.46  | 1        | \$ 6,926.12  |
| 50                           | SILT FENCE / MAINTENANCE                         | LF   |          |              |          |             | 84       | \$ 277.20   | 2,416       | \$ 7,972.80  | 2,500    | \$ 8,250.00  |
| 60                           | TREE PROTECTION / MAINTENANCE                    | LF   |          |              | 310      | \$ 852.50   | 180      | \$ 495.00   | 690         | \$ 1,897.50  | 1,180    | \$ 3,245.00  |
| 70                           | CLEAR EXISTING UNDERSTORY VEGETATION             | SY   |          |              |          |             |          |             | 495         | \$ 9,711.90  | 495      | \$ 9,711.90  |
| 80                           | ASPHALT PAVEMENT REMOVAL                         | SY   |          |              |          |             |          |             | 575         | \$ 5,169.25  | 575      | \$ 5,169.25  |
| 90                           | GRADING  | LS   | 0.20     | \$ 2,032.20  | 0.20     | \$ 2,032.20 | 0.20     | \$ 2,032.20 | 0.40        | \$ 4,064.40  | 1        | \$ 10,161.00 |
| 100                          | EXCAVATION                                       | TCY  |          |              |          |             |          |             | 396         | \$ 18,924.84 | 396      | \$ 18,924.84 |
| 110                          | SOD  | SY   |          |              | 471      | \$ 2,330.00 | 113      | \$ 560.00   | 1,561       | \$ 7,727.75  | 2,145    | \$ 10,617.75 |
| 120                          | HANDRAIL   | LF   | 790      | \$ 58,657.50 |          |             |          |             |             |              | 790      | \$ 58,657.50 |
| 130                          | STORM - 6" PVC W/ 6" BACKWATER VALVE             | LF   |          |              |          |             |          |             | 42          | \$ 3,357.06  | 42       | \$ 3,357.06  |
| 140                          | STORM - 8" PVC                                   | LF   |          |              |          |             |          |             | 126         | \$ 7,301.70  | 126      | \$ 7,301.70  |
| 150                          | STORM - 8" MES                                   | EA   |          |              |          |             |          |             | 1           | \$ 1,076.98  | 1        | \$ 1,076.98  |
| 160                          | STORM - 6" PERF W/ STOCK UNDERDRAIN              | LF   |          |              |          |             |          |             | 700         | \$ 44,457.00 | 700      | \$ 44,457.00 |
| 170                          | STORM - 8" NYLOPLAST INLINE DRAIN                | EA   |          |              |          |             |          |             | 6           | \$ 7,292.46  | 6        | \$ 7,292.46  |
| 180                          | STORM - FITTINGS                                 | LS   | 0.50     | \$ 943.36    |          |             |          |             | 0.50        | \$ 943.37    | 1        | \$ 1,886.73  |
| 200                          | CONCRETE SIDEWALK DEMO / RESTORATION - 12" THICK | SY   |          |              |          |             |          | 11          | \$ 9,586.83 |              | 11       | \$ 9,586.83  |

| CIVIL ENGINEERING           |      |          |             |          |             |          |             |             |             |          |              |  |
|-----------------------------|------|----------|-------------|----------|-------------|----------|-------------|-------------|-------------|----------|--------------|--|
| DESCRIPTION                 | UNIT | PHASE 01 |             | PHASE 02 |             | PHASE 03 |             | PHASE 04/05 |             | TOTAL    |              |  |
|                             |      | QUANTITY | TOTAL       | QUANTITY | TOTAL       | QUANTITY | TOTAL       | QUANTITY    | TOTAL       | QUANTITY | TOTAL        |  |
| PERMIT PHASE SERVICES       | LS   | 0.20     | \$ 4,146.50 | 0.20     | \$ 4,146.50 | 0.20     | \$ 4,146.50 | 0.40        | \$ 8,293.00 | 1        | \$ 20,732.50 |  |
| BIDDING PHASE SERVICES      | LS   | 0.20     | \$ 1,974.50 | 0.20     | \$ 1,974.50 | 0.20     | \$ 1,974.50 | 0.40        | \$ 3,949.00 | 1        | \$ 9,872.50  |  |
| CONSTRUCTION PHASE SERVICES | LS   | 0.20     | \$ 4,205.00 | 0.20     | \$ 4,205.00 | 0.20     | \$ 4,205.00 | 0.40        | \$ 8,410.00 | 1        | \$ 21,025.00 |  |
| CLOSEOUT PHASE SERVICES     | LS   | 0.20     | \$ 4,557.00 | 0.20     | \$ 4,557.00 | 0.20     | \$ 4,557.00 | 0.40        | \$ 9,114.00 | 1        | \$ 22,785.00 |  |

| PERMITTING FEES               |      |          |           |          |           |          |           |             |           |          |             |  |
|-------------------------------|------|----------|-----------|----------|-----------|----------|-----------|-------------|-----------|----------|-------------|--|
| DESCRIPTION                   | UNIT | PHASE 01 |           | PHASE 02 |           | PHASE 03 |           | PHASE 04/05 |           | TOTAL    |             |  |
|                               |      | QUANTITY | TOTAL     | QUANTITY | TOTAL     | QUANTITY | TOTAL     | QUANTITY    | TOTAL     | QUANTITY | TOTAL       |  |
| DIRECT EXPENSES - PERMIT FEES | LS   | 0.20     | \$ 331.57 | 0.20     | \$ 331.57 | 0.20     | \$ 331.57 | 0.40        | \$ 663.14 | 1        | \$ 1,657.85 |  |

| PRE-DESIGN SITE INVESTIGATION             |      |          |             |          |             |          |             |             |             |          |              |  |
|---|------|----------|-------------|----------|-------------|----------|-------------|-------------|-------------|----------|--------------|--|
| DESCRIPTION                               | UNIT | PHASE 01 |             | PHASE 02 |             | PHASE 03 |             | PHASE 04/05 |             | TOTAL    |              |  |
|   |      | QUANTITY | TOTAL       | QUANTITY | TOTAL       | QUANTITY | TOTAL       | QUANTITY    | TOTAL       | QUANTITY | TOTAL        |  |
| GEOTECHNICAL FIELD AND REPORTING SERVICES | LS   | 0.20     | \$ 680.00   | 0.20     | \$ 680.00   | 0.20     | \$ 680.00   | 0.40        | \$ 1,360.00 | 1        | \$ 3,400.00  |  |
| TOPOGRAPHIC SURVEY                        | LS   | 0.20     | \$ 2,300.00 | 0.20     | \$ 2,300.00 | 0.20     | \$ 2,300.00 | 0.40        | \$ 4,600.00 | 1        | \$ 11,500.00 |  |

|                           |                     |                           |                     |                           |                     |                                  |                      |
|---------------------------|---------------------|---------------------------|---------------------|---------------------------|---------------------|----------------------------------|----------------------|
| <b>PHASE 01<br/>TOTAL</b> | <b>\$ 77,319.13</b> | <b>PHASE 02<br/>TOTAL</b> | <b>\$ 20,900.77</b> | <b>PHASE 03<br/>TOTAL</b> | <b>\$ 28,637.31</b> | <b>PHASE<br/>04/05<br/>TOTAL</b> | <b>\$ 151,269.19</b> |
|---------------------------|---------------------|---------------------------|---------------------|---------------------------|---------------------|----------------------------------|----------------------|

**ATTACHMENT C:  
LAKE ST. CHARLES TRAIL  
VIOLATION UPDATE**





## LAKE ST. CHARLES TRAIL VIOLATION UPDATE

To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT (CDD)  
From: Ed Jimenez, P.E.  
Kimley-Horn and Associates, Inc.  
Date: 5/2/2025  
Subject: Task Work Order 2: Hillsborough County Notice of Violation Hearing

### Background

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

In 2020, Lake St. Charles CDD selected a contractor to develop a repair program for a section of the Trail. The repair program did not undergo a typical development process, and limited consideration was placed on planning, design and permitting. The Trail repair program rapidly entered into a construction phase and in doing so created extensive land alteration conditions.

### Timeline

- On September 10, 2024, Hillsborough County conducted an inspection of the Trail and determined that it was in violation of Section 4.01 of the Land Development Code. Specifically, it was determined that unpermitted land alterations were causing adverse drainage impacts to neighboring properties.
- On September 19, 2024, a Notice of Violation was issued to Lake St. Charles CDD from Hillsborough County. (CE#248725)
- On February 11, 2025, Kimley-Horn met with Hillsborough County inspectors to conduct a site walk and to address points mentioned in the original Notice of Violation letter. Mr. Tony Hood was in attendance from the Hillsborough County Development Service Department. Mr. Jim Rauch was in attendance from the Hillsborough County Stormwater Department. At this meeting, it was communicated to both inspectors that Kimley-Horn was in the process of acquiring a contract to hire a professional surveyor. Kimley-Horn communicated that obtaining survey data of the existing site conditions was necessary to address the violation. It was also communicated that after Kimley-Horn received, processed and analyzed the data, a site plan would be submitted to Hillsborough County.
- On February 26, 2025, Kimley-Horn was given notice to proceed through the signing of Task Work Order 3. Under Task Work Order 3 Kimley-Horn was able to retain the services of DCJohnson for survey data collection.

- On March 14, 2025, a Notice of Hearing was issued to Lake St. Charles CDD from Hillsborough County. (CASE #L248724). Lake St. Charles CDD was ordered to appear before the Hillsborough County Code Enforcement Special Magistrate to respond to the charges raised under the Notice of Violation.
- On April 14, 2025 DCJohnson submitted survey data to Kimley-Horn.
- On May 2, 2025, Kimley-Horn appeared before the Hillsborough County Code Enforcement Special Magistrate to represent Lake St. Charles CDD.
- Throughout this period, Kimley-Horn has been in continual communication with the Hillsborough County Inspectors.

## Hillsborough County Code Enforcement Special Magistrate Hearing

Kimley-Horn appeared before the Hillsborough County Code Enforcement Special Magistrate on May 2, 2025 at 9:00 am. The hearing was held at the Brandon Regional Service Center, 311 Pauls Drive, Brandon, FL 33511. At the hearing Kimley-Horn provided a status update of the condition of the Trail's violation status. Kimley-Horn described the timeline events, as detailed above. Upon the conclusion of the case presentation, the Special Magistrate ruled following:

- A Natural Resources Permit must be submitted within **60 Calendar Days**. The Natural Resources Permit must include a Site Plan that corrects the adverse impacts caused by the land alterations.
- Approved corrective actions must be completed within **180 Calendar Days**.

## Next Steps

1. Lake St. Charles CDD must authorize Kimley-Horn to submit a Natural Resource Permit. Kimley-Horn recommends that authorization be under Task Work Order 2 to expedite the process.
2. Kimley-Horn will provide Lake St. Charles CDD a detailed scope of services and Fee required to submit a Natural Resource Permit.
3. Kimley-Horn will provide Lake St. Charles CDD a detailed scope of services and Fee required for the expected Construction Phase services that will address the adverse drainage impacts caused by the land alteration.

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

Sincerely,



Ed Jimenez, P.E.  
Project Manager

**ATTACHMENT D:  
AGREEMENT BETWEEN  
LAKE ST. CHARLES CDD  
AND CRISDEL GROUP  
INC.**



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

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

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

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

**RECITALS**

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

**WHEREAS**, the District has a need to retain an independent contractor to complete trail modification services in the District, which includes the repair and reconstruction of one (1) trail pursuant to Hillsborough County NRO Permit #25-0000019, with all work to be performed in strict compliance with applicable permits and specifications in favor of the District, all as more particularly described in the proposal attached hereto as **Exhibit A** (the “Project”); and

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

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

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

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

**SECTION 2. DUTIES.**

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

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

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

**SECTION 3. COMPENSATION.**

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

**SECTION 4. DATE OF COMMENCEMENT.** Contractor will commence the Project within five (5) business days of execution of this Agreement and receipt of written notice to proceed from the District, and complete such Project no later than thirty (30) days after the notice to proceed is issued, pursuant to Hillsborough County Magistrate Order, time being of the essence. Failure to complete the Project by the specified deadline shall result in liquidated damages of \$500 per day for each day of delay, which the parties agree represents a reasonable estimate of the District's damages and is not a penalty.

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

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

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

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

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

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

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

**SECTION 8. INDEMNIFICATION.**

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

in this Agreement or any Services.

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

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

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

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

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

hereto and their respective representatives, successors and assigns.

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

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

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

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

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

**A. If to the District:** Lake Charles Community Development District  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200,  
Tampa, Florida 33614  
Email: [SDeLuna@rizzetta.com](mailto:SDeLuna@rizzetta.com)

**With a copy to:** Kilinski | Van Wyk PLLC  
517 E College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel  
Email: [jennifer@cddlwyers.com](mailto:jennifer@cddlwyers.com)

**B. If to the Contractor:** Cridel Group, Inc.  
220 Ryan Street  
South Plainfield, New Jersey 07080

Attn: Frank A Criscola  
Email: frankc@crisdel.com

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

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

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

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

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

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

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

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

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

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

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

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

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

[SIGNATURE PAGE FOLLOWS]

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

**LAKE CHARLES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chair, Board of Supervisors

**CRISDEL GROUP, INC.**

\_\_\_\_\_  
By: Frank A Criscola

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

A handwritten signature in blue ink, appearing to be 'Frank A Criscola', is written over the signature line and extends upwards and to the right.

**Exhibit A:** Proposal

**EXHIBIT A**  
**Proposal**



**Quote No.** 19111  
**Date:** 9-11-25  
**Re:** Lake St Charles Trail  
**Location:** 6801 Colonial Lake Drive, Riverview, FL

**To:** Kimley-Horn  
 201 N Franklin St  
 Tampa, FL 33602

**Attn:** Ed Jimenez

Crisdel Group, Inc. has prepared the following bid proposal to perform the site scope of work indicated below for the above referenced project. Our proposal was prepared using the bid documents provided by your office.

| ITEM                | DESCRIPTION                                  | QTY       | UNIT |                     |
|---------------------|--|-----------|------|---------------------|
| 10                  | Mobilization                                 | 1.000     | LS   | \$3,240.49          |
| 20                  | General Conditions                           | 1.000     | LS   | \$49,713.21         |
| 30                  | Maintenance of Traffic                       | 1.000     | LS   | \$3,650.57          |
| 40                  | Surveying/As-Builts                          | 1.000     | LS   | \$6,926.12          |
| 50                  | Silt Fence/Maintenance                       | 2,500.000 | LF   | \$8,250.00          |
| 60                  | Tree Protection/Maintenance                  | 1,180.000 | LF   | \$3,245.00          |
| 70                  | Clear Existing Understory Vegetation         | 495.000   | SY   | \$9,711.90          |
| 80                  | Asphalt Pavement Removal                     | 575.000   | SY   | \$5,169.25          |
| 90                  | Grading                                      | 1.000     | LS   | \$10,161.00         |
| 100                 | Excavation                                   | 396.000   | TCY  | \$18,924.84         |
| 110                 | Sod  | 2,145.000 | SY   | \$10,617.75         |
| 120                 | Handrail                                     | 790.000   | LF   | \$58,657.50         |
| 130                 | Storm-6" PVC w/ 6" Backwater Valve           | 42.000    | LF   | \$3,357.06          |
| 140                 | Storm-8" PVC                                 | 126.000   | LF   | \$7,301.70          |
| 150                 | Storm-8" MES                                 | 1.000     | EA   | \$1,076.98          |
| 160                 | Storm-6" Perf w/Sock Underdrain              | 700.000   | LF   | \$44,457.00         |
| 170                 | Storm-8" Hyloplast Inline Drain              | 6.000     | EA   | \$7,292.46          |
| 180                 | Storm-Fittings                               | 1.000     | LS   | \$1,886.73          |
| 200                 | Concrete Sidewalk Demo/Restoration-12" Thick | 11.000    | SY   | \$9,586.83          |
| <b>Grand Total:</b> |  |           |      | <b>\$263,226.39</b> |

**Bid Proposal General Notes/Clarifications:**

1. Proposal excludes all third party inspection / testing.
2. Proposal assumes work performed during normal work hours Monday to Friday, 7 am to 3 pm.

Page 1 of 2

**CRISDEL GROUP, INC. | CRISDEL.COM**  
 8985 PALM RIVER ROAD, TAMPA, FL 33619 | PHONE: 813-940-3434 | FAX: 813-347-9762  
 AN EQUAL OPPORTUNITY EMPLOYER

3. Proposal excludes performance & payment bonds. If required, please add 1% to the bid proposal.
4. Proposal includes Crisdel Group, Inc.'s standard insurance.
5. Proposal excludes a dedicated site safety person. We assume our site superintendent is sufficient to serve as a site safety representative.
6. Proposal assumes all on-site excavated materials are suitable for use for fill.
7. Proposal excludes any over-excavation beyond subgrade elevation to repair soft / unsuitable areas on site.
8. Proposal excludes any provisions for un-suitable materials; all unsuitable materials handled by change order or by T&M.
9. Proposal excludes work with hazardous or contaminated soils.
10. Proposal excludes any rock excavation unless specifically stated; a detailed geotechnical report will be required.
11. Proposal excludes any architectural or structural concrete work.
12. Proposal excludes any temporary site construction fencing unless specifically mentioned above.
13. Proposal excludes site logistics unless specifically mentioned above.
14. Crisdel Group, Inc.'s bid proposal includes only those items of work that are reflected on, or reasonably inferred from the plans and specifications unless otherwise specifically noted.
15. Crisdel Group, Inc.'s bid proposal excludes liability for liquidated damages until an agreement on the amount, if any, is agreed upon by both parties.
16. If the Owner decides to make an Owner Direct Purchase for materials that would otherwise be the responsibility of Crisdel Group, Inc., it is requested the owner use Crisdel's terms and conditions in any purchase agreement or provide Crisdel the opportunity to review any proposed purchase agreement to ensure Crisdel and the Owner are protected. If owner should choose not to do so, it will be required to indemnify, defend and hold Crisdel harmless from and against any direct and/or consequential damages that may arise in connection with the purchase of any such material and agrees not to assert a claim against Crisdel for any damages Owner may suffer as a result of the purchase of said materials.
17. Proposal permits & fees. If required, they can be added to the bid proposal.

Crisdel Group, Inc. thanks you for the opportunity to provide a proposal for this project. Please contact us with any questions or if you wish to discuss this proposal in further detail.

Crisdel Group, Inc.,

Mike Kulig  
Estimator  
O: (813) 940-3434  
M: (561) 978-7827

Tab 6



# crosspoint

LANDSCAPE & DESIGN

# PROPOSAL

Crosspoint Landscape & Design, Inc.  
Tax ID: 82-2187817

**Date:** 6/8/2026  
**Proposal #:** 5101  
**Project:** Landscape

**Proposal For:**

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

**Crosspoint Landscape & Design, Inc.**

719 Mainsail Drive  
Tampa, FL 33602

**Project Address:**

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

813.765.7134

[jim@crosspointlandscape.com](mailto:jim@crosspointlandscape.com)

Crosspoint Landscape & Design, Inc. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

| Description  | Quantity | Unit Price | Amount   |
|--|----------|------------|----------|
| <b>SCOPE:</b>  |          |            |          |
| Remington Monument Landscape Refresh ~ Lake St. Charles CDD<br>- conduct a complete renovation of Remington Monument signage within the Lake St. Charles CDD<br>- install symmetrical landscape design matching newly landscaped monuments throughout Lake St. Charles community<br>- complete landscape installation with irrigation repairs<br>- add a decorative layer of mini pine bark nuggets to assist with moisture retention and weed suppression<br>- includes demolition, removal and disposal of debris to an approved off-site facility |          |            |          |
| Triple Trunk Adonidia Palm - 7' - 8' HT  | 2        | 325.00     | 650.00   |
| Variegated Arboricola - 3 gallon   | 8        | 16.00      | 128.00   |
| Green Island Ficus - 3 gallon  | 16       | 18.00      | 288.00   |
| Mammy Croton - 3 gallon  | 8        | 17.00      | 136.00   |
| Gold Dust Croton - 3 gallon  | 8        | 18.00      | 144.00   |
| Foxtail Fern - 3 gallon  | 6        | 17.00      | 102.00   |
| <b>MISC FEES</b>   |          |            |          |
| Freight / Mobilization / Demo / Installation<br>Clean-Up / Debris Removal & Disposal   | 1        | 2,500.00   | 2,500.00 |

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the Crosspoint Landscape & Design, Inc. Business Terms and Conditions.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_



# crosspoint

LANDSCAPE & DESIGN

# PROPOSAL

Crosspoint Landscape & Design, Inc.  
Tax ID: 82-2187817

**Date:** 6/8/2026  
**Proposal #:** 5101  
**Project:** Landscape

**Proposal For:**

Lake St. Charles CDD  
6801 Colonial Lake Drive  
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**Crosspoint Landscape & Design, Inc.**

719 Mainsail Drive  
Tampa, FL 33602

**Project Address:**

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

813.765.7134

[jim@crosspointlandscape.com](mailto:jim@crosspointlandscape.com)

Crosspoint Landscape & Design, Inc. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

| Description   | Quantity | Unit Price | Amount                         |
|---|----------|------------|--------------------------------|
| <b>IRRIGATION</b><br>Irrigation Amendments / Repairs<br>- modify / repair irrigation to ensure proper water coverage for newly installed plant material<br>- not to exceed \$700.00   | 1        | 700.00     | 700.00                         |
| <b>Business Terms &amp; Conditions:</b><br>The above scope, specifications, and conditions are acceptable to the client. The price is good for 90 days. Although Crosspoint Landscape & Design, Inc. will make considerable effort to mitigate damages while working with equipment, the client acknowledges responsibility for any damage to underground utilities, such as but not limited to septic systems, drainage, cable lines, phone lines, internet lines, water pipes, irrigation, and electrical piping/wiring, etc. It is the client's responsibility to clearly share any known utility locations. Crosspoint Landscape & Design, Inc. will call 811 Locates prior to work commencing. Client agrees to indemnify and hold harmless Crosspoint Landscape & Design, Inc. from any damage to the above-mentioned facilities. This contract is made between Crosspoint Landscape & Design, Inc., and the client / property owner / general contractor / owner's agent. The work, methods, specification, and pricing contained herein are accepted by the client. |          |            |                                |
|   |          |            | <b>Total</b> <b>\$4,648.00</b> |

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the Crosspoint Landscape & Design, Inc. Business Terms and Conditions.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_

Tab 7



# Quarterly Compliance Audit Report

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## Lake St. Charles

**Date:** June 2026 - 2nd Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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## **Audit results**

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## **Helpful information:**

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



## ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

| Passed | Description   |
|--------|---|
| Passed | <b>Website errors*</b><br>1 WCAG 2.1 errors appear on website pages causing issues**                        |
| Passed | <b>Keyboard navigation</b><br>The ability to navigate website without using a mouse                         |
| Passed | <b>Website accessibility policy</b><br>A published policy and a vehicle to submit issues and resolve issues |
| Passed | <b>Color contrast</b><br>Colors provide enough contrast between elements                                    |
| Passed | <b>Video captioning</b><br>Closed-captioning and detailed descriptions                                      |
| Passed | <b>PDF accessibility</b><br>Formatting PDFs including embedded images and non-text elements                 |
| Passed | <b>Site map</b><br>Alternate methods of navigating the website  |

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

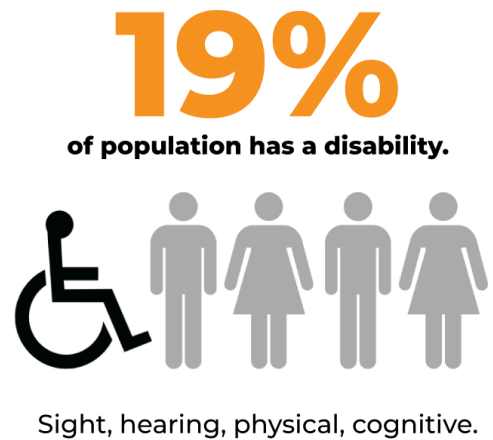
## Compliance Criteria

| Passed | Description   |
|--------|---|
| Passed | Full Name and primary contact specified                     |
| Passed | Public Purpose  |
| Passed | Governing body Information                                  |
| Passed | Fiscal Year   |
| X      | Full Charter (Ordinance and Establishment) Information      |
| Passed | CDD Complete Contact Information                            |
| Passed | District Boundary map                                       |
| Passed | Listing of taxes, fees, assessments imposed by CDD          |
| Passed | Link to Florida Commission on Ethics                        |
| Passed | District Budgets (Last two years)                           |
| Passed | Complete Financial Audit Report                             |
| Passed | Listing of Board Meetings                                   |
| N/A    | Public Facilities Report, if applicable                     |
| Passed | Link to Financial Services                                  |
| Passed | Meeting Agendas for the past year, and 1 week prior to next |

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## **Contrast and colors**

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## **Using semantics to format your HTML pages**

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## **Text alternatives for non-text content**

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## **Ability to navigate with the keyboard**

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

*Helpful articles:* <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

*Helpful article:* <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

*Helpful article:* <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# **Web Accessibility Glossary**

|                      |  |
|----------------------|--|
| Assistive technology | Hardware and software for disabled people that |
|----------------------|--|

|                       |  |
|-----------------------|--|
|                       | enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)                                 |
| WCAG 2.0              | Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled                |
| 504                   | Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people         |
| 508                   | An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled                       |
| ADA                   | American with Disabilities Act (1990)  |
| Screen reader         | Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages. |
| Website accessibility | Making your website fully accessible for people of all abilities   |
| W3C                   | World Wide Web Consortium – the international body that develops standards for using the web                                     |

Tab 8

# 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 April 2026**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$59,262.74**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Lake St. Charles Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

| <u>Vendor Name</u>                        | <u>Check Number</u> | <u>Invoice Number</u>    | <u>Invoice Description</u>                    | <u>Invoice Amount</u> |
|---|---------------------|--------------------------|---|-----------------------|
| Benjamin Turinsky                         | 100204              | BT040826                 | Board of Supervisors Meeting 04/08/26         | \$ 200.00             |
| FCC Environmental Services, LLC           | 100202              | 2326337                  | Waste Services - 6801 Colonial Lake Dr. 04/26 | \$ 548.68             |
| Frontier Communications of FL             | 20260421-2          | 81374118020525215-032526 | Clubhouse Internet 04/26                      | \$ 140.04             |
| Frontier Communications of FL             | 20260421-1          | 81374121011124035-032526 | Clubhouse Internet 04/26                      | \$ 130.98             |
| Hillsborough County BOCC                  | 20260416-1          | 4678710000-040926        | Water Charge 6801 Colonial Lake Dr 03/26      | \$ 739.89             |
| HSC/Tuscan & Company PA                   | 100211              | 144092                   | Auditing services                             | \$ 1,500.00           |
| HSC/Tuscan & Company PA                   | 100211              | 145090                   | auditing services                             | \$ 3,000.00           |
| HSC/Tuscan & Company PA                   | 100211              | 145315                   | Auding services                               | \$ 520.00             |
| John H. Marshall                          | 100205              | JM040826                 | Board of Supervisors Meeting 04/08/26         | \$ 200.00             |
| Kilinski Van Wyk, PLLC                    | 100203              | 14632                    | Legal Services 03/26                          | \$ 10,736.14          |
| Landscape Maintenance Professionals, Inc. | 100196              | 390028                   | Landscape Maintenance 04/26                   | \$ 15,190.50          |
| Landscape Maintenance Professionals, Inc. | 100196              | 391013                   | Irrigation Repairs 03/26                      | \$ 280.00             |
| Leaf Commercial Capital, Inc.             | 20260402-1          | 19952447                 | Copier Lease - 100-7075461-001 04/26          | \$ 161.99             |
| Rizzetta & Company, Inc.                  | 100209              | INV0000106328            | Out of Pocket Expenses 01/26                  | \$ 50.00              |

# Lake St. Charles Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

| <u>Vendor Name</u>               | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>              | <u>Invoice Amount</u> |
|----------------------------------|---------------------|-----------------------|---|-----------------------|
| Rizzetta & Company, Inc.         | 100195              | INV0000108120         | Accounting Services 04/26               | \$ 4,996.00           |
| Rizzetta & Company, Inc.         | 100194              | INV0000108172         | Personnel Reimbursement 03/26           | \$ 3,330.43           |
| Rizzetta & Company, Inc.         | 100200              | INV0000108203         | Out of Pocket Expenses 03/26            | \$ 84.83              |
| Rizzetta & Company, Inc.         | 100201              | INV0000108234         | Personnel Reimbursement 04/26           | \$ 4,650.27           |
| Security Concepts of Tampa, Inc. | 100197              | 101022                | Quarterly Alarm Monitoring 03/25        | \$ 96.00              |
| Solitude Lake Management, LLC    | 100198              | PSI257128             | Quarterly Maintenance - Mitigation Area | \$ 183.38             |
| Solitude Lake Management, LLC    | 100198              | PSI257462             | (Site 5) 04/26-06/26                    |                       |
| Solitude Lake Management, LLC    | 100198              | PSI257793             | Monthly Maintenance - Aerator Sites (9, | \$ 780.38             |
| Solitude Lake Management, LLC    | 100198              | PSI257935             | 22-24 ) 04/26                           |                       |
| Solitude Lake Management, LLC    | 100198              | PSI258169             | Aquatic Maintenance 04/26               | \$ 1,444.33           |
| Solitude Lake Management, LLC    | 100198              | PSI257935             | Semi Annual Maintenance - Aerator       | \$ 1,300.64           |
| Solitude Lake Management, LLC    | 100198              | PSI258169             | Site 27 04/26-09/26                     |                       |
| TECO                             | 20260430-1          | 221005960721-040826   | Quarterly Fountain Maintenance (Site    | \$ 150.54             |
| TECO                             | 20260423-1          | 311000010257-040726   | 21) 04/26-06/26                         |                       |
| TECO Peoples Gas                 | 20260430-2          | 221003603224-040826   | Electric Utility 03/26                  | \$ 19.79              |
| Toni Marie Davis                 | 100206              | TD040826              | Electric Summary 02/26                  | \$ 3,974.22           |
|                                  |                     |                       | Natural Gas 03/26                       | \$ 470.16             |
|                                  |                     |                       | Board of Supervisors Meeting 04/08/26   | \$ 200.00             |

# Lake St. Charles Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

| <u>Vendor Name</u>               | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>            | <u>Invoice Amount</u>      |
|----------------------------------|---------------------|-----------------------|---------------------------------------|----------------------------|
| Total Community Maintenance, LLC | 100199              | 8741                  | Janitorial Services 04/26             | \$ 1,200.00                |
| Valley National Bank             | 20260428-1          | CC04272026            | Credit Card Expenses 3/26             | \$ 2,316.30                |
| Verizon Wireless                 | 20260413-1          | 6139373393            | Account #842082173-00001 02/26-03/26  | \$ 27.09                   |
| Virginia Gianakos                | 100207              | VG040826              | Board of Supervisors Meeting 04/08/26 | \$ 200.00                  |
| Yvonne R. Brown                  | 100208              | YB040826              | Board of Supervisors Meeting 04/08/26 | \$ 200.00                  |
| Zebra Cleaning Team, Inc.        | 100210              | 8593                  | Flow Meter 04/26                      | \$ 240.16                  |
| <b>Total</b>                     |                     |                       |                                       | <b><u>\$ 59,262.74</u></b> |

**LAKE ST. CHARLES CDD**

Wednesday, April 8, 2026

**SUPERVISOR PAY REQUEST**

| <u>Name of Board Supervisor</u> | <u>Check if paid</u>                |
|---------------------------------|-------------------------------------|
| Virginia Gianakos               | <input checked="" type="checkbox"/> |
| Yvonne Brown                    | <input checked="" type="checkbox"/> |
| John Hines Marshall             | <input checked="" type="checkbox"/> |
| Toni Marie Davis                | <input checked="" type="checkbox"/> |
| Benjamin Turinsky               | <input checked="" type="checkbox"/> |

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked.*

**EXTENDED MEETING TIMECARD**

|                     |        |
|---------------------|--------|
| Meeting Start Time: | 5pm    |
| Meeting End Time:   | 8:00pm |
| Total Meeting Time: |        |

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

|                                    |  |
|------------------------------------|--|
| Total at <b>\$175.00</b> 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: \_\_\_\_\_



**FCC Environmental Services Florida, LLC**  
 5619 E Columbus Dr  
 Tampa, FL 33619-1618  
 For Invoice Inquires contact us by email at:  
 Inquiries@fccenvironmental.com or Phone (813) 999-0078

|                       |             |
|-----------------------|-------------|
| <b>INVOICE #</b>      | 2326337     |
| <b>AMOUNT</b>         | 548.68      |
| <b>ACCOUNT #</b>      | 422304      |
| <b>DATE</b>           | Apr 1, 2026 |
| <b>QUICK PAY CODE</b> | 186FC       |

**Lake St. Charles CDD**

3434 Colwell Ave  
 STE 200  
 Tampa, FL 33614-8390

**DUE ON May 1, 2026**

**MAKE ALL CHECKS PAYABLE TO:**

FCC Environmental Services, LLC  
 PO Box 654383  
 Dallas TX 75265-4383

For proper credit return this portion

| <b>Site 422304001 - Lake St. Charles Community Development District - 6801 Colonial Lake Dr Riverview, FL 33578</b>                    |                         |                  |             |             |            |                      |              |
|--|-------------------------|------------------|-------------|-------------|------------|----------------------|--------------|
| <b>DATE</b>  | <b>DESCRIPTION</b>      | <b>Frequency</b> | <b>WO #</b> | <b>PO #</b> | <b>QTY</b> | <b>UNIT RATE</b>     | <b>TOTAL</b> |
| 04/01/26 - 04/30/26  | 4 Yard Front Load - MSW | 1x per week      |             |             | 1.00       | \$ 274.37 per month  | 274.37       |
|  |                         |                  |             |             |            | <b>Franchise Fee</b> | \$ 0.00      |
|  |                         |                  |             |             |            | <b>Tax</b>           | \$ 0.00      |
|  |                         |                  |             |             |            | <b>Site Total</b>    | \$ 274.37    |
| <b>Site 422304002 - Lake St. Charles Community Development District - Maintenance Shed - 7323 Colonial Lake Dr Riverview, FL 33578</b> |                         |                  |             |             |            |                      |              |
| <b>DATE</b>  | <b>DESCRIPTION</b>      | <b>Frequency</b> | <b>WO #</b> | <b>PO #</b> | <b>QTY</b> | <b>UNIT RATE</b>     | <b>TOTAL</b> |
| 04/01/26 - 04/30/26  | 2 Yard Front Load - MSW | 1x per week      |             |             | 1.00       | \$ 274.31 per month  | 274.31       |
|  |                         |                  |             |             |            | <b>Franchise Fee</b> | \$ 0.00      |
|  |                         |                  |             |             |            | <b>Tax</b>           | \$ 0.00      |
|  |                         |                  |             |             |            | <b>Site Total</b>    | \$ 274.31    |

**INVOICE TOTAL \$ 548.68**

**NOTES AND COMMENTS**

Join us to save the environment by going paperless.

**Beginning April 1, 2026, overage and hard-to-handle item fees may apply when waste exceeds container capacity or includes prohibited materials. To avoid additional charges, please ensure all waste fits inside the container with the lid fully closed and do not place restricted items in the container.**



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

Billing Date:  
Mar 25, 2026  
Billing Period:  
Mar 25 - Apr 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](https://frontier.com/billing) to learn more.

**Bill history**

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

**Service summary**

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

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

Total balance  
**\$140.04**  
Auto Pay is scheduled  
**Apr 20**



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

6790 0107 DY RP 25 03262026 NNNNNN 01 995948

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](https://frontier.com) or the MyFrontier app.**

88100681374118020525210000000000000000140045



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

Billing Date:  
Mar 25, 2026

Billing Period:  
Mar 25 - Apr 24, 2026

## WAYS TO PAY YOUR BILL



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

### PAYING YOUR BILL

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

### IMPORTANT MESSAGES


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


### SERVICE TERMS


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



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|  |                               |                 |
|--|-------------------------------|-----------------|
|  <b>Internet</b> |                               |                 |
| <b>Monthly Charges</b>   |                               |                 |
| 03.25-04.24  | Business Fiber Internet 1 Gig | \$104.99        |
|  | 1 Usable Static IP Address    | \$25.00         |
|  | Auto Pay Discount             | -\$5.00         |
| <b>Internet Total</b>  |                               | <b>\$124.99</b> |

|   |            |                |
|---|------------|----------------|
|  <b>Additional Services</b> |            |                |
| <b>Monthly Charges</b>  |            |                |
| 03.25-04.24   | Secure Pro | \$14.00        |
| <b>Additional Services Total</b>  |            | <b>\$14.00</b> |

|  |                    |               |
|--|--------------------|---------------|
|  <b>Taxes and Fees</b> |                    |               |
|  | FL State Sales Tax | \$0.84        |
|  | County Sales Tax   | \$0.21        |
|  | <b>State Taxes</b> | <b>\$1.05</b> |
| <b>Taxes and Fees Total</b>  |                    | <b>\$1.05</b> |

**Total current month charges \$140.04**

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

Billing Date:  
**Mar 25, 2026**

Billing Period:  
**Mar 25 - Apr 24, 2026**





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

Billing Date:  
Mar 25, 2026

Billing Period:  
Mar 25 - Apr 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](http://frontier.com/billing) to learn more.

Total balance  
**\$130.98**  
Auto Pay is scheduled  
**Apr 20**

**Bill history**

|                                       |           |
|---------------------------------------|-----------|
| Previous balance                      | \$130.98  |
| Payment received by Mar 25, thank you | -\$130.98 |

**Service summary**

|                       | Previous month  | Current month   |
|-----------------------|-----------------|-----------------|
| Bundle                | \$130.98        | \$130.98        |
| <b>Total services</b> | <b>\$130.98</b> | <b>\$130.98</b> |
| <b>Total balance</b>  |                 | <b>\$130.98</b> |

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

6790 0107 DY RP 25 03262026 NNNNNN 01 995947

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

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14600981374121011124030000000000000000000130985



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

Billing Date:  
Mar 25, 2026

Billing Period:  
Mar 25 - Apr 24, 2026

## WAYS TO PAY YOUR BILL



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### SERVICE TERMS

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**Bundle**

**Monthly Charges**

|             |                                   |           |
|-------------|-----------------------------------|-----------|
| 03.25-04.24 | FiberOptic Internet 500 Static IP | \$140.98  |
|             | Auto Pay Discount                 | - \$10.00 |

**Bundle Total** **\$130.98**

**Total current month charges** **\$130.98**

Customer Proprietary Network Information (CPNI) Notice – CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

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Unless you notify us in one of these ways, we may use your CPNI as described above beginning 30 days after the first time we notify you of this CPNI policy. Your choice will remain valid until you notify us that you wish to change your selection. Your decision about use of your CPNI will not affect the provision of any services you currently have with us.

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Hillsborough County Florida

| CUSTOMER NAME       | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|---------------------|----------------|------------|------------|
| LAKE ST CHARLES CDD | 4678710000     | 04/09/2026 | 04/30/2026 |

Service Address: 6801 COLONIAL LAKE DR

S-Page 1 of 1

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 61044054     | 03/09/2026    | 21441         | 04/08/2026   | 21803        | 36200 GAL   | ACTUAL    | WATER             |

**Service Address Charges**

|                          |          |
|--------------------------|----------|
| Customer Service Charge  | \$6.54   |
| Purchase Water Pass-Thru | \$109.32 |
| Water Base Charge        | \$97.78  |
| Water Usage Charge       | \$40.94  |
| Sewer Base Charge        | \$229.38 |
| Sewer Usage Charge       | \$255.93 |

**Summary of Account Charges**

|                          |                 |
|--------------------------|-----------------|
| Previous Balance         | \$855.88        |
| Net Payments - Thank You | -\$855.88       |
| Total Account Charges    | \$739.89        |
| <b>AMOUNT DUE</b>        | <b>\$739.89</b> |

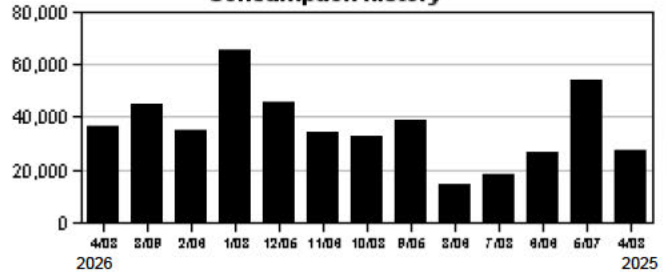
**Important Message**

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>

**Notice**

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

**Consumption History**



Hillsborough County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 4678710000



**ELECTRONIC PAYMENTS BY CHECK OR**

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



**THANK YOU!**



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

4.733 0

|  |            |
|--|------------|
| <b>DUE DATE</b>                          | 04/30/2026 |
| <b>Auto Pay Scheduled<br/>DO NOT PAY</b> |            |



0046787100000 00000739896

# 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              |
| <b>Amount Due</b> | <b>\$1,500.00</b> |

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        |
| <b>Invoice Total</b> | <b>\$1,500.00</b> |



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

PAY ONLINE - go to [www.hsctuscan.com](http://www.hsctuscan.com) and click on the Pay My Invoice icon in the upper right.

|  |  |   |
|--|--|---|
| <b>Invoice: 144092</b>   | <b>Amount Due:</b> \$1,500.00  | <b>ID: T62773</b>                               |
| Date: 10/31/2025   | <b>Payment Amount:</b> \$ _____  | Lake St. Charles Community Development District |
|  | <b>Payment Type:</b> <input type="checkbox"/> Check <input type="checkbox"/> Credit Card |   |
| Payment due upon receipt. A service charge of 1.5% per month will be added to unpaid balances after 30 days. | Card Type:   | 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**  
**Invoice: 145090**

**Amount: \$3,000.00**  
**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                    |
| <b>Amount Due</b> | <b><u>\$4,568.05</u></b> |

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               |
| <b>Invoice Total</b> | <b><u>\$3,000.00</u></b> |



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

PAY ONLINE - go to [www.hsctuscan.com](http://www.hsctuscan.com) and click on the Pay My Invoice icon in the upper right.

|  |  |  |
|--|--|--|
| <b>Invoice: 145090</b><br>Date: 02/28/2026   | <b>Amount Due:</b> \$4,568.05<br><b>Payment Amount:</b> \$ _____<br><b>Payment Type:</b> <input type="checkbox"/> Check <input type="checkbox"/> Credit Card | <b>ID: T62773</b><br>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:                    CVV Code: _____<br>Card #: _____    Exp Date: _____<br>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              |
| <b>Amount Due</b> | <b>\$5,088.05</b> |

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        |
| <b>Invoice Total</b> | <b>\$520.00</b> |



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

PAY ONLINE - go to [www.hsctuscan.com](http://www.hsctuscan.com) and click on the Pay My Invoice icon in the upper right.

|  |  |  |
|--|--|--|
| <b>Invoice: 145315</b><br>Date: 03/11/2026   | <b>Amount Due:</b> \$5,088.05<br><b>Payment Amount:</b> \$ _____<br><b>Payment Type:</b> <input type="checkbox"/> Check <input type="checkbox"/> Credit Card | <b>ID: T62773</b><br>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:<br>Card #: _____    Exp Date: _____<br>Signature: _____   |  |

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



KILINSKI | VAN WYK

# Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

# INVOICE

Invoice # 14632  
Date: 04/12/2026  
Due On: 05/12/2026

## Statement of Account

|                     |               |                   |                          |
|---------------------|---------------|-------------------|--------------------------|
| Outstanding Balance | New Charges   | Payments Received | Total Amount Outstanding |
| ( \$0.00            | + \$10,736.14 | ) - ( \$0.00      | ) = <b>\$10,736.14</b>   |

## LSCCDD-01

Lake St. Charles CDD - General Counsel

| Type    | Attorney | Date       | Notes   | Quantity | Rate     | Discount | Total    |
|---------|----------|------------|---|----------|----------|----------|----------|
| Service | SD       | 03/02/2026 | Reach out to Commission on Ethics for a Public Records Request for Complaint 24-126.  | 0.10     | \$205.00 | -        | \$20.50  |
| Service | JK       | 03/02/2026 | Review records requests and follow up on same with Rizzetta; call re: auditor general, audit and other legal claims made against the District; prepare for Board meeting; call re: B. Turinsky; prepare Board communication | 1.00     | \$500.00 | 25.0%    | \$375.00 |
| Service | SH       | 03/02/2026 | Call with B. Turinsky regarding concerns about statutory audit compliance; analyze potential issues relating to public records requests and audit compliance and draft Board  | 1.80     | \$305.00 | 25.0%    | \$411.75 |

|         |    |            |   |      |          |       |            |
|---------|----|------------|---|------|----------|-------|------------|
|         |    |            | correspondence related to the same; call with S. DeLuna to discuss outstanding agenda items and meeting concerns.   |      |          |       |            |
| Service | JK | 03/03/2026 | Follow up on missing agenda items; follow up on records transfer request to Rizzetta; call regarding meeting preparations and outline of same; prepare for audit information request; review responses to records request and follow up on same   | 1.70 | \$500.00 | 25.0% | \$637.50   |
| Service | SH | 03/03/2026 | Review agenda and back up materials in preparation for monthly Board of Supervisors meeting; call with S. DeLuna regarding digitizing proposals, potential District inquiries, and agenda structure.  | 2.10 | \$305.00 | 25.0% | \$480.37   |
| Service | JK | 03/04/2026 | Continue Board meeting preparations; confer with Rizzetta on records custodian vs local records office; review response to records; draft response to JLAC/Auditor inquiry and confer with B. Turinsky; call on three prong audit option; discuss bank loan and special assessment/ funding options; strategize audit options | 2.70 | \$500.00 | 20.0% | \$1,080.00 |
| Service | SH | 03/04/2026 | Strategy session on recurring issues at District and next steps; call with J. Tuscan regarding Fiscal Year 2025 audit; call with S. DeLuna regarding District financial concerns, meeting schedule, and audit issues related to rebuilding financial records; attend and participate in monthly Board of Supervisors meeting. | 8.20 | \$305.00 | 10.0% | \$2,250.90 |

|         |    |            |  |       |          |        |          |
|---------|----|------------|--|-------|----------|--------|----------|
| Expense | KB | 03/04/2026 | Travel: Mileage - SH.  | 54.00 | \$0.725  | -      | \$39.15  |
| Service | SH | 03/05/2026 | Confer with S. DeLuna on status of follow up documents from Board of Supervisors meeting; draft and send correspondence to Jeff Tuscan regarding Fiscal Year 2025 audit.                   | 0.60  | \$305.00 | -      | \$183.00 |
| Service | JK | 03/05/2026 | Post-meeting review of various construction defects and order of operation information   | 0.70  | \$500.00 | 100.0% | \$0.00   |
| Service | JK | 03/06/2026 | Review records request and confer re: responsive records and options for Board member requests separately  | 0.30  | \$500.00 | -      | \$150.00 |
| Service | SH | 03/06/2026 | Call with S. DeLuna regarding public records requests received, analyze relevant statutes and authority related to such requests, and provide feedback on such requests to District staff. | 0.40  | \$305.00 | -      | \$122.00 |
| Service | JK | 03/09/2026 | Analyze auditor response and confer re: options for same   | 0.30  | \$500.00 | -      | \$150.00 |
| Service | SH | 03/09/2026 | Review correspondence from J. Tuscan and confer with District staff on next steps and concerns.  | 0.90  | \$305.00 | -      | \$274.50 |
| Service | SD | 03/09/2026 | Receive "Above Matter LLC" emails; update district files regarding same. Receive "LCS FY25 Audit" emails and "Quickbooks" emails; update district files regarding same.                    | 0.30  | \$205.00 | 100.0% | \$0.00   |
| Service | SH | 03/10/2026 | Draft agreement for professional accounting services and circulate for execution; draft agreement for scanning services and circulate for execution.                                       | 1.60  | \$305.00 | -      | \$488.00 |
| Service | SH | 03/11/2026 | Draft agreement to allow   | 1.20  | \$305.00 | -      | \$366.00 |

|         |    |            |   |      |          |        |          |
|---------|----|------------|---|------|----------|--------|----------|
|         |    |            | homeowners association to host bi-monthly food truck events in clubhouse parking lot; draft towing agreement and circulate to District staff for execution.   |      |          |        |          |
| Service | JK | 03/13/2026 | Confer re: audited disputed charges   | 0.20 | \$500.00 | -      | \$100.00 |
| Service | SH | 03/13/2026 | Review and analyze bill received from Tuscan/HSC and Company, P.A. and draft correspondence requesting additional information.                                | 0.60 | \$305.00 | -      | \$183.00 |
| Service | SH | 03/16/2026 | Review documents from ADP for confidential and exempt information.  | 0.20 | \$305.00 | -      | \$61.00  |
| Service | MH | 03/16/2026 | Review and revise draft withholding letter.   | 0.20 | \$500.00 | -      | \$100.00 |
| Expense | IK | 03/17/2026 | Certified Mail: CM to Tuscan & Company.   | 1.00 | \$10.77  | -      | \$10.77  |
| Service | SH | 03/17/2026 | Revise accounting agreement to reflect updated deliverable date requested by J. Hartley and circulate for execution.  | 0.20 | \$305.00 | -      | \$61.00  |
| Service | SH | 03/19/2026 | At direction of S. DeLuna, engage with Avalon to discuss document scanning procedure.   | 0.20 | \$305.00 | -      | \$61.00  |
| Service | SD | 03/19/2026 | Research Website; Draft Fiscal Year 2027 Budget Resolutions, Notices, Affidavits and Notices of Mailings and Appropriation Resolution; Update Tracking Chart. | 0.50 | \$205.00 | -      | \$102.50 |
| Service | JK | 03/19/2026 | Review managers request for records and processing of same  | 0.10 | \$500.00 | 100.0% | \$0.00   |
| Service | SH | 03/20/2026 | Confer with S. DeLuna on issues regarding the current auditing invoices and outstanding public records requests; review                                       | 0.70 | \$305.00 | -      | \$213.50 |

|         |    |            |   |      |          |       |          |
|---------|----|------------|---|------|----------|-------|----------|
|         |    |            | and provide responsive records to District staff; review response to public records request for confidential and exempt information.  |      |          |       |          |
| Service | SH | 03/20/2026 | Monitor and report on bills affecting special districts, including final bill passage analysis and final distribution of the newsletter.  | 0.30 | \$305.00 | -     | \$91.50  |
| Service | JK | 03/23/2026 | Call regarding audit; review financials and audit letter; review bills and confer re: options for same; review O&M entity/audit options for ownership and permit transfer   | 0.50 | \$500.00 | 25.0% | \$187.50 |
| Service | SH | 03/23/2026 | Review documents from J. Tuscan related to billing questions and communicate concerns with District staff; confer with S. DeLuna on Fiscal Year 2025 audit.   | 0.60 | \$305.00 | 25.0% | \$137.25 |
| Service | JK | 03/24/2026 | Review records request and alleged violations of work and confer with staff   | 0.30 | \$500.00 | -     | \$150.00 |
| Service | SH | 03/24/2026 | Call with J. Marshall regarding dock pilings and electricity email received from resident; confer with S. DeLuna on payments made to Above Water LLC; review resident email for records request and provide any responsive records to District staff; finalize agreement for HOA food truck events and circulate to District staff; review responsive ADP records for confidential or exempt information. | 1.40 | \$305.00 | -     | \$427.00 |
| Service | JK | 03/25/2026 | Review follow up records/demands and confer with staff on same; review requests from Chair  | 0.20 | \$500.00 | -     | \$100.00 |

|         |    |            |   |      |          |        |          |
|---------|----|------------|---|------|----------|--------|----------|
| Service | SH | 03/25/2026 | Call with S. DeLuna regarding dock piling issues and pending litigation; review and redline February meeting minutes.   | 1.20 | \$305.00 | -      | \$366.00 |
| Service | CD | 03/25/2026 | Review and respond to email from District Staff; Research Hillsborough County Clerk Website for docket in Urbina matter; Telephone Call with Hillsborough Clerk regarding website down.   | 0.50 | \$205.00 | 50.0%  | \$51.25  |
| Service | SH | 03/26/2026 | Confer with S. DeLuna and E. Jiminez on magistrate issues and trail completion; draft second letter disputing HCA/ Tuscan invoices.   | 1.70 | \$305.00 | -      | \$518.50 |
| Service | AH | 03/27/2026 | Research outstanding fines regarding code enforcement violation.  | 0.60 | \$205.00 | -      | \$123.00 |
| Service | JK | 03/27/2026 | Review trail/penalty information and confer with staff on same  | 0.10 | \$500.00 | 100.0% | \$0.00   |
| Service | SH | 03/27/2026 | Call with E. Jiminez regarding special magistrate; research Citizens Board and coordinate with District staff on communications to County.  | 0.30 | \$305.00 | -      | \$91.50  |
| Service | AH | 03/31/2026 | Research fines regarding code enforcement violation.  | 0.40 | \$205.00 | -      | \$82.00  |
| Service | SH | 03/31/2026 | Confer with S. DeLuna on fine from Hillsborough County relating to trail modification and strategize options to present to the Board; review agenda and back up materials in preparation for monthly Board of Supervisors meeting; call with E. Jiminez to discuss approach to application for lien settlement. | 1.60 | \$305.00 | 10.0%  | \$439.20 |

|                                    |    |            |  |      |          |       |                    |
|------------------------------------|----|------------|--|------|----------|-------|--------------------|
| Service                            | JK | 03/31/2026 | Review fine/lien status and lien application options for negotiation of reduction of penalties | 0.20 | \$500.00 | 50.0% | \$50.00            |
| <b>Line Item Discount Subtotal</b> |    |            |  |      |          |       | <b>-\$1,924.78</b> |
| <b>Total</b>                       |    |            |  |      |          |       | <b>\$10,736.14</b> |

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

Please pay within 30 days.

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 390028

|  |
|--|
| <b>Bill To</b>   |
| Lake St Charles CDD<br>c/o Rizzetta & Company<br>3434 Colwell Avenue<br>Ste 200<br>Tampa, FL 33614 |

|                      |                 |
|----------------------|-----------------|
| <b>Date</b>          | <b>Due Date</b> |
| 04/01/26             | 5/1/2026        |
| <b>Account Owner</b> | <b>PO#</b>      |
| DAVID MANFRIN        |                 |

| Item   | Amount      |
|--|-------------|
| #368132 - Lake St. Charles CDD 2025/2026 Landscape Maintenance<br>Renewal April 2026 | \$15,190.50 |

**Grand Total**      \$15,190.50

| 1-30 Days   | 31-60 Days<br>(Past Due) | 61-90 Days<br>(Past Due) | 91-120 Days<br>(Past Due) | 121+ Days<br>(Past Due) |
|-------------|--------------------------|--------------------------|---------------------------|-------------------------|
| \$15,190.50 | \$0.00                   | \$0.00                   | \$0.00                    | \$0.00                  |

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

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

Thank you for allowing us to serve you.

theImpadvantage.com  
(877) 567-7761

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 391013

|  |
|--|
| <b>Bill To</b>   |
| Lake St Charles CDD<br>c/o Rizzetta & Company<br>3434 Colwell Avenue<br>Ste 200<br>Tampa, FL 33614 |

|                      |                 |
|----------------------|-----------------|
| <b>Date</b>          | <b>Due Date</b> |
| 03/31/26             | 4/30/2026       |
| <b>Account Owner</b> | <b>PO#</b>      |
| DAVID MANFRIN        |                 |

| Item  | Qty/UOM | Rate    | Ext. Price | Amount          |
|---|---------|---------|------------|-----------------|
| <b>#382682 - Replace 2 rain sensor and an air card.</b> |         |         |            | <b>\$280.00</b> |
| <i>Lateral Components - 03/31/2026</i>                  |         |         |            |                 |
| Irrigation Tech Labor                                   | 4.00HR  | \$70.00 | \$280.00   |                 |

|                              |                 |
|------------------------------|-----------------|
| <b>Subtotal</b>              | <b>\$280.00</b> |
| <b>Less Payments/Credits</b> | <b>(\$0.00)</b> |
| <b>Balance Due</b>           | <b>\$280.00</b> |

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

Thank you for allowing us to serve you.

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

866-219-7924

Address Service Requested

5160001339 PRESORT 1339 1 MB 0.667 P1C6 <B>



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

MAR 18 2026

**Remittance Section For Advice Only**

Contract Number: 100-7075461-001  
Invoice Number: 19952447  
Invoice Due Date: 04/02/2026  
Current Invoice Due:  
**Total Paid By ACH on 04/02/2026: \$161.99**

Payments received after 03/13/2026 are not reflected on this invoice.

For Advice Only Payment Drafted From Account on File

Please provide address/contact changes on the reverse side.

011007075461001000122476000199524470000161994

*For Advice Only Payment Drafted From Account on File*

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

Account Name: Lake St Charles Community Deve  
Invoice Date: 03/13/2026  
Invoice Due Date: 04/02/2026  
Contract Number: 100-7075461-001  
Invoice Number: 19952447  
**Total Due: \$161.99**

**Important Messages**

**MyLEAFNow Gives You More Time for What Matters Most**

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

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



Scan the QR code or visit [www.MyLEAFNow.com](http://www.MyLEAFNow.com) to log in today.

| IDENTIFICATION NUMBER                  | DESCRIPTION  | PAYMENT  | SALES/USE TAX | LATE CHARGES | TOTAL           |
|--|--|----------|---------------|--------------|-----------------|
| Contract Number<br>100-7075461-001     | Copy Star CS 2554cl Copier System<br>DATE DUE 04/02/26 | \$137.97 | \$10.35       |              | \$148.32        |
|  | INSURANCE<br>DATE DUE 04/02/26                         | \$13.67  |               |              | \$13.67         |
| <b>TOTAL PAID BY ACH ON 04/02/2026</b> |  |          |               |              | <b>\$161.99</b> |

If you have questions regarding your bill, or if you would like to pay by phone please give us a call and we will be happy to assist you. • 866-219-7924

**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.

4534000001 <834>  
  
 JOE CUSTOMER  
123 MAIN STREET  
ANYTOWN, USA 12345-6789

**Remittance Section For Advice Only**

1 Contract Number: 100-1234567-001  
 Invoice Number: 12345678  
 2 Invoice Due Date: PAST DUE  
 Current Invoice Due:  
 3 Total Paid By ACH on 03/04/2024: \$100.10

Payments received after 03/04/2024 are not reflected on this invoice.  
 For Advice Only Payment Drafted From Account on File



011002345678009000123456000123456780000569620

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: \$100.10

---

**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           |
|--------------------------------------|-------------------|---------|---------------|--------------|-----------------|
| 1 Contract Number<br>100-1234567-001 | WATER             |         |               |              |                 |
|                                      | DUE DATE 05/10/23 | \$49.00 | \$4.08        |              | \$53.08         |
|                                      | DUE DATE 06/10/23 | \$49.00 | \$4.08        |              | \$53.08         |
| <b>PLEASE PAY THIS AMOUNT</b>        |                   |         |               |              | <b>\$106.16</b> |

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

page 1 of 2

- 1 **Contract Number** - Your account number. It will be helpful to have this number when calling customer service.
- 2 **Invoice Due Date** - Bill must be paid before the Due Date to avoid a late fee charge.
- 3 **Amount Paid by ACH** - The amount drafted from the account on file.
- 4 **Invoice Summary** - Information pertaining to your invoice.

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

**Invoice**

|             |                  |
|-------------|------------------|
| <b>Date</b> | <b>Invoice #</b> |
| 1/1/2026    | INV0000106328    |

**Bill To:**

|  |
|--|
| Lake St. Charles CDD<br>3434 Colwell Avenue<br>Suite 200<br>Tampa FL 33614 |
|--|

|                                  |              |                      |
|----------------------------------|--------------|----------------------|
| <b>Services for the month of</b> | <b>Terms</b> | <b>Client Number</b> |
| January                          | Upon Receipt | 00073                |

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

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

**Invoice**

| Date     | Invoice #     |
|----------|---------------|
| 4/2/2026 | INV0000108120 |

**Bill To:**

|  |
|--|
| Lake St. Charles CDD<br>3434 Colwell Avenue<br>Suite 200<br>Tampa FL 33614 |
|--|

| Services for the month of | Terms        | Client Number |
|---------------------------|--------------|---------------|
| April                     | Upon Receipt | 00751         |

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

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

**Invoice**

| Date      | Invoice #     |
|-----------|---------------|
| 3/27/2026 | INV0000108172 |

**Bill To:**

|  |
|--|
| Lake St. Charles CDD<br>3434 Colwell Avenue<br>Suite 200<br>Tampa FL 33614 |
|--|

| Services for the month of | Terms        | Client Number |
|---------------------------|--------------|---------------|
| March                     | Upon Receipt | 00073         |

| Description             | Qty  | Rate       | Amount     |
|-------------------------|------|------------|------------|
| Personnel Reimbursement | 1.00 | \$3,330.43 | \$3,330.43 |
| <b>Subtotal</b>         |      |            | \$3,330.43 |
| <b>Total</b>            |      |            | \$3,330.43 |

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

**Invoice**

| Date     | Invoice #     |
|----------|---------------|
| 4/1/2026 | INV0000108203 |

**Bill To:**

|  |
|--|
| Lake St. Charles CDD<br>3434 Colwell Avenue<br>Suite 200<br>Tampa FL 33614 |
|--|

| Services for the month of | Terms        | Client Number |
|---------------------------|--------------|---------------|
| March                     | Upon Receipt | 00073         |

| Description     | Qty   | Rate   | Amount  |
|-----------------|-------|--------|---------|
| EE RECRUITING   | 34.83 | \$1.00 | \$34.83 |
| Cell Phone      | 50.00 | \$1.00 | \$50.00 |
| <b>Subtotal</b> |       |        | \$84.83 |
| <b>Total</b>    |       |        | \$84.83 |

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

**Invoice**

| Date      | Invoice #     |
|-----------|---------------|
| 4/10/2026 | INV0000108234 |

**Bill To:**

|  |
|--|
| Lake St. Charles CDD<br>3434 Colwell Avenue<br>Suite 200<br>Tampa FL 33614 |
|--|

| Services for the month of | Terms        | Client Number |
|---------------------------|--------------|---------------|
| April                     | Upon Receipt | 00073         |

| Description                    | Qty  | Rate       | Amount     |
|--------------------------------|------|------------|------------|
| General Management & Oversight | 1.00 | \$1,000.00 | \$1,000.00 |
| Personnel Reimbursement        | 1.00 | \$3,650.27 | \$3,650.27 |
| <b>Subtotal</b>                |      |            | \$4,650.27 |
| <b>Total</b>                   |      |            | \$4,650.27 |

# INVOICE

Security Concepts of Tampa Inc.  
PO Box 906  
Brandon, FL 335090906

wayne@securityconceptsoftampa.com  
m  
+1 (813) 684-6877



## Lake St. Charles Community Clubhouse

**Bill to**  
Lake St.Charles Community Clubhouse  
6801 Colonial Lake Drive  
Riverview, Florida 33578

### Invoice details

Invoice no.: 101022  
Terms: Net 15  
Invoice date: 03/15/2026  
Due date: 03/30/2026

| #  | Date | Product or service | Description                                | Qty | Rate    | Amount  |
|----|------|--------------------|--|-----|---------|---------|
| 1. |      | 020                | 2nd Quarter Monitoring April May June 2026 | 3   | \$20.00 | \$60.00 |
| 2. |      | 020                | Cellular alarm Monitoring                  | 3   | \$12.00 | \$36.00 |

Subtotal \$96.00  
Sales tax \$7.20

**Total \$103.20**

### Ways to pay



### Note to customer

Thank you for your business.

[View and pay](#)



**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: PSI257128  
 Invoice Date: 4/2/2026

Bill  
 To: Lake St. Charles CDD  
 C/O Rizzetta & Company  
 3434 Cowell Avenue, Suite 200  
 Tampa, FL 33614

Ship  
 To: Lake St. Charles CDD  
 C/O Rizzetta & Company  
 3434 Cowell Avenue, Suite 200  
 Tampa, FL 33614  
 United States

Ship Via  
 Ship Date 4/2/2026  
 Due Date 5/2/2026  
 Terms Net 30

Customer ID 6345  
 P.O. Number  
 P.O. Date 4/2/2026  
 Our Order No.

| Item/Description  | Unit | Order Qty | Quantity | Unit Price | Total Price |
|---|------|-----------|----------|------------|-------------|
| Annual Maintenance<br>April Billing<br>4/1/2026 - 6/30/2026<br>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**



# 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: PSI257462  
 Invoice Date: 4/2/2026

Bill  
 To: Lake St. Charles CDD  
 C/O Rizzetta & Company  
 3434 Cowell Avenue, Suite 200  
 Tampa, FL 33614

Ship  
 To: Lake St. Charles CDD  
 C/O Rizzetta & Company  
 3434 Cowell Avenue, Suite 200  
 Tampa, FL 33614  
 United States

Ship Via  
 Ship Date 4/2/2026  
 Due Date 5/2/2026  
 Terms Net 30

Customer ID 6345  
 P.O. Number  
 P.O. Date 4/2/2026  
 Our Order No.

| Item/Description  | Unit | Order Qty | Quantity | Unit Price | Total Price |
|---|------|-----------|----------|------------|-------------|
| Annual Maintenance<br>April Billing<br>4/1/2026 - 9/30/2026<br>Lake St. Charles Aerator Site #9<br>Lake St. Charles - Aerator - Site 22<br>Lake St. Charles - Aerator - Site 23<br>Lake St. Charles - Aerator - Site 24 |      | 1         | 1        | 780.38     | 780.38      |

Amount Subject to Sales Tax 0.00  
 Amount Exempt from Sales Tax 780.38

**Subtotal: 780.38**  
 Invoice Discount: 0.00  
 Total Sales Tax: 0.00  
 Payment Amount: 0.00  
**Total: 780.38**



**INVOICE**

**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: PSI257793  
Invoice Date: 4/2/2026

Bill  
To: Lake St. Charles CDD  
C/O Rizzetta & Company  
3434 Cowell Avenue, Suite 200  
Tampa, FL 33614

Ship  
To: Lake St. Charles CDD  
C/O Rizzetta & Company  
3434 Cowell Avenue, Suite 200  
Tampa, FL 33614  
United States

Ship Via  
Ship Date 4/2/2026  
Due Date 5/2/2026  
Terms Net 30

Customer ID 6345  
P.O. Number  
P.O. Date 4/2/2026  
Our Order No.

| Item/Description  | Unit | Order Qty | Quantity | Unit Price | Total Price |
|---|------|-----------|----------|------------|-------------|
| Annual Maintenance<br>April Billing<br>4/1/2026 - 4/30/2026<br>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: PSI257935  
 Invoice Date: 4/2/2026

Bill  
 To: Lake St. Charles CDD  
 C/O Rizzetta & Company  
 3434 Cowell Avenue, Suite 200  
 Tampa, FL 33614

Ship  
 To: Lake St. Charles CDD  
 C/O Rizzetta & Company  
 3434 Cowell Avenue, Suite 200  
 Tampa, FL 33614  
 United States

Ship Via  
 Ship Date 4/2/2026  
 Due Date 5/2/2026  
 Terms Net 30

Customer ID 6345  
 P.O. Number  
 P.O. Date 4/2/2026  
 Our Order No.

| Item/Description   | Unit | Order Qty | Quantity | Unit Price | Total Price |
|--|------|-----------|----------|------------|-------------|
| Annual Maintenance<br>April Billing<br>4/1/2026 - 9/30/2026<br>Lake St. Charles - Aerator - Site 27 South<br>Lake St. Charles - Aerator - Site 27 North<br>Lake St. Charles - Aerator - Site 27 West |      | 1         | 1        | 1,300.64   | 1,300.64    |

Amount Subject to Sales Tax 0.00  
 Amount Exempt from Sales Tax 1,300.64

**Subtotal: 1,300.64**  
 Invoice Discount: 0.00  
 Total Sales Tax: 0.00  
 Payment Amount: 0.00  
**Total: 1,300.64**



# 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: PSI258169  
 Invoice Date: 4/2/2026

Bill  
 To: Lake St. Charles CDD  
 C/O Rizzetta & Company  
 3434 Cowell Avenue, Suite 200  
 Tampa, FL 33614

Ship  
 To: Lake St. Charles CDD  
 C/O Rizzetta & Company  
 3434 Cowell Avenue, Suite 200  
 Tampa, FL 33614  
 United States

Ship Via  
 Ship Date 4/2/2026  
 Due Date 5/2/2026  
 Terms Net 30

Customer ID 6345  
 P.O. Number  
 P.O. Date 4/2/2026  
 Our Order No.

| Item/Description   | Unit | Order Qty | Quantity | Unit Price | Total Price |
|--|------|-----------|----------|------------|-------------|
| Annual Maintenance<br>April Billing<br>4/1/2026 - 6/30/2026<br>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**



LAKE ST CHARLES COMM DEV  
7236 BUCKS FORD DR, A  
RIVERVIEW, FL 33578-8378

Statement Date: April 08, 2026

Amount Due: \$19.79


Due Date: April 29, 2026  
Account #: 221005960721

**DO NOT PAY. Your account will be drafted on April 29, 2026**

**Account Summary**

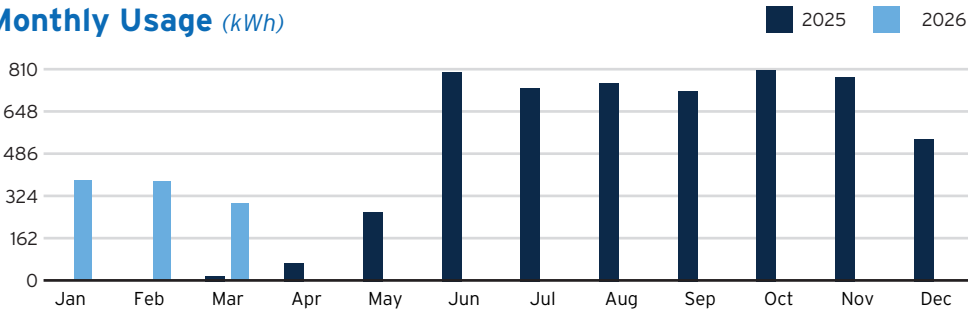
|  |                |
|--|----------------|
| <b>Current Service Period:</b> March 04, 2026 - April 01, 2026 |                |
| Previous Amount Due  | \$67.52        |
| Payment(s) Received Since Last Statement                       | -\$67.52       |
| <b>Current Month's Charges</b>                                 | <b>\$19.79</b> |
| <b>Amount Due by April 29, 2026</b>                            | <b>\$19.79</b> |

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



Scan here to view your account online.

**Monthly Usage (kWh)**



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



**Savings made simple**

Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

**TECOaccount.com**



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

Account #: 221005960721  
Due Date: April 29, 2026

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

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

|                 |          |
|-----------------|----------|
| Amount Due:     | \$19.79  |
| Payment Amount: | \$ _____ |

611878495389

Your account will be drafted on April 29, 2026

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.



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

**Account #:** 221005960721  
**Statement Date:** April 08, 2026  
**Charges Due:** April 29, 2026

## Meter Read

**Service Period:** Mar 04, 2026 - Apr 01, 2026

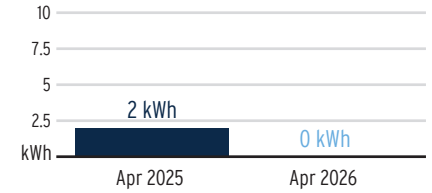
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000329843   | 04/01/2026 | 35,398          |   | 35,397           |   | 1 kWh      | 1          | 29 Days        |

## Charge Details

| <b>Electric Charges</b>      |                       |  |                |
|------------------------------|-----------------------|--|----------------|
| Daily Basic Service Charge   | 29 days @ \$0.66000   |  | \$19.14        |
| Energy Charge                | 1 kWh @ \$0.09202/kWh |  | \$0.09         |
| Fuel Charge                  | 1 kWh @ \$0.03516/kWh |  | \$0.04         |
| Storm Protection Charge      | 1 kWh @ \$0.00568/kWh |  | \$0.01         |
| Storm Surcharge              | 1 kWh @ \$0.02121/kWh |  | \$0.02         |
| Florida Gross Receipt Tax    |                       |  | \$0.49         |
| <b>Electric Service Cost</b> |                       |  | <b>\$19.79</b> |

## Avg kWh Used Per Day



**Total Current Month's Charges \$19.79**

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

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

- Online:** [TampaElectric.com](http://TampaElectric.com)
- Phone:**
  - Commercial Customer Care:** 866-832-6249
  - Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



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

Statement Date: April 07, 2026

Amount Due: **\$3,974.22**

Due Date: April 21, 2026  
Account #: 311000010257

**DO NOT PAY. Your account will be drafted on April 21, 2026**

**Account Summary**


|   |                   |
|---|-------------------|
| Previous Amount Due                       | \$4,041.76        |
| Payment(s) Received Since Last Statement  | -\$4,041.76       |
| Credit Balance After Payments and Credits | \$0.00            |
| <b>Current Month's Charges</b>            | <b>\$3,974.22</b> |

**Amount Due by April 21, 2026 \$3,974.22**

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

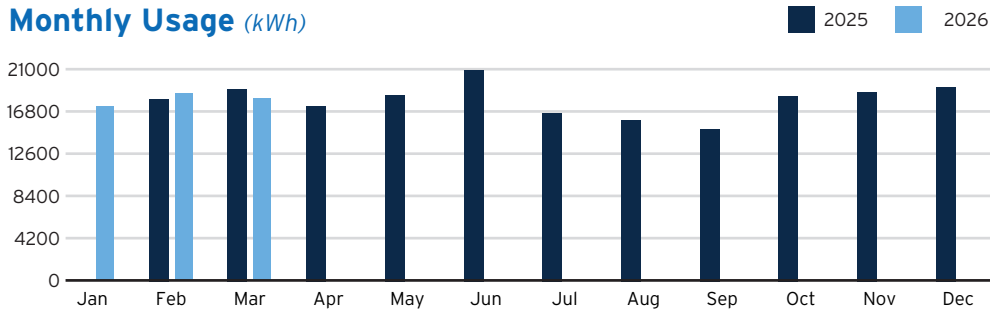
**Your Locations With The Highest Usage**

- 6801 COLONIAL LAKE DR, RIVERVIEW, FL 33578-8318 **13,803 KWH**
- 10031 REMINGTON DR, RIVERVIEW, FL 33578-8344 **2,788 KWH**




Scan here to interact with your bill online.

**Monthly Usage (kWh)**



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



**DOWNED IS DANGEROUS!**  
If you see a downed power line, move a safe distance away and call 911.  
Visit [TampaElectric.com/Safety](https://TampaElectric.com/Safety) for more safety tips.



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

Account #: 311000010257  
Due Date: April 21, 2026

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

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

Amount Due: **\$3,974.22**  
Payment Amount: \$ \_\_\_\_\_

700250003850

Your account will be drafted on April 21, 2026

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.

## 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 | 03/03/2026 | 731     |   | 605      |   | 126 kWh    | 1          | 29 Days        | <b>\$40.08</b>  |
|            |            |         |   |          |   |            |            |                | <span style="color: green; font-weight: bold;">▼</span> 48.4% |

**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 | 03/03/2026 | 29,637  |   | 29,268   |   | 369 kWh    | 1          | 29 Days        | <b>\$79.53</b>  |
|            |            |         |   |          |   |            |            |                | <span style="color: green; font-weight: bold;">▼</span> 57.6% |

**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 | 03/03/2026 | 22,046  |   | 21,844   |   | 202 kWh    | 1          | 29 Days        | <b>\$223.57</b>   |
|            |            |         |   |          |   |            |            |                | <span style="color: green; font-weight: bold;">▼</span> 31.5% |


**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](http://TampaElectric.com)

### Ways To Pay Your Bill

- 

**Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- 

**In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- 

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

**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- 

**Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

### Contact Us

- Online:**  
[TampaElectric.com](http://TampaElectric.com)
- Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909







**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

| Meter   | Read Date  | Current | - | Previous | = | Total Used                              | Multiplier | Billing Period | Amount     |  |
|---|------------|---------|---|----------|---|---|------------|----------------|------------|--|
| <b>Service Address:</b> 10698 LAKE SAINT CHARLE, RIVERVIEW, FL 33569-0000     |            |         |   |          |   | <b>Sub-Account Number:</b> 211007993416 |            |                |            |  |
| 1000552847  | 03/03/2026 | 21,407  |   | 21,277   |   | 130 kWh                                 | 1          | 29 Days        | \$40.73    |  8.5%     |
| <b>Service Address:</b> 6801 COLONIAL LAKE DR, RIVERVIEW, FL 33578-8318       |            |         |   |          |   | <b>Sub-Account Number:</b> 211007993721 |            |                |            |  |
| 1000794742  | 03/03/2026 | 80,572  |   | 66,769   |   | 13,803 kWh                              | 1          | 29 Days        | \$1,533.62 |  |
| 1000794742  | 03/03/2026 | 30.25   |   | 0        |   | 30.25 kWh                               | 1          | 29 Days        |            |  2.8%     |
| <b>Service Address:</b> 10031 REMINGTON DR, RIVERVIEW, FL 33578-8344          |            |         |   |          |   | <b>Sub-Account Number:</b> 211007993960 |            |                |            |  |
| 1000324124  | 03/03/2026 | 92,581  |   | 89,793   |   | 2,788 kWh                               | 1          | 29 Days        | \$472.14   |  14.7%    |
| <b>Service Address:</b> 7318 COLONIAL LAKE DR, RIVERVIEW, FL 33578-0000       |            |         |   |          |   | <b>Sub-Account Number:</b> 211007994158 |            |                |            |  |
| 1000347036  | 03/03/2026 | 31,823  |   | 31,669   |   | 154 kWh                                 | 1          | 29 Days        | \$44.62    |  19.8%  |
| <b>Service Address:</b> 7318 COLONIAL LAKE DR PUMP, RIVERVIEW, FL 33578-0000  |            |         |   |          |   | <b>Sub-Account Number:</b> 211007994448 |            |                |            |  |
| 1000347035  | 03/03/2026 | 35,481  |   | 35,052   |   | 429 kWh                                 | 1          | 29 Days        | \$89.26    |  304.7% |
| <b>Service Address:</b> 7115 BUCKS FORD DR, RIVERVIEW, FL 33578-8377          |            |         |   |          |   | <b>Sub-Account Number:</b> 211007994695 |            |                |            |  |
| 1000329871  | 03/03/2026 | 3,107   |   | 3,071    |   | 36 kWh                                  | 1          | 29 Days        | \$25.47    |  37.9%  |
| <b>Service Address:</b> 10301 LAKE ST CHARLES BL LG, RIVERVIEW, FL 33578-0000 |            |         |   |          |   | <b>Sub-Account Number:</b> 211007994893 |            |                |            |  |
| 1000343375  | 03/03/2026 | 730     |   | 722      |   | 8 kWh                                   | 1          | 29 Days        | \$20.93    | <input type="checkbox"/> 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 | 03/03/2026 | 20,748  |   | 20,713   |   | 35 kWh     | 1          | 29 Days        | <b>\$25.31</b>  |
|            |            |         |   |          |   |            |            |                |  10.3% |


**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 | 03/03/2026 | 700     |   | 690      |   | 10 kWh     | 1          | 29 Days        | <b>\$21.25</b>   |
|            |            |         |   |          |   |            |            |                |  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 | 03/03/2026 | 795     |   | 780      |   | 15 kWh     | 1          | 29 Days        | <b>\$22.07</b>   |
|            |            |         |   |          |   |            |            |                |  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 | 03/03/2026 | 262     |   | 254      |   | 8 kWh      | 1          | 29 Days        | <b>\$20.93</b>  |
|            |            |         |   |          |   |            |            |                |  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 | 03/03/2026 | 869     |   | 856      |   | 13 kWh     | 1          | 29 Days        | <b>\$21.74</b>   |
|            |            |         |   |          |   |            |            |                |  7.1% |


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

**Sub-Account Number:** 211007996286

| Meter      | Read Date  | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount  |
|------------|------------|---------|---|----------|---|------------|------------|----------------|---|
| 1000330312 | 03/03/2026 | 696     |   | 688      |   | 8 kWh      | 1          | 29 Days        | <b>\$20.93</b>  |
|            |            |         |   |          |   |            |            |                |  11.1% |

**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 | 03/03/2026 | 715     |   | 707      |   | 8 kWh      | 1          | 29 Days        | <b>\$20.93</b>  |
|            |            |         |   |          |   |            |            |                |  11.1% |

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 | 03/03/2026 | 546     |   | 546      |   | 0 kWh      | 1          | 29 Days        | <b>\$19.63</b> |

**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 | 03/03/2026 | 647     |   | 638      |   | 9 kWh      | 1          | 29 Days        | <b>\$21.10</b> |

10.0%

**Total Current Month's Charges**
**\$3,974.22**



Sub-Account #: 211004126325  
Statement Date: 04/01/2026

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

### Meter Read


**Meter Location:** PUMP/LIFT STATION

**Service Period:** 02/03/2026 - 03/03/2026

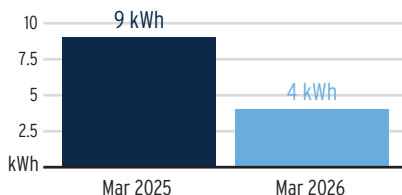
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000849973   | 03/03/2026 | 731             |   | 605              |   | 126 kWh    | 1          | 29 Days        |

### Charge Details

|  <b>Electric Charges</b> |                         |                |
|---|-------------------------|----------------|
| Daily Basic Service Charge  | 29 days @ \$0.66000     | \$19.14        |
| Energy Charge   | 126 kWh @ \$0.09202/kWh | \$11.59        |
| Fuel Charge   | 126 kWh @ \$0.03516/kWh | \$4.43         |
| Storm Protection Charge   | 126 kWh @ \$0.00568/kWh | \$0.72         |
| Clean Energy Transition Mechanism   | 126 kWh @ \$0.00418/kWh | \$0.53         |
| Storm Surcharge   | 126 kWh @ \$0.02121/kWh | \$2.67         |
| Florida Gross Receipt Tax   |                         | \$1.00         |
| <b>Electric Service Cost</b>  |                         | <b>\$40.08</b> |

### Avg kWh Used Per Day



**Current Month's Electric Charges \$40.08**

Billing information continues on next page →



Sub-Account #: 211007992699  
Statement Date: 04/01/2026

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

### Meter Read

Service Period: 02/03/2026 - 03/03/2026

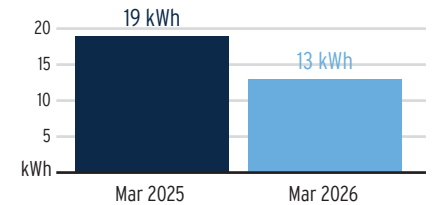
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000327084   | 03/03/2026 | 29,637          |   | 29,268           |   | 369 kWh    | 1          | 29 Days        |

### Charge Details

| ⚡ Electric Charges                |                         |                |
|-----------------------------------|-------------------------|----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000     | \$19.14        |
| Energy Charge                     | 369 kWh @ \$0.09202/kWh | \$33.96        |
| Fuel Charge                       | 369 kWh @ \$0.03516/kWh | \$12.97        |
| Storm Protection Charge           | 369 kWh @ \$0.00568/kWh | \$2.10         |
| Clean Energy Transition Mechanism | 369 kWh @ \$0.00418/kWh | \$1.54         |
| Storm Surcharge                   | 369 kWh @ \$0.02121/kWh | \$7.83         |
| Florida Gross Receipt Tax         |                         | \$1.99         |
| <b>Electric Service Cost</b>      |                         | <b>\$79.53</b> |

### Avg kWh Used Per Day



**Current Month's Electric Charges \$79.53**

Billing information continues on next page →



Sub-Account #: 211007992905  
Statement Date: 04/01/2026

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

### Meter Read

**Service Period:** 02/03/2026 - 03/03/2026

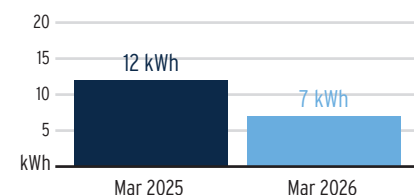
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000325037   | 03/03/2026 | 22,046          |   | 21,844           |   | 202 kWh    | 1          | 29 Days        |

### Charge Details

| ⚡ Electric Charges                |                         |                |
|-----------------------------------|-------------------------|----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000     | \$19.14        |
| Energy Charge                     | 202 kWh @ \$0.09202/kWh | \$18.59        |
| Fuel Charge                       | 202 kWh @ \$0.03516/kWh | \$7.10         |
| Storm Protection Charge           | 202 kWh @ \$0.00568/kWh | \$1.15         |
| Clean Energy Transition Mechanism | 202 kWh @ \$0.00418/kWh | \$0.84         |
| Storm Surcharge                   | 202 kWh @ \$0.02121/kWh | \$4.28         |
| Florida Gross Receipt Tax         |                         | \$1.31         |
| <b>Electric Service Cost</b>      |                         | <b>\$52.41</b> |

### Avg kWh Used Per Day



**Current Month's Electric Charges \$52.41**

Billing information continues on next page →




**Sub-Account #: 211007992905**  
**Statement Date: 04/01/2026**

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

**Service Period:** 02/03/2026 - 03/03/2026

**Rate Schedule:** Lighting Service

**Charge Details**

|  <b>Electric Charges</b> |                        |                 |
|---|------------------------|-----------------|
| <b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>   |                        |                 |
| 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          |
| <b>Lighting Charges</b>   |                        | <b>\$171.16</b> |

**Current Month's Electric Charges \$171.16**

Billing information continues on next page →




**Sub-Account #: 211007993192**  
**Statement Date: 04/01/2026**

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

**Service Period:** 02/03/2026 - 03/03/2026

**Rate Schedule:** Lighting Service

**Charge Details**

|  <b>Electric Charges</b> |                          |                   |
|---|--------------------------|-------------------|
| <b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>   |                          |                   |
| 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           |
| <b>Lighting Charges</b>   |                          | <b>\$1,210.38</b> |

**Current Month's Electric Charges \$1,210.38**

*Billing information continues on next page →*



Sub-Account #: 211007993416  
Statement Date: 04/01/2026

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

### Meter Read


**Meter Location:** PUMP/LIFT STATION

**Service Period:** 02/03/2026 - 03/03/2026

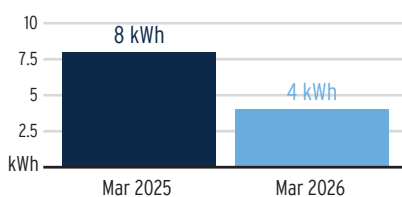
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000552847   | 03/03/2026 | 21,407          |   | 21,277           |   | 130 kWh    | 1          | 29 Days        |

### Charge Details

|  <b>Electric Charges</b> |                         |                |
|---|-------------------------|----------------|
| Daily Basic Service Charge  | 29 days @ \$0.66000     | \$19.14        |
| Energy Charge   | 130 kWh @ \$0.09202/kWh | \$11.96        |
| Fuel Charge   | 130 kWh @ \$0.03516/kWh | \$4.57         |
| Storm Protection Charge   | 130 kWh @ \$0.00568/kWh | \$0.74         |
| Clean Energy Transition Mechanism   | 130 kWh @ \$0.00418/kWh | \$0.54         |
| Storm Surcharge   | 130 kWh @ \$0.02121/kWh | \$2.76         |
| Florida Gross Receipt Tax   |                         | \$1.02         |
| <b>Electric Service Cost</b>  |                         | <b>\$40.73</b> |

### Avg kWh Used Per Day



**Current Month's Electric Charges \$40.73**

*Billing information continues on next page →*



Sub-Account #: 211007993721  
Statement Date: 04/01/2026

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

### Meter Read

**Service Period:** 02/03/2026 - 03/03/2026

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

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000794742   | 03/03/2026 | 80,572          |   | 66,769           |   | 13,803 kWh | 1          | 29 Days        |
| 1000794742   | 03/03/2026 | 30.25           |   | 0                |   | 30.25 kW   | 1          | 29 Days        |

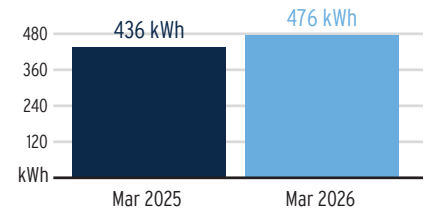
### Charge Details

| Electric Charges                  |                            |                   |
|-----------------------------------|----------------------------|-------------------|
| Daily Basic Service Charge        | 29 days @ \$1.12000        | \$32.48           |
| Billing Demand Charge             | 30 kW @ \$19.06000/kW      | \$571.80          |
| Energy Charge                     | 13,803 kWh @ \$0.00815/kWh | \$112.49          |
| Fuel Charge                       | 13,803 kWh @ \$0.03516/kWh | \$485.31          |
| Capacity Charge                   | 30 kW @ \$0.72000/kW       | \$21.60           |
| Storm Protection Charge           | 30 kW @ \$2.02000/kW       | \$60.60           |
| Energy Conservation Charge        | 30 kW @ \$0.79000/kW       | \$23.70           |
| Environmental Cost Recovery       | 13,803 kWh @ \$0.00072/kWh | \$9.94            |
| Clean Energy Transition Mechanism | 30 kW @ \$1.15000/kW       | \$34.50           |
| Storm Surcharge                   | 13,803 kWh @ \$0.01035/kWh | \$142.86          |
| Florida Gross Receipt Tax         |                            | \$38.34           |
| <b>Electric Service Cost</b>      |                            | <b>\$1,533.62</b> |

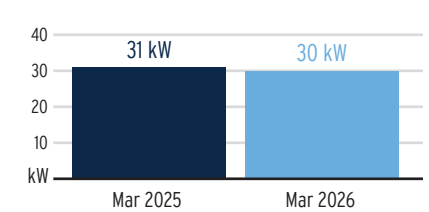
**Current Month's Electric Charges \$1,533.62**

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: 04/01/2026

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

### Meter Read

**Meter Location:** Pump

**Service Period:** 02/03/2026 - 03/03/2026

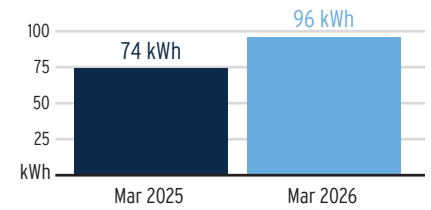
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000324124   | 03/03/2026 | 92,581          |   | 89,793           |   | 2,788 kWh  | 1          | 29 Days        |

### Charge Details

| ⚡ Electric Charges                |                           |                 |
|-----------------------------------|---------------------------|-----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000       | \$19.14         |
| Energy Charge                     | 2,788 kWh @ \$0.09202/kWh | \$256.55        |
| Fuel Charge                       | 2,788 kWh @ \$0.03516/kWh | \$98.03         |
| Storm Protection Charge           | 2,788 kWh @ \$0.00568/kWh | \$15.84         |
| Clean Energy Transition Mechanism | 2,788 kWh @ \$0.00418/kWh | \$11.65         |
| Storm Surcharge                   | 2,788 kWh @ \$0.02121/kWh | \$59.13         |
| Florida Gross Receipt Tax         |                           | \$11.80         |
| <b>Electric Service Cost</b>      |                           | <b>\$472.14</b> |

### Avg kWh Used Per Day



**Current Month's Electric Charges \$472.14**

Billing information continues on next page →



**Sub-Account #: 211007994158**  
**Statement Date: 04/01/2026**

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

### Meter Read

**Service Period:** 02/03/2026 - 03/03/2026

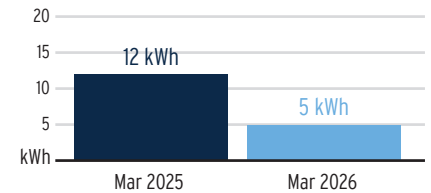
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000347036   | 03/03/2026 | 31,823          |   | 31,669           |   | 154 kWh    | 1          | 29 Days        |

### Charge Details

| ⚡ Electric Charges                |                         |                |
|-----------------------------------|-------------------------|----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000     | \$19.14        |
| Energy Charge                     | 154 kWh @ \$0.09202/kWh | \$14.17        |
| Fuel Charge                       | 154 kWh @ \$0.03516/kWh | \$5.41         |
| Storm Protection Charge           | 154 kWh @ \$0.00568/kWh | \$0.87         |
| Clean Energy Transition Mechanism | 154 kWh @ \$0.00418/kWh | \$0.64         |
| Storm Surcharge                   | 154 kWh @ \$0.02121/kWh | \$3.27         |
| Florida Gross Receipt Tax         |                         | \$1.12         |
| <b>Electric Service Cost</b>      |                         | <b>\$44.62</b> |

### Avg kWh Used Per Day



**Current Month's Electric Charges \$44.62**

Billing information continues on next page →



Sub-Account #: 211007994448  
Statement Date: 04/01/2026

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

### Meter Read

**Service Period:** 02/03/2026 - 03/03/2026

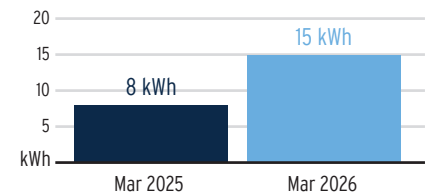
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000347035   | 03/03/2026 | 35,481          |   | 35,052           |   | 429 kWh    | 1          | 29 Days        |

### Charge Details

| ⚡ Electric Charges                |                         |                |
|-----------------------------------|-------------------------|----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000     | \$19.14        |
| Energy Charge                     | 429 kWh @ \$0.09202/kWh | \$39.48        |
| Fuel Charge                       | 429 kWh @ \$0.03516/kWh | \$15.08        |
| Storm Protection Charge           | 429 kWh @ \$0.00568/kWh | \$2.44         |
| Clean Energy Transition Mechanism | 429 kWh @ \$0.00418/kWh | \$1.79         |
| Storm Surcharge                   | 429 kWh @ \$0.02121/kWh | \$9.10         |
| Florida Gross Receipt Tax         |                         | \$2.23         |
| <b>Electric Service Cost</b>      |                         | <b>\$89.26</b> |

### Avg kWh Used Per Day



**Current Month's Electric Charges \$89.26**

Billing information continues on next page →



Sub-Account #: 211007994695  
Statement Date: 04/01/2026

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

### Meter Read

**Meter Location:** Lite

**Service Period:** 02/03/2026 - 03/03/2026

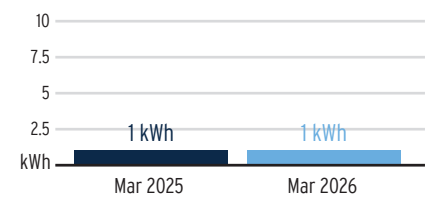
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000329871   | 03/03/2026 | 3,107           |   | 3,071            |   | 36 kWh     | 1          | 29 Days        |

### Charge Details

| ⚡ Electric Charges                |                        |                |
|-----------------------------------|------------------------|----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000    | \$19.14        |
| Energy Charge                     | 36 kWh @ \$0.09202/kWh | \$3.31         |
| Fuel Charge                       | 36 kWh @ \$0.03516/kWh | \$1.27         |
| Storm Protection Charge           | 36 kWh @ \$0.00568/kWh | \$0.20         |
| Clean Energy Transition Mechanism | 36 kWh @ \$0.00418/kWh | \$0.15         |
| Storm Surcharge                   | 36 kWh @ \$0.02121/kWh | \$0.76         |
| Florida Gross Receipt Tax         |                        | \$0.64         |
| <b>Electric Service Cost</b>      |                        | <b>\$25.47</b> |

### Avg kWh Used Per Day



**Current Month's Electric Charges \$25.47**

*Billing information continues on next page →*



Sub-Account #: 211007994893  
Statement Date: 04/01/2026

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

### Meter Read

**Service Period:** 02/03/2026 - 03/03/2026

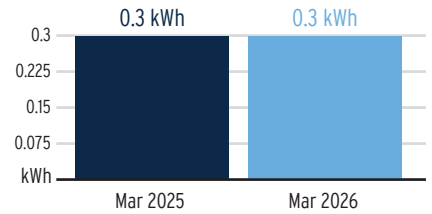
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000343375   | 03/03/2026 | 730             |   | 722              |   | 8 kWh      | 1          | 29 Days        |

### Charge Details

| ⚡ Electric Charges                |                       |                |
|-----------------------------------|-----------------------|----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000   | \$19.14        |
| Energy Charge                     | 8 kWh @ \$0.09202/kWh | \$0.74         |
| Fuel Charge                       | 8 kWh @ \$0.03516/kWh | \$0.28         |
| Storm Protection Charge           | 8 kWh @ \$0.00568/kWh | \$0.05         |
| Clean Energy Transition Mechanism | 8 kWh @ \$0.00418/kWh | \$0.03         |
| Storm Surcharge                   | 8 kWh @ \$0.02121/kWh | \$0.17         |
| Florida Gross Receipt Tax         |                       | \$0.52         |
| <b>Electric Service Cost</b>      |                       | <b>\$20.93</b> |

### Avg kWh Used Per Day



**Current Month's Electric Charges \$20.93**

Billing information continues on next page →



**Sub-Account #: 211007995155**  
**Statement Date: 04/01/2026**

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

### Meter Read

**Service Period:** 02/03/2026 - 03/03/2026

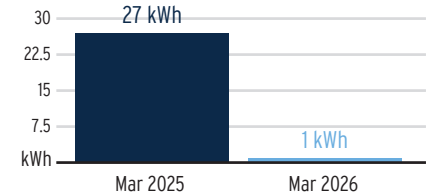
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000327189   | 03/03/2026 | 20,748          |   | 20,713           |   | 35 kWh     | 1          | 29 Days        |

### Charge Details

| ⚡ Electric Charges                |                        |                |
|-----------------------------------|------------------------|----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000    | \$19.14        |
| Energy Charge                     | 35 kWh @ \$0.09202/kWh | \$3.22         |
| Fuel Charge                       | 35 kWh @ \$0.03516/kWh | \$1.23         |
| Storm Protection Charge           | 35 kWh @ \$0.00568/kWh | \$0.20         |
| Clean Energy Transition Mechanism | 35 kWh @ \$0.00418/kWh | \$0.15         |
| Storm Surcharge                   | 35 kWh @ \$0.02121/kWh | \$0.74         |
| Florida Gross Receipt Tax         |                        | \$0.63         |
| <b>Electric Service Cost</b>      |                        | <b>\$25.31</b> |

### Avg kWh Used Per Day



**Current Month's Electric Charges \$25.31**

Billing information continues on next page →



Sub-Account #: 211007995353  
Statement Date: 04/01/2026

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

### Meter Read

**Service Period:** 02/03/2026 - 03/03/2026

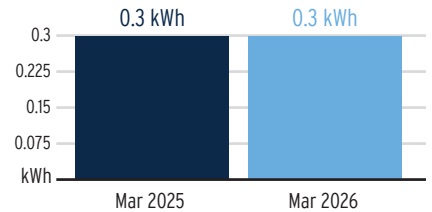
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000325662   | 03/03/2026 | 700             |   | 690              |   | 10 kWh     | 1          | 29 Days        |

### Charge Details

| ⚡ Electric Charges                |                        |                |
|-----------------------------------|------------------------|----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000    | \$19.14        |
| 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         |                        | \$0.53         |
| <b>Electric Service Cost</b>      |                        | <b>\$21.25</b> |

### Avg kWh Used Per Day



**Current Month's Electric Charges \$21.25**

Billing information continues on next page →



Sub-Account #: 211007995601  
Statement Date: 04/01/2026

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

### Meter Read

**Service Period:** 02/03/2026 - 03/03/2026

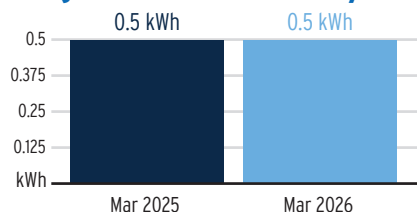
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000325668   | 03/03/2026 | 795             |   | 780              |   | 15 kWh     | 1          | 29 Days        |

### Charge Details

| ⚡ Electric Charges                |                        |                |
|-----------------------------------|------------------------|----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000    | \$19.14        |
| Energy Charge                     | 15 kWh @ \$0.09202/kWh | \$1.38         |
| Fuel Charge                       | 15 kWh @ \$0.03516/kWh | \$0.53         |
| Storm Protection Charge           | 15 kWh @ \$0.00568/kWh | \$0.09         |
| Clean Energy Transition Mechanism | 15 kWh @ \$0.00418/kWh | \$0.06         |
| Storm Surcharge                   | 15 kWh @ \$0.02121/kWh | \$0.32         |
| Florida Gross Receipt Tax         |                        | \$0.55         |
| <b>Electric Service Cost</b>      |                        | <b>\$22.07</b> |

### Avg kWh Used Per Day



**Current Month's Electric Charges \$22.07**

Billing information continues on next page →



Sub-Account #: 211007995809  
Statement Date: 04/01/2026

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

### Meter Read

**Service Period:** 02/03/2026 - 03/03/2026

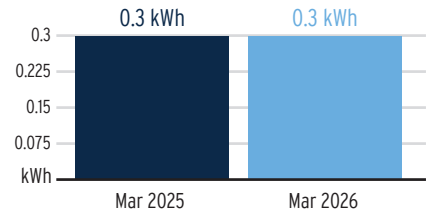
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000881416   | 03/03/2026 | 262             |   | 254              |   | 8 kWh      | 1          | 29 Days        |

### Charge Details

| ⚡ Electric Charges                |                       |                |
|-----------------------------------|-----------------------|----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000   | \$19.14        |
| Energy Charge                     | 8 kWh @ \$0.09202/kWh | \$0.74         |
| Fuel Charge                       | 8 kWh @ \$0.03516/kWh | \$0.28         |
| Storm Protection Charge           | 8 kWh @ \$0.00568/kWh | \$0.05         |
| Clean Energy Transition Mechanism | 8 kWh @ \$0.00418/kWh | \$0.03         |
| Storm Surcharge                   | 8 kWh @ \$0.02121/kWh | \$0.17         |
| Florida Gross Receipt Tax         |                       | \$0.52         |
| <b>Electric Service Cost</b>      |                       | <b>\$20.93</b> |

### Avg kWh Used Per Day



**Current Month's Electric Charges \$20.93**

Billing information continues on next page →



Sub-Account #: 211007996054  
Statement Date: 04/01/2026

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

### Meter Read

**Service Period:** 02/03/2026 - 03/03/2026

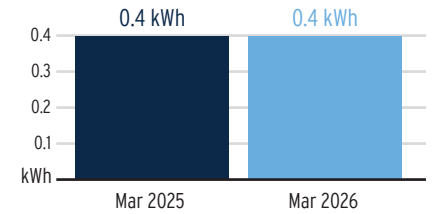
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000329568   | 03/03/2026 | 869             |   | 856              |   | 13 kWh     | 1          | 29 Days        |

### Charge Details

| ⚡ Electric Charges                |                        |                |
|-----------------------------------|------------------------|----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000    | \$19.14        |
| Energy Charge                     | 13 kWh @ \$0.09202/kWh | \$1.20         |
| Fuel Charge                       | 13 kWh @ \$0.03516/kWh | \$0.46         |
| Storm Protection Charge           | 13 kWh @ \$0.00568/kWh | \$0.07         |
| Clean Energy Transition Mechanism | 13 kWh @ \$0.00418/kWh | \$0.05         |
| Storm Surcharge                   | 13 kWh @ \$0.02121/kWh | \$0.28         |
| Florida Gross Receipt Tax         |                        | \$0.54         |
| <b>Electric Service Cost</b>      |                        | <b>\$21.74</b> |

### Avg kWh Used Per Day



**Current Month's Electric Charges \$21.74**

Billing information continues on next page →



Sub-Account #: 211007996286  
Statement Date: 04/01/2026

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

### Meter Read

**Service Period:** 02/03/2026 - 03/03/2026

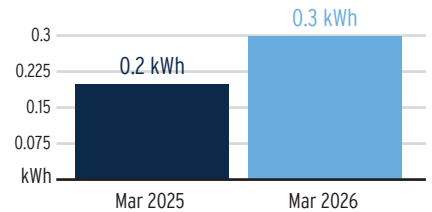
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000330312   | 03/03/2026 | 696             |   | 688              |   | 8 kWh      | 1          | 29 Days        |

### Charge Details

| ⚡ Electric Charges                |                       |                |
|-----------------------------------|-----------------------|----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000   | \$19.14        |
| Energy Charge                     | 8 kWh @ \$0.09202/kWh | \$0.74         |
| Fuel Charge                       | 8 kWh @ \$0.03516/kWh | \$0.28         |
| Storm Protection Charge           | 8 kWh @ \$0.00568/kWh | \$0.05         |
| Clean Energy Transition Mechanism | 8 kWh @ \$0.00418/kWh | \$0.03         |
| Storm Surcharge                   | 8 kWh @ \$0.02121/kWh | \$0.17         |
| Florida Gross Receipt Tax         |                       | \$0.52         |
| <b>Electric Service Cost</b>      |                       | <b>\$20.93</b> |

### Avg kWh Used Per Day



**Current Month's Electric Charges \$20.93**

Billing information continues on next page →



Sub-Account #: 211007996567  
Statement Date: 04/01/2026

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

### Meter Read

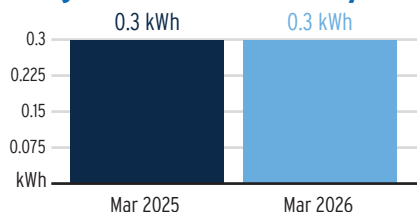
**Service Period:** 02/03/2026 - 03/03/2026      **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000347026   | 03/03/2026 | 715             |   | 707              |   | 8 kWh      | 1          | 29 Days        |

### Charge Details

| ⚡ Electric Charges                |                       |                |
|-----------------------------------|-----------------------|----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000   | \$19.14        |
| Energy Charge                     | 8 kWh @ \$0.09202/kWh | \$0.74         |
| Fuel Charge                       | 8 kWh @ \$0.03516/kWh | \$0.28         |
| Storm Protection Charge           | 8 kWh @ \$0.00568/kWh | \$0.05         |
| Clean Energy Transition Mechanism | 8 kWh @ \$0.00418/kWh | \$0.03         |
| Storm Surcharge                   | 8 kWh @ \$0.02121/kWh | \$0.17         |
| Florida Gross Receipt Tax         |                       | \$0.52         |
| <b>Electric Service Cost</b>      |                       | <b>\$20.93</b> |

### Avg kWh Used Per Day



**Current Month's Electric Charges \$20.93**

Billing information continues on next page →



Sub-Account #: 211007996765  
Statement Date: 04/01/2026

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

### Meter Read

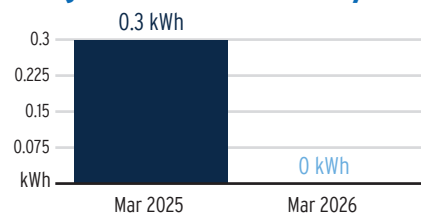
**Service Period:** 02/03/2026 - 03/03/2026      **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000347027   | 03/03/2026 | 546             |   | 546              |   | 0 kWh      | 1          | 29 Days        |

### Charge Details

| ⚡ Electric Charges           |                     |                |
|------------------------------|---------------------|----------------|
| Daily Basic Service Charge   | 29 days @ \$0.66000 | \$19.14        |
| Florida Gross Receipt Tax    |                     | \$0.49         |
| <b>Electric Service Cost</b> |                     | <b>\$19.63</b> |

### Avg kWh Used Per Day



**Current Month's Electric Charges \$19.63**

Billing information continues on next page →



Sub-Account #: 211007997011  
Statement Date: 04/01/2026

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

### Meter Read

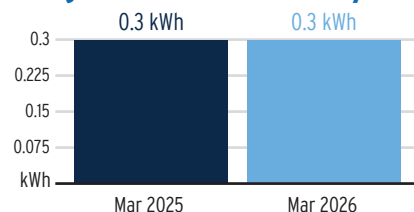
**Service Period:** 02/03/2026 - 03/03/2026      **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000331067   | 03/03/2026 | 647             |   | 638              |   | 9 kWh      | 1          | 29 Days        |

### Charge Details

| ⚡ Electric Charges                |                       |                |
|-----------------------------------|-----------------------|----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000   | \$19.14        |
| 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         |                       | \$0.53         |
| <b>Electric Service Cost</b>      |                       | <b>\$21.10</b> |

### Avg kWh Used Per Day



**Current Month's Electric Charges**      **\$21.10**

**Total Current Month's Charges**      **\$3,974.22**



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

**Statement Date:** April 08, 2026

|                                 |                 |
|---------------------------------|-----------------|
| <b>Amount Due:</b>              | <b>\$470.16</b> |
| <b>Due Date:</b> April 29, 2026 |                 |
| <b>Account #:</b> 221003603224  |                 |


**DO NOT PAY. Your account will be drafted on April 29, 2026**

**Account Summary**

|  |                 |
|--|-----------------|
| <b>Current Service Period:</b> March 05, 2026 - April 02, 2026 |                 |
| Previous Amount Due  | \$543.83        |
| Payment(s) Received Since Last Statement                       | -\$543.83       |
| <b>Current Month's Charges</b>                                 | <b>\$470.16</b> |
| <b>Amount Due by April 29, 2026</b>                            | <b>\$470.16</b> |

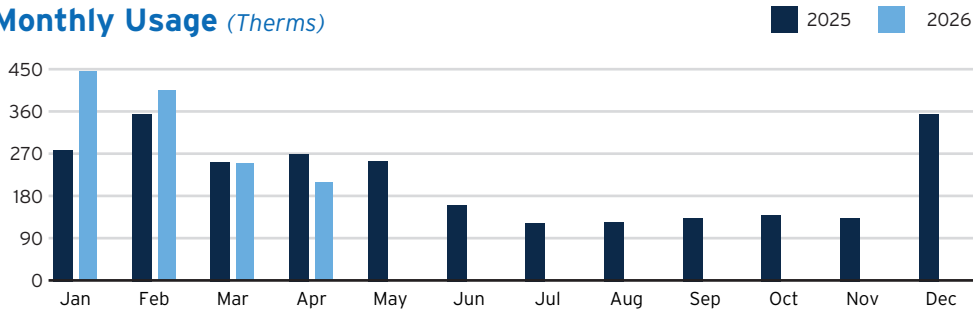
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

- Your Energy Insight**
- Your average daily THMS used was **24.21% lower** than the same period last year.
  - Your average daily THMS used was **16.28% lower** than it was in your previous period.



Scan here to view your account online.

**Monthly Usage (Therms)**



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

**Ready to dig into spring?**

Always contact **811** before you dig.



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

**Account #:** 221003603224  
**Due Date:** April 29, 2026

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

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

|                        |                 |
|------------------------|-----------------|
| <b>Amount Due:</b>     | <b>\$470.16</b> |
| <b>Payment Amount:</b> | \$ _____        |

648915387127

Your account will be drafted on April 29, 2026

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

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

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



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

**Account #: 221003603224**  
**Statement Date: April 08, 2026**  
**Charges Due: April 29, 2026**

## Meter Read

**Service Period:** Mar 05, 2026 - Apr 02, 2026

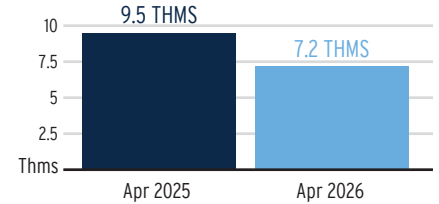
**Rate Schedule:** General Service 1

| Meter Number | Read Date  | Current Reading | - Previous Reading | = Measured Volume | x BTU | x Conversion | = Total Used | Billing Period |
|--------------|------------|-----------------|--------------------|-------------------|-------|--------------|--------------|----------------|
| AHX26127     | 04/02/2026 | 7,082           | 6,902              | 180 CCF           | 1.043 | 1.1168       | 209.7 Therms | 29 Days        |

## Charge Details

| Natural Gas Charges                                 |                        |                 |
|---|------------------------|-----------------|
| Customer Charge                                     |                        | \$81.00         |
| Distribution Charge                                 | 209.7 THMS @ \$0.47618 | \$99.85         |
| PGA   | 209.7 THMS @ \$1.16057 | \$243.37        |
| Florida Gross Receipts Tax                          |                        | \$13.14         |
| <b>Natural Gas Service Cost</b>                     |                        | <b>\$437.36</b> |
| State Tax   |                        | \$32.80         |
| <b>Total Natural Gas Cost, Local Fees and Taxes</b> |                        | <b>\$470.16</b> |

## Avg THMS Used Per Day



**Total Current Month's Charges \$470.16**

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

## Ways To Pay Your Bill

- Bank Draft**  
 Visit [PeoplesGas.com](https://PeoplesGas.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
 Find list of Payment Agents at [PeoplesGas.com](https://PeoplesGas.com)
- Mail A Check**  
**Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](https://PeoplesGas.com). Convenience fee will be charged.
- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Peoples Gas  
 P.O. Box 111  
 Tampa, FL 33601-0111

## Contact Us

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

# 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.: 8741  
Terms: Due on receipt  
Invoice date: 04/06/2026  
Due date: 04/06/2026

| #  | Date | Product or service | Description  | Qty | Rate       | Amount     |
|----|------|--------------------|--|-----|------------|------------|
| 1. |      | <b>Services</b>    | <p>Monthly invoice regarding all community dog stations and waste receptacles. Included also in this estimate are janitorial services that will be offered as a bonus to provided service agreement regarding dog/waste services.</p> <p>1. Dog stations and waste receptacles: 15 each totaling 30. Twice weekly, we will empty contents of all stations. Provide new liners and hand bags at service providers expense. All trash and waste will be collected and removed from property.</p> <p>2. Janitorial services: These services reflect only restrooms, four in all. Two men's and two women's. Sweep and mop floors. Wipe down all items, toilets, urinals, mirrors, faucets and light switches. In addition, service provider will maintain and supply all toilet paper, hand towels, and hand soap. These services will be added at no additional cost for incentive in agreement of dog station services.</p> <p>Services for all will commence twice weekly.</p> | 1   | \$1,200.00 | \$1,200.00 |

Fees: Dog/waste stations, labor, fuel, insurance (WC and GL) and all materials, will be a flat fee of \$1200 billed once monthly at the 1st of each month.

The breakdown is \$10 per each dog and waste station, which equates to \$300 weekly, \$1200 monthly.

---

**Total**

**\$1,200.00**

---



CC0331226

0 LAKE ST CHARLES 0

**ACCOUNT SUMMARY**

|                           |                |
|---------------------------|----------------|
| Credit Limit              | \$20,000.00    |
| Credit Available          | \$17,642.00    |
| Statement Closing Date    | March 31, 2026 |
| Days in Billing Cycle     | 31             |
| Previous Balance          | \$4,174.69     |
| Payments & Credits        | \$4,299.73     |
| Purchases & Other Charges | \$2,441.34     |
| Balance Transfer          | \$0.00         |
| <b>FEES CHARGED</b>       | \$0.00         |
| <b>INTEREST CHARGED</b>   | \$0.00         |
| New Balance               | \$2,316.30     |

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                | \$2,316.30            |
| <b>Minimum Payment Due</b> | <b>\$2,316.30</b>     |
| <b>Payment Due Date</b>    | <b>April 27, 2026</b> |

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

| Tran Date | Post Date | Reference Number   | Transaction Description   | Amount             |
|-----------|-----------|--------------------|---|--------------------|
|           |           |                    |   | <b>\$4,174.69-</b> |
| 03/25     | 03/25     | F151500F400CHGDDA  | AUTOMATIC PAYMENT - THANK YOU   | 4,174.69-          |
|           |           | <b>DAVID ESKRA</b> |   | <b>\$2,316.30</b>  |
| 03/03     | 03/03     | 5543286EE5SFKWAVF  | AMAZON.COM*BE5SA10Z1 SEATTLE WA<br>MCC: 5942 MERCHANT ZIP:                  | 38.95              |
| 03/03     | 03/03     | 5270715EF09FNZ1F0  | THE HOME DEPOT #6380 RIVERVIEW F CREDIT<br>MCC: 5200 MERCHANT ZIP: 33578000 | 30.31-             |
| 03/03     | 03/03     | 5270715EF09FNZ5FP  | THE HOME DEPOT #6380 RIVERVIEW FL<br>MCC: 5200 MERCHANT ZIP: 33578000       | 143.74             |
| 03/05     | 03/05     | 5270715EH09FN3JA6  | THE HOME DEPOT #6380 RIVERVIEW FL<br>MCC: 5200 MERCHANT ZIP: 33578000       | 168.22             |
| 03/06     | 03/06     | 5543286EH5VETADLK  | AMAZON MKTPL*BE3GY6050 SEATTLE WA<br>MCC: 5942 MERCHANT ZIP:                | 209.99             |
| 03/06     | 03/06     | 5543286EH5V9E340H  | AMAZON MKTPL*BE8MW1AR0 SEATTLE WA<br>MCC: 5942 MERCHANT ZIP:                | 101.38             |
| 03/06     | 03/06     | 1230202EH0036AN45  | MICROSOFT*MICROSOFT 36 REDMOND WA   | 9.99               |

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**

|                         |                       |
|-------------------------|-----------------------|
| Account Number:         |                       |
| <b>Payment Due Date</b> | <b>April 27, 2026</b> |
| <b>New Balance</b>      | <b>\$2,316.30</b>     |
| Minimum Payment Due     | \$2,316.30            |
| Past Due Amount         | \$0.00                |

Make Check  
Payable to:

Amount Enclosed:

\$

0 LAKE ST CHARLES 0  
LAKE ST CHARLES COMMUNITY DEVELOPM  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716

0 LAKE ST CHARLES 0

**TRANSACTIONS (continued)**

| Tran Date | Post Date | Reference Number  | Transaction Description  | Amount |
|-----------|-----------|-------------------|--|--------|
| 03/07     | 03/07     | 5543286EJ5VV966DV | MCC: 5818 MERCHANT ZIP:<br>AMAZON.COM*BE7TK1MS0 SEATTLE WA                 | 38.99  |
| 03/09     | 03/09     | 5543286EL5WF47TSL | MCC: 5942 MERCHANT ZIP:<br>AMAZON MKTPL*BP1P28TR1 SEATTLE WA               | 599.99 |
| 03/12     | 03/12     | 5543286EP5XBS8J8X | MCC: 5942 MERCHANT ZIP:<br>AMAZON.COM*BP0ON2390 SEATTLE WA                 | 15.98  |
| 03/12     | 03/12     | 5543286EP5XBS9SND | MCC: 5942 MERCHANT ZIP:<br>AMAZON MKTPL*BP8T246B1 SEATTLE WA               | 24.20  |
| 03/12     | 03/12     | 5543286EP5XBVQZDG | MCC: 5942 MERCHANT ZIP:<br>AMAZON.COM*BP9P083D0 SEATTLE WA                 | 6.50   |
| 03/12     | 03/12     | 5543286EP5XERXTTP | MCC: 5942 MERCHANT ZIP:<br>AMAZON.COM SEATTLE WA CREDIT                    | 38.95- |
| 03/12     | 03/12     | 8230509EPEHNPMHE3 | MCC: 5942 MERCHANT ZIP:<br>CANVA* I04818-49246105 CAMDEN DE                | 20.00  |
| 03/13     | 03/13     | 5543286ER5XGS8W90 | MCC: 7333 MERCHANT ZIP:<br>AMAZON MKTPLACE PMTS SEATTLE WA CREDIT          | 27.89- |
| 03/13     | 03/13     | 5270715ET09FVD516 | MCC: 5942 MERCHANT ZIP:<br>THE HOME DEPOT #6380 RIVERVIEW FL               | 55.48  |
| 03/14     | 03/14     | 1230202ET00LYJMTY | MCC: 5200 MERCHANT ZIP: 33578000<br>MAILCHIMP ATLANTA GA                   | 20.00  |
| 03/15     | 03/15     | 5543286ES5YQDG9MQ | MCC: 5818 MERCHANT ZIP:<br>AMAZON MKTPL*BP57M98A0 SEATTLE WA               | 15.99  |
| 03/15     | 03/15     | 5543286ES5YQG6SRJ | MCC: 5942 MERCHANT ZIP:<br>AMAZON MKTPL*B50OG2FE2 SEATTLE WA               | 19.89  |
| 03/19     | 03/19     | 5543286EY5ZHEMY3H | MCC: 5942 MERCHANT ZIP:<br>RACKSPACE EMAIL & APPS WINDCREST TX             | 313.97 |
| 03/23     | 03/23     | 5543286F260Z5XEQ1 | MCC: 4816 MERCHANT ZIP: 22222<br>AMAZON MKTPL*B584C1ND1 SEATTLE WA         | 259.78 |
| 03/23     | 03/23     | 5270715F309FVPXPP | MCC: 5942 MERCHANT ZIP:<br>THE HOME DEPOT #6380 RIVERVIEW FL               | 76.28  |
| 03/26     | 03/26     | 5543286F561VXVB8S | MCC: 5200 MERCHANT ZIP: 33578000<br>AMAZON MKTPL*B542E7TW0 SEATTLE WA      | 30.18  |
| 03/26     | 03/26     | 5543286F561WEPK85 | MCC: 5942 MERCHANT ZIP:<br>AMAZON.COM*B59V77831 SEATTLE WA                 | 6.29   |
| 03/26     | 03/26     | 5543286F562234JNA | MCC: 5942 MERCHANT ZIP:<br>AMAZON.COM*BG8H78WX2 SEATTLE WA                 | 10.89  |
| 03/26     | 03/26     | 5531658F6L70D6366 | MCC: 5942 MERCHANT ZIP:<br>THORNTONS 181704 QPS RIVERVIEW FL               | 27.08  |
| 03/26     | 03/26     | 5270715F609FYM1F2 | MCC: 5542 MERCHANT ZIP: 33578<br>THE HOME DEPOT #6380 RIVERVIEW FL         | 227.58 |
| 03/30     | 03/30     | 5543286F963AKDBS2 | MCC: 5200 MERCHANT ZIP: 33578000<br>AMAZON MKTPLACE PMTS SEATTLE WA CREDIT | 27.89- |
|           |           |                   | MCC: 5942 MERCHANT ZIP:  |        |

**IMPORTANT ACCOUNT INFORMATION**

\$0 - \$2,316.30 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 04/27/26. 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      | \$38.95  | THE MORE YOU SPEND, THE MORE YOU EARN |
| Cashback Earned this Statement | \$5.79   | \$0-\$500,000 = 0.25%                 |
| New Cashback Balance           | \$44.74  | \$500,001-\$1,500,000 = 0.60%         |
| Your cashback will be award on | Aug 2026 | \$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:

| <i>Tiers</i>                      | <i>Cashback %</i> |
|-----------------------------------|-------------------|
| <i>\$0 - \$500,000</i>            | <i>0.25</i>       |
| <i>\$500,001 - \$1,500,000</i>    | <i>0.60</i>       |
| <i>\$1,500,001 - \$4,000,000</i>  | <i>0.75</i>       |
| <i>\$4,000,001 - \$12,500,000</i> | <i>0.90</i>       |
| <i>\$12,500,001 +</i>             | <i>1.00</i>       |

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)**  
**3/31/2026**

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.  
Attach all receipts to this form.*

|          |                        |   |                 | Parks & Rec            | Clubhouse               | Clubhouse          | Clubhouse           |
|----------|------------------------|---|-----------------|------------------------|-------------------------|--------------------|---------------------|
|          |                        |   |                 | Vehicle<br>Maintenance | Maintenance<br>& Repair | Office<br>Supplies | Misc<br>Contingency |
|          |                        |   |                 | 001-57200-<br>4660     | 001-57200-<br>4647      | 001-57200-<br>5101 | 001-57900-<br>6409  |
| Date     | Vendor Name            | Description                                   | Amount          |                        |                         |                    |                     |
| 03/03/26 | Amazon                 | Supplies - No Receipt Provided                | 38.95           |                        |                         |                    | 38.95               |
| 03/03/26 | The Home Depot         | Supplies - Refund/No Receipt Provided         | (30.31)         |                        | (30.31)                 |                    |                     |
| 03/03/26 | The Home Depot         | Bleach, Hose Hanger, Metal Pistol Grip Nozzle | 143.74          |                        | 143.74                  |                    |                     |
| 03/05/26 | The Home Depot         | Maintenance Supplies                          | 168.22          |                        | 168.22                  |                    |                     |
| 03/06/26 | Amazon                 | Pressure Washer Cleaner                       | 209.99          |                        |                         |                    | 209.99              |
| 03/06/26 | Amazon                 | Supplies - No Receipt Provided                | 101.38          |                        |                         |                    | 101.38              |
| 03/06/26 | Microsoft Store        | Office Supplies - No Receipt Provided         | 9.99            |                        |                         | 9.99               |                     |
| 03/07/26 | Amazon                 | Trailer Jack                                  | 38.99           |                        |                         |                    | 38.99               |
| 03/09/26 | Amazon                 | Supplies - No Receipt Provided                | 599.99          |                        |                         |                    | 599.99              |
| 03/12/26 | Amazon                 | Supplies - No Receipt Provided                | 15.98           |                        |                         |                    | 15.98               |
| 03/12/26 | Amazon                 | Supplies - No Receipt Provided                | 24.20           |                        |                         |                    | 24.20               |
| 03/12/26 | Amazon                 | Unisex Restroom Pass Key Tag                  | 6.50            |                        |                         |                    | 6.50                |
| 03/12/26 | Amazon                 | Supplies - Refund/No Receipt Provided         | (38.95)         |                        |                         |                    | (38.95)             |
| 03/12/26 | Canva                  | Office Subscription - No Receipt Provided     | 20.00           |                        |                         | 20.00              |                     |
| 03/13/26 | Amazon                 | Supplies - Refund/No Receipt Provided         | (27.89)         |                        |                         |                    | (27.89)             |
| 03/13/26 | The Home Depot         | Maintenance Supplies                          | 55.48           |                        | 55.48                   |                    |                     |
| 03/14/26 | Mailchimp              | Monthly Email Service ACH - No Receipt        | 20.00           |                        |                         | 20.00              |                     |
| 03/15/26 | Amazon                 | Floating Rope Lifesaving Dock Lines           | 15.99           |                        |                         |                    | 15.99               |
| 03/15/26 | Amazon                 | Supplies - No Receipt Provided                | 19.89           |                        |                         |                    | 19.89               |
| 03/19/26 | Rackspace Email & Apps | Office Supplies - No Receipt Provided         | 313.97          |                        |                         | 313.97             |                     |
| 03/23/26 | Amazon                 | 80 Gallon Storage Bench Deck Box              | 259.78          |                        |                         |                    | 259.78              |
| 03/23/26 | The Home Depot         | Spray Paint, Glue                             | 76.28           |                        | 76.28                   |                    |                     |
| 03/26/26 | Amazon                 | Desk Calendar, Tape                           | 30.18           |                        |                         | 30.18              |                     |
| 03/26/26 | Amazon                 | Stapler                                       | 6.29            |                        |                         | 6.29               |                     |
| 03/26/26 | Amazon                 | Supplies - No Receipt Provided                | 10.89           |                        |                         |                    | 10.89               |
| 03/26/26 | Thorntons              | Gas   | 27.08           | 27.08                  |                         |                    |                     |
| 03/26/26 | The Home Depot         | Steel Safety Gas Can, Disinfectant Wipes      | 227.58          |                        | 227.58                  |                    |                     |
| 03/30/26 | Amazon                 | Supplies - Refund/No Receipt Provided         | (27.89)         |                        |                         |                    | (27.89)             |
|          |                        |   |                 |                        |                         |                    |                     |
|          | <b>TOTAL</b>           | 001-10114                                     | <b>2,316.30</b> | <b>27.08</b>           | <b>640.99</b>           | <b>400.43</b>      | <b>1,247.80</b>     |

10151 BLOOMINGDALE AVE  
RIVERVIEW, FL 33578 (813)246-5714

6380 00061 29480 03/03/26 10:21 AM  
SALE CASHIER LESLIE

|                                     |        |
|-------------------------------------|--------|
| 841688007840 2G BLEACH&D <A>        | 28.97N |
| 2 GAL. BLEACH & DECK SPRAYER        |        |
| 875195007321 COUPLER LOCK <A>       | 14.97N |
| TOWSMART BRASS COUPLER LOCK         |        |
| 849278072803 QUICK LINKS <A>        | 6.97N  |
| TOWSMART QUICK LINKS 2PK            |        |
| 034411000007 ANVILPISTOL <A>        | 7.98N  |
| ANVIL METAL PISTOL GRIP NOZZLE      |        |
| 764736996913 691-B-LIB <A>          | 11.98N |
| AMERICANA HEAVY DUTY HOSE HANGER    |        |
| 078627043991 5/8 IN. X 50 <A>       | 29.98N |
| HUSKY 5/8 IN X 50 FT HEAVYDUTY HOSE |        |
| 017541668521 128OZ CHL SG <A>       |        |
| 128 OZ CHLORINATING LIQUID - SINGLE |        |
| 388.48                              | 25.44N |
| 726843022640 LIGHT POST <A>         | 17.45N |
| 2.5" ELECTRICAL STABLE LIGHT POST   |        |

|           |        |
|-----------|--------|
| SUBTOTAL  | 143.74 |
| SALES TAX | 0.00   |

TAX EXEMPT

|       |          |
|-------|----------|
| TOTAL | \$143.74 |
|-------|----------|

XXXXXXXXXXXX5814 MASTERCARD

USD\$ 143.74

AUTH CODE 003413/4615902

TA

Contactless

AID A0000000041010

Mastercard

P.O.#/JOB NAME: DAVE

6380 03/03/26 10:21 AM



6380 61 29480 03/03/2026 5704

RETURN POLICY DEFINITIONS

| POLICY ID | DAYS | POLICY EXPIRES ON |
|-----------|------|-------------------|
| A 1       | 90   | 06/01/2026        |



How doers  
get more done.

10151 BLOOMINGDALE AVE  
RT 17, PALM BEACH, FL 33411 (813)246-5714

6380 00052 05471 03/05/26 02:11 PM  
SALE CASHIER LESLIE

|  |         |
|--|---------|
| 01780724530 CE 1X4 6WY <A>               |         |
| CE1FTX4FT 6WAY CCT FLAT PANEL WHT        |         |
| 289.97                                   | 159.94N |
| 07847211892 1G WP, WH <A>                | 0.78N   |
| 1G WHT N/L MIDWAY OUTLET WALLPLT         |         |
| 88748027596 3/8 CAP SCW <A>              | 3.75N   |
| 08722045487 1/2 SS BUT CAP SCW 1PC (39P) |         |
| 08722045487 1/2 SS BUT CAP SCW 1PC (39P) | 3.75N   |
| M8X20 SS PAN PH MC SCW 1PC (45M)         |         |

|                          |            |          |
|--------------------------|------------|----------|
|                          | SUBTOTAL   | 168.22   |
|                          | SALES TAX  | 0.00     |
| TAX EXEMPT               | TOTAL      | \$168.22 |
| XXXXXXXXXXXX5614         | MASTERCARD |          |
|                          | USD\$      | 168.22   |
| AUTH CODE 005933/2520436 |            | TA       |
| Contactless              |            |          |
| AID A000000041010        | Mastercard |          |

P.O.#/JOB NAME: DAVE

6380 03/05/26 02:11 PM



6380 52 05471 03/05/2026 0706

| RETURN POLICY DEFINITIONS |      |                   |
|---------------------------|------|-------------------|
| POLICY ID                 | DAYS | POLICY EXPIRES ON |
| A 1                       | 90   | 06/03/2026        |



Details for Order #112-2066811-3962612

**Order Placed:** March 6, 2026  
**Amazon.com order number:** 112-2066811-3962612  
**Order Total:** \$209.99

| Not Yet Shipped  |              |
|--|--------------|
| <b>Items Ordered</b>   | <b>Price</b> |
| 1 Of: 24"Pressure Washer Surface Cleaner,4500PSI Power Washer Surface Cleaner Attachment with Wheels,Dual Handle,Stainless Steel Housing, 3/8"Quick-Connect for Driveway Sidewalk Curb Deck Patio Cleaning<br>Sold by: doniks (seller profile)<br>Condition: New | \$209.99     |
| <b>Shipping Address:</b><br>David Eskra<br>6801 Colonial Lake Drive<br>Riverview, FL 33578<br>United States  |              |
| <b>Shipping Speed:</b><br>Standard Shipping  |              |

| Payment information   |                              |
|---|------------------------------|
| <b>Payment Method:</b><br>MasterCard   Last digits: 5814  | Item(s) Subtotal: \$209.99   |
|   | Shipping & Handling: \$0.00  |
|   | -----                        |
| <b>Billing address</b><br>David Eskra<br>6801 Colonial Lake Drive<br>Riverview, FL 33578<br>United States | Total before tax: \$209.99   |
|   | Estimated Tax: \$0.00        |
|   | -----                        |
|   | <b>Grand Total: \$209.99</b> |

To view the status of your order, return to [Order Summary](#) .



Details for Order #112-2932281-2745828

**Order Placed:** March 6, 2026  
**Amazon.com order number:** 112-2932281-2745828  
**Order Total:** \$38.99

| Not Yet Shipped   |              |
|---|--------------|
| <b>Items Ordered</b>  | <b>Price</b> |
| 1 of: <i>VEVOR 5000 lbs A-Frame Trailer Jack, 15" Vertical Travel, Adjustable Drop Leg, for Horse, Utility, Yacht Trailers</i><br>Sold by: Amazon.com<br>Condition: New | \$38.99      |
| <b>Shipping Address:</b><br>David Eskra<br>6801 Colonial Lake Drive<br>Riverview, FL 33578<br>United States   |              |
| <b>Shipping Speed:</b><br>FREE Prime Delivery   |              |

| Payment information   |   |
|---|---|
| <b>Payment Method:</b><br>MasterCard   Last digits: 5814  | Item(s) Subtotal: \$38.99<br>Shipping & Handling: \$0.00  |
| <b>Billing address</b><br>David Eskra<br>6801 Colonial Lake Drive<br>Riverview, FL 33578<br>United States | -----<br>Total before tax: \$38.99<br>Estimated Tax: \$0.00<br>-----<br><b>Grand Total: \$38.99</b> |

To view the status of your order, return to [Order Summary](#) .

# Order Summary

Order placed March 11, 2026    Order # 112-6827384-0193000

### 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:              | \$6.50        |
| Shipping & Handling:           | \$0.00        |
| Total before tax:              | \$6.50        |
| Estimated tax to be collected: | \$0.00        |
| <b>Grand Total:</b>            | <b>\$6.50</b> |

### Placed by

David Eskra

### Arriving Friday



Lucky Line - Unisex Restroom Pass Key Tag, Plastic with Split Key Ring Keychain  
Identifier for Restaurant, Office, Gas Station, 1 Per Pack (53201)

Sold by: Amazon.com

Supplied by: Other

2 \$3.25

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English

United States

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How doers  
get more done.

10151 BLOOMINGDALE AVE  
RIVERVIEW, FL 33578 (813)246-5714

6380 00051 99187 03/13/26 02:15 PM  
SALE CASHIER MICHELLE

|                               |        |
|-------------------------------|--------|
| 840254200180 HDX 27 RED <A>   | 8.98N  |
| HDX 27 GAL TOUGH TOTE RED LID |        |
| 030192024256 XYLENE <A>       | 25.56N |
| KLEAN STRIP XYLENE GAL        |        |
| 037000543442 FEBRZ REFIL <A>  | 12.97N |
| FBRZ PISO 3CT LINEN & SKY     |        |
| 071611915090 MOTOR OIL <A>    | 7.97N  |
| PENNZOIL PLATINUM 5W30 32OZ   |        |

|                             |            |         |
|-----------------------------|------------|---------|
|                             | SUBTOTAL   | 55.48   |
|                             | SALES TAX  | 0.00    |
| TAX EXEMPT                  | TOTAL      | \$55.48 |
| XXXXXXXXXXXX5814 MASTERCARD | USD\$      | 55.48   |
| AUTH CODE 013231/4510079    | TA         |         |
| Contactless                 |            |         |
| AID A000000041010           | Mastercard |         |

P.O.#/JOB NAME: DAVE  
6380 03/13/26 02:15 PM



6380 51 99187 03/13/2026 9741

| RETURN POLICY DEFINITIONS |      |                   |
|---------------------------|------|-------------------|
| POLICY ID                 | DAYS | POLICY EXPIRES ON |
| A                         | 1    | 90 06/11/2026     |



Details for Order #112-1276759-7959428

**Order Placed:** March 13, 2026  
**Amazon.com order number:** 112-1276759-7959428  
**Order Total:** \$15.99

| <b>Not Yet Shipped</b>  |                         |
|---|-------------------------|
| <b>Items Ordered</b><br>1 of: <i>Shappy Floating Rope Life Ring Rope Lifesaving Dock Lines Boat Braided Polypropylene Outdoor Throwing Lines for Life Pre server Ring Anchor Heaving Line with Spring Hook(15 m/ 16.4 Yards,White)</i><br>Sold by: ROOTAPick ( <a href="#">seller profile</a> )<br>Condition: New | <b>Price</b><br>\$15.99 |
| <b>Shipping Address:</b><br>David Eskra<br>6801 Colonial Lake Drive<br>Riverview, FL 33578<br>United States   |                         |
| <b>Shipping Speed:</b><br>FREE Prime Delivery   |                         |

| <b>Payment information</b>  |   |
|---|---|
| <b>Payment Method:</b><br>MasterCard   Last digits: 5814  | Item(s) Subtotal: \$15.99<br>Shipping & Handling: \$0.00<br>----- |
| <b>Billing address</b><br>David Eskra<br>6801 Colonial Lake Drive<br>Riverview, FL 33578<br>United States | Total before tax: \$15.99<br>Estimated Tax: \$0.00<br>-----       |
|   | <b>Grand Total: \$15.99</b>                                       |

To view the status of your order, return to [Order Summary](#) .



Details for Order #112-2447818-2779455

**Order Placed:** March 23, 2026  
**Amazon.com order number:** 112-2447818-2779455  
**Order Total:** \$259.78

| <b>Not Yet Shipped</b>   |              |
|--|--------------|
| <b>Items Ordered</b>   | <b>Price</b> |
| 2 of: <i>Devoko 80 Gallon Storage Bench Deck Box Lockable for Patio Furniture, Garden Decor and Outdoor Seating for Cushions, Gar den Tools and Pool Supplies (Black)</i><br>Sold by: devokowholesale ( <a href="#">seller profile</a> )<br>Business Price<br>Condition: New | \$129.89     |
| <b>Shipping Address:</b><br>David Eskra<br>6801 Colonial Lake Drive<br>Riverview, FL 33578<br>United States  |              |
| <b>Shipping Speed:</b><br>Two-Day Shipping   |              |

| <b>Payment information</b>  |   |
|---|---|
| <b>Payment Method:</b><br>MasterCard   Last digits: 5814  | Item(s) Subtotal: \$259.78<br>Shipping & Handling: \$0.00             |
| <b>Billing address</b><br>David Eskra<br>6801 Colonial Lake Drive<br>Riverview, FL 33578<br>United States | -----<br>Total before tax: \$259.78<br>Estimated Tax: \$0.00<br>----- |
|   | <b>Grand Total: \$259.78</b>  |

To view the status of your order, return to [Order Summary](#) .



How doers  
get more done.

10151 BLOOMINGDALE AVE  
RIVERVIEW, FL 33578 (813)246-5714

6380 00028 78221 03/23/26 03:05 PM  
SALE CASHIER MIKE

646072630761 FURN DOLLY <A> 34.98N  
MHT 1000 LB WOOD FURNITURE DOLLY  
013600769406 40LB SALT <A>  
40LB DIAMOND CRYSTAL SOLAR  
498.58 34.32N  
C78C35193053 SPRAY PAINT <A> 6.96N  
BEHR NO MORE DRAMA GLO: AERO 12 0Z

SUBTOTAL 76.28  
SALES TAX 0.00

TAX EXEMPT

TOTAL \$76.28

XXXXXXXXXXXX5814 MASTERCARD

USD\$ 76.28  
FA

AUTH CODE 023425/4281749  
AUTH MODE - ISSUER  
Contactless  
AID A0000000041010

Mastercard

P.O.#/JOB NAME: DAVE

6380 03/23/26 03:05 PM



6380 28 78221 03/23/2026 3418

RETURN POLICY DEFINITIONS

| POLICY ID | DAYS | POLICY EXPIRES IN |
|-----------|------|-------------------|
| A 1       | 90   | 06/21/2026        |

# Order Summary

Order placed March 25, 2026    Order # 112-4853139-1828244

### 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:              | \$30.18        |
| Shipping & Handling:           | \$2.00         |
| Free Shipping:                 | -\$2.00        |
| Total before tax:              | \$30.18        |
| Estimated tax to be collected: | \$0.00         |
| <b>Grand Total:</b>            | <b>\$30.18</b> |

### Placed by

David Eskra

### Arriving tomorrow 10 AM – 3 PM



Desk Calendar 2026-2027 with Desktop Mat – 22" x 17" Large Desk Calendars with Desktop Pad, 18-Month Teacher Desk Calendar from Jan 2026–Jun 2027, for Office, School & Home Use (Black)

Sold by: YESDO  
Supplied by: Other  
**\$18.99**



Scotch Magic Tape, 6 Rolls with Tape Dispenser, Numerous Applications, Invisible, Engineered for Repairing, 3/4 x 1000 Inches

Sold by: Amazon  
Supplied by: Other  
**\$11.19**

[Back to top](#)



English

United States

# Order Summary

Order placed March 25, 2026    Order # 112-8694467-8695408

**Ship to**

David Eskra  
6801 Colonial Lake Drive  
Riverview, FL 33578  
United States

**Payment method**

Mastercard ending in 5814

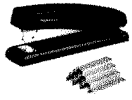
[View related transactions](#)

**Order Summary**

|                                |               |
|--------------------------------|---------------|
| Item(s) Subtotal:              | \$6.29        |
| Shipping & Handling:           | \$0.99        |
| Free Shipping:                 | -\$0.99       |
| Total before tax:              | \$6.29        |
| Estimated tax to be collected: | \$0.00        |
| <b>Grand Total:</b>            | <b>\$6.29</b> |

**Placed by**

David Eskra

**Arriving tomorrow 10 AM – 3 PM**

Amazon Basics Office Stapler with 1000 Staples, 25 Sheet Capacity, Non-Slip, Black, Home Office

Sold by: Amazon.com

Supplied by: Other

**\$6.29**

[Back to top](#)

**business prime**

English

United States

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Thorntons# 181784  
9979 PROGRESS BLVD  
RIVERVIEW, FL, 33578  
813-621-7222

Date: 03/26/26  
Time: 14:28:51

Seq: 339

| Pump       | Gallons | Price    |
|------------|---------|----------|
| 15         | 7.165   | \$ 3.779 |
| Product    |         | Amount   |
| Unleaded R |         | \$ 27.08 |

MASTERCARD \$ 27.08  
TOTAL SALE \$ 27.08

TRAN TYPE: Sale  
PURCHASE \$27.08

CHIP CONTACTLESS  
\*\*\*\*\*5814

MASTERCARD

Seq#: 1948  
REF#: 194801  
STAN: 007422  
Appr. Code: 026407  
APPROVED  
via MASTERCARD

ARDC - 9CB5FB947832E

Mode: Issuer  
AID: A0000000041010  
TVR: 0000000001  
IAD: 0110A0400122000  
TSI: E800 ARC: 00

Thank You



How doers  
get more done.

10151 BLOOMINGDALE AVE  
RIVERVIEW, FL 33578 (813)246-5714

6380 00051 35462 06/26/26 02:00 PM  
SALE CASHIER SHIRLEY

|                                     |         |
|-------------------------------------|---------|
| 044600302089 CDW 3X75CT <A>         | 13.78N  |
| CLX DISINFECT WIPES 3X75CT          |         |
| 019800122072 WINDEX PRO <A>         | 11.48N  |
| WINDEX GLASS REFILL 128OZ           |         |
| 079340648883 LOCPCGAPCPP <A>        | 9.98N   |
| LOCTITE POWER GRAB PRESSURE PK 6 OZ |         |
| 030772095355 PLATINUM PLU <A>       | 5.97N   |
| DAWN PLAT PLUS POWERWASH LEMON 16OZ |         |
| 071121963802 SPBGSTPACCU <A>        | 14.98N  |
| SP BUG STOP ACCUSHOT RTU 1.3 GAL    |         |
| 070183000241 RU365 REFILL <A>       | 33.47N  |
| ROUNDUP DUALACTION 365 W&GK REFILL  |         |
| 048441221813 RED GALVANTZ <A>       |         |
| 5GAL EAGLE STEEL SAFETY GAS CAN     |         |
| 2064.97                             | 129.94N |
| 840362376944 MAXFLEX TOP <A>        | 7.96N   |
| MAXFLEX S/G CLEAR TOPCOAT 12OZ      |         |

SUBTOTAL 227.58  
SALES TAX 0.00

TAX EXEMPT TOTAL \$227.58

XXXXXXXXXXXX5814 MASTERCARD USD\$ 227.58

AUTH CODE 026616/1511808 TA  
AUTH MODE - ISSUER

Contactless  
AID A0000000041010 Mastercard

P.O.#/JOB NAME: DAVE  
6380 03/26/26 02:00 PM



6380 51 35462 03/26/2026 0844

RETURN POLICY DEFINITIONS

| POLICY ID | DAYS | POLICY EXPIRES ON |
|-----------|------|-------------------|
| A         | 1    | 90 06/24/2026     |



PO BOX 489  
NEWARK, NJ 07101-0489

**Invoice:** 6139373393  
**Billing period:** Feb 24 - Mar 23, 2026  
**Due date:** 04/15/26

KEYLINE  
|||

-LAKE ST CHARLES COMMUNITY DIS  
6801 COLONIAL LAKE DR  
RIVERVIEW, FL 33578-8318

Manage your account at  
[verizon.com/mybusiness](https://verizon.com/mybusiness)

We updated the design of your bill. Learn more about these updates at  
[verizon.com/business/billupdates](https://verizon.com/business/billupdates)

We appreciate your business with this account since 11/30/2015.

## Snapshot of your bill

(details on page 5)

|  |                |
|--|----------------|
| Balance from last bill                   | \$27.09        |
| Payment - Thank You                      | -\$27.09       |
| Balance Forward                          | \$0.00         |
| <hr/>                                    |                |
| This month's charges due by Apr 15, 2026 | \$27.09        |
| <b>Total due</b>                         | <b>\$27.09</b> |

Auto Pay is scheduled for 04/12/26 - Thank You.

### Review your bill online

Scan QR code with your camera app or go to [verizon.com/business/bill](https://verizon.com/business/bill)



-LAKE ST CHARLES COMMUNITY DIS  
6801 COLONIAL LAKE DR  
RIVERVIEW, FL 33578-8318

Bill Date March 23, 2026

Invoice Number 6139373393

### Total Amount Due

Deducted from bank account on 04/12/26  
DO NOT MAIL PAYMENT

**\$27.09**

PO BOX 16810  
NEWARK, NJ 07101-6810



61393733930108420821730000100000002709000000027097



**Invoice:** 6139373393  
**Billing period:** Feb 24 - Mar 23, 2026  
**Due date:** 04/15/26

## Payment Summary

|                            |                 |
|----------------------------|-----------------|
| <b>Previous Balance</b>    | <b>\$27.09</b>  |
| <hr/>                      |                 |
| <b>Payment - Thank You</b> |                 |
| Payment Received 03/12/26  | -\$27.09        |
| <hr/>                      |                 |
| <b>Total Payments</b>      | <b>-\$27.09</b> |
| <hr/>                      |                 |
| <b>Balance Forward</b>     | <b>\$0.00</b>   |

**Questions about your bill?**  
[verizon.com/business/support](http://verizon.com/business/support)  
 800-922-0204

**You may be eligible for a discount by enrolling in Auto Pay and paper-free billing, depending on your plan.**

See eligible plans at [verizon.com/business/payoptions](http://verizon.com/business/payoptions)

**You can enroll in Auto Pay by:**

1. Logging in or Registering for My Business at [verizon.com/mybusiness](http://verizon.com/mybusiness).
2. Calling our Automated Payment Option Enrollment system at 866-868-3882.
3. Signing the remit slip below and mailing with check.

**You can enroll in paper-free billing by:**

1. Logging into your My Business Account > Billing > Manage payments > Paper-free billing.

**Eligible payment methods for potential discount include:**

1. Bank Account
2. Verizon Business Mastercard

Written notations included with or on your payment will not be reviewed or honored. Please send correspondence to:  
**Verizon Wireless Attn: Correspondence Team PO Box 15069 Albany, NY 12212**

**Automatic Payment Enrollment for Account: 842082173-00001 -LAKE ST CHARLES COMMUNITY DIS**

By signing below, you authorize Verizon Wireless to electronically debit your bank account each month for the total balance due on your account. The check you send will be used to setup Automatic Payment. You will be notified each month of the date and amount of the debit 10 days in advance of the payment. You agree to receive all Auto Pay related communications electronically. I understand and accept these terms. This agreement does not alter the terms of your existing Customer Agreement. I agree that Verizon Wireless is not liable for erroneous bill statements or incorrect debits to my account. To withdraw your authorization you must call Verizon Wireless. Check with your bank for any charges.

1. Check this box.                      2. Sign name in box below, as shown on the bill and date.                      3. Return this slip with your payment. Do not send a voided check.

---

**Account:** 842082173-00001  
**Invoice:** 6139373393  
**Billing period:** Feb 24 - Mar 23, 2026  
**Due date:** 04/15/26

# Your March bill is \$27.09

Due Apr 15

## Changes since your last bill

Last month you paid \$27.09.

Your bill stayed the same.

Review details online at [verizon.com/mybusiness/bill](http://verizon.com/mybusiness/bill).

## Bill summary (details on page 4)

|  |                |
|--|----------------|
| <b>Balance Forward</b>                       | <b>\$0.00</b>  |
| Monthly charges                              | \$25.00        |
| Usage & Purchase Charges                     | \$0.00         |
| Surcharges and Other charges & credits       | \$2.09         |
| Taxes, Governmental Surcharges & Fees        | \$0.00         |
| <b>Total Current charges due by 04/15/26</b> | <b>\$27.09</b> |
| <b>Total Charges</b>                         | <b>\$27.09</b> |

Auto Pay is scheduled for 04/12/26 - 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](http://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](http://verizon.com/stores) to find a Verizon store near you.



**Account:** 842082173-00001  
**Invoice:** 6139373393  
**Billing period:** Feb 24 - Mar 23, 2026  
**Due date:** 04/15/26

## 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 |
|------------------------------|-------------|-----------------|----------------------------|-------------------|--|---------------------------------------|------------------------------------|----------------|------------------|-----------|------------|---------------|-------------|--------------|
| <b>Lines Charges</b>         |             |                 |                            |                   |  |                                       |                                    |                |                  |           |            |               |             |              |
| 813-624-4124 Admin Assistant | 5           | \$25.00         | --                         | --                | \$2.09                                 | --                                    | --                                 | \$27.09        | --               | 6         | --         | --            | --          | --           |
| 813-671-8339 Mark Cooper     | 9           | --              | --                         | --                | --                                     | --                                    | --                                 | --             | --               | --        | --         | --            | --          | --           |
| <b>Total Charges</b>         |             | <b>\$25.00</b>  | <b>\$0.00</b>              | <b>\$0.00</b>     | <b>\$2.09</b>                          | <b>\$0.00</b>                         | <b>\$0.00</b>                      | <b>\$27.09</b> |                  |           |            |               |             |              |

**Account:** 842082173-00001  
**Invoice:** 6139373393  
**Billing period:** Feb 24 - Mar 23, 2026  
**Due date:** 04/15/26

## Charges by line details

**Admin Assistant** **\$27.09**  
**813-624-4124**  
**Yealink T53W**

**Monthly Charges** **\$25.00**

### Plan

|                              |               |         |
|------------------------------|---------------|---------|
| Business UNL Mob Clt/Dsk Phn | 03/24 - 04/23 | \$10.00 |
|------------------------------|---------------|---------|

### Features & Add Ons

|                  |               |         |
|------------------|---------------|---------|
| One Talk Service | 03/24 - 04/23 | \$15.00 |
|------------------|---------------|---------|

**Usage and Purchase Charges** **\$0.00**

| Messaging            |          | Allowance | Used | Billable | Cost   |
|----------------------|----------|-----------|------|----------|--------|
| Text (02/24 - 03/23) | messages | unlimited | 6    | --       | --     |
| 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.

For additional details about these charges sign into your account by visiting [verizon.com/mybusiness](http://verizon.com/mybusiness)

**Account:** 842082173-00001  
**Invoice:** 6139373393  
**Billing period:** Feb 24 - Mar 23, 2026  
**Due date:** 04/15/26

## Detail for Admin Assistant: 813-624-4124

### Voice

| Date | Time   | Number       | Rate  | Usage Type    | Origination | Destination   | Min. | Airtime Chrgs | LD/Other Chrgs | Total |
|------|--------|--------------|-------|---------------|-------------|---------------|------|---------------|----------------|-------|
| 2/24 | 9:12A  | 904-323-4062 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | ---           | ---            | ---   |
| 2/24 | 10:04A | 813-599-5853 | Other | Wi-Fi         | WiFi CL     | Tampacen FL   | 2    | ---           | ---            | ---   |
| 2/24 | 10:22A | 810-722-2126 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | ---           | ---            | ---   |
| 2/24 | 10:33A | 813-624-3773 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | ---           | ---            | ---   |
| 2/24 | 11:22A | 863-812-4755 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | ---           | ---            | ---   |
| 2/24 | 1:21P  | 813-599-5853 | Other | Wi-Fi         | WiFi CL     | Tampacen FL   | 1    | ---           | ---            | ---   |
| 2/24 | 1:22P  | 863-657-0178 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | ---           | ---            | ---   |
| 2/24 | 1:33P  | 813-416-8154 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 2    | ---           | ---            | ---   |
| 2/24 | 2:41P  | 959-270-4889 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | ---           | ---            | ---   |
| 2/24 | 3:45P  | 863-657-0178 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | ---           | ---            | ---   |
| 2/24 | 5:46P  | 863-657-0182 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | ---           | ---            | ---   |
| 2/25 | 9:54A  | 728-204-0287 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | ---           | ---            | ---   |
| 2/25 | 12:40P | 863-812-4755 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | ---           | ---            | ---   |
| 2/25 | 12:53P | 000-000-0086 | Other | Wi-Fi, CallVM | WiFi CL     | Voice Mail CL | 2    | ---           | ---            | ---   |
| 2/25 | 12:55P | 941-779-7007 | Other | Wi-Fi         | WiFi CL     | Bradenton FL  | 2    | ---           | ---            | ---   |
| 2/25 | 1:05P  | 941-779-7007 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 4    | ---           | ---            | ---   |
| 2/25 | 1:13P  | 727-442-8443 | Other | Wi-Fi         | WiFi CL     | Clearwater FL | 2    | ---           | ---            | ---   |
| 2/25 | 1:38P  | 813-416-8154 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | ---           | ---            | ---   |
| 2/25 | 3:22P  | 863-812-4755 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | ---           | ---            | ---   |
| 2/25 | 5:40P  | 727-288-2830 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | ---           | ---            | ---   |
| 2/26 | 11:23A | 813-549-9411 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 4    | ---           | ---            | ---   |
| 2/26 | 12:28P | 813-906-5255 | Other | Wi-Fi         | WiFi CL     | Tampacen FL   | 7    | ---           | ---            | ---   |
| 2/26 | 2:01P  | 813-997-9618 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 3    | ---           | ---            | ---   |
| 2/26 | 8:48P  | 504-414-9137 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | ---           | ---            | ---   |
| 2/27 | 11:49A | 000-000-0086 | Other | Wi-Fi, CallVM | WiFi CL     | Voice Mail CL | 3    | ---           | ---            | ---   |
| 2/27 | 2:05P  | 813-293-4728 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 16   | ---           | ---            | ---   |
| 2/27 | 2:25P  | 813-537-4106 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | ---           | ---            | ---   |
| 3/02 | 10:30A | 000-000-0086 | Other | Wi-Fi, CallVM | WiFi CL     | Voice Mail CL | 2    | ---           | ---            | ---   |
| 3/02 | 11:15A | 813-997-9618 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | ---           | ---            | ---   |
| 3/02 | 12:58P | 000-000-0086 | Other | Wi-Fi, CallVM | WiFi CL     | Voice Mail CL | 5    | ---           | ---            | ---   |
| 3/02 | 1:03P  | 813-728-9743 | Other | Wi-Fi         | WiFi CL     | Tampa FL      | 2    | ---           | ---            | ---   |
| 3/02 | 1:04P  | 813-401-2261 | Other | Wi-Fi         | WiFi CL     | Tampa FL      | 2    | ---           | ---            | ---   |
| 3/02 | 1:07P  | 480-202-0808 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 2    | ---           | ---            | ---   |
| 3/02 | 2:10P  | 813-728-9743 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 6    | ---           | ---            | ---   |
| 3/02 | 2:16P  | 813-728-9743 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | ---           | ---            | ---   |
| 3/02 | 2:22P  | 608-840-0486 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | ---           | ---            | ---   |
| 3/04 | 11:58A | 000-000-0086 | Other | Wi-Fi, CallVM | WiFi CL     | Voice Mail CL | 2    | ---           | ---            | ---   |
| 3/05 | 10:16A | 309-799-9706 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | ---           | ---            | ---   |
| 3/05 | 11:32A | 000-000-0086 | Other | Wi-Fi, CallVM | WiFi CL     | Voice Mail CL | 1    | ---           | ---            | ---   |
| 3/05 | 11:32A | 000-000-0086 | Other | Wi-Fi, CallVM | WiFi CL     | Voice Mail CL | 1    | ---           | ---            | ---   |
| 3/05 | 11:32A | 000-000-0086 | Other | Wi-Fi, CallVM | WiFi CL     | Voice Mail CL | 2    | ---           | ---            | ---   |
| 3/05 | 11:34A | 651-233-3956 | Other | Wi-Fi         | WiFi CL     | Maplewood MN  | 3    | ---           | ---            | ---   |
| 3/05 | 12:23P | 866-267-2322 | Other | Wi-Fi         | WiFi CL     | Toll-Free CL  | 5    | ---           | ---            | ---   |
| 3/05 | 1:02P  | 866-267-2322 | Other | Wi-Fi         | WiFi CL     | Toll-Free CL  | 16   | ---           | ---            | ---   |
| 3/05 | 2:59P  | 813-810-6191 | Other | Wi-Fi         | WiFi CL     | Tampa FL      | 1    | ---           | ---            | ---   |
| 3/05 | 3:00P  | 000-000-0086 | Other | Wi-Fi, CallVM | WiFi CL     | Voice Mail CL | 1    | ---           | ---            | ---   |

## Detail for Admin Assistant: 813-624-4124

### Voice, continued

| Date | Time   | Number       | Rate  | Usage Type      | Origination | Destination   | Min. | Airtime Chrgs | LD/Other Chrgs | Total |
|------|--------|--------------|-------|-----------------|-------------|---------------|------|---------------|----------------|-------|
| 3/05 | 3:01P  | 813-810-6191 | Other | Wi-Fi           | WiFi CL     | Tampa FL      | 2    | --            | --             | --    |
| 3/06 | 8:43A  | 813-677-0351 | Other | Wi-Fi           | Tampa FL    | Incoming CL   | 2    | --            | --             | --    |
| 3/06 | 10:12A | 000-000-0086 | Other | Wi-Fi, CallVM   | WiFi CL     | Voice Mail CL | 2    | --            | --             | --    |
| 3/06 | 11:59A | 813-810-6191 | Other | Wi-Fi           | WiFi CL     | Tampa FL      | 2    | --            | --             | --    |
| 3/09 | 10:07A | 000-000-0086 | Other | Wi-Fi, CallVM   | WiFi CL     | Voice Mail CL | 1    | --            | --             | --    |
| 3/09 | 10:07A | 000-000-0086 | Other | Wi-Fi, CallVM   | WiFi CL     | Voice Mail CL | 6    | --            | --             | --    |
| 3/10 | 9:20A  | 000-000-0086 | Other | Wi-Fi, CallVM   | WiFi CL     | Voice Mail CL | 1    | --            | --             | --    |
| 3/10 | 9:43A  | 813-451-1221 | Other | Wi-Fi           | Tampa FL    | Incoming CL   | 3    | --            | --             | --    |
| 3/10 | 11:53A | 813-416-8154 | Other | Wi-Fi           | Tampa FL    | Incoming CL   | 3    | --            | --             | --    |
| 3/10 | 12:10P | 813-841-2959 | Other | Wi-Fi           | Tampa FL    | Incoming CL   | 2    | --            | --             | --    |
| 3/10 | 1:37P  | 605-514-5421 | Other | Wi-Fi           | Tampa FL    | Incoming CL   | 1    | --            | --             | --    |
| 3/10 | 1:53P  | 813-493-0658 | Other | Wi-Fi           | Tampa FL    | Incoming CL   | 1    | --            | --             | --    |
| 3/11 | 2:02P  | 000-000-0086 | Other | Wi-Fi, CallVM   | WiFi CL     | Voice Mail CL | 5    | --            | --             | --    |
| 3/11 | 2:13P  | 863-984-4811 | Other | Wi-Fi           | WiFi CL     | Polk City FL  | 4    | --            | --             | --    |
| 3/11 | 2:19P  | 813-767-1150 | Other | Wi-Fi           | WiFi CL     | Tampa FL      | 2    | --            | --             | --    |
| 3/11 | 2:21P  | 813-494-6788 | Other | Wi-Fi           | WiFi CL     | Tampa FL      | 2    | --            | --             | --    |
| 3/11 | 4:37P  | 317-447-8128 | Other | Wi-Fi           | WiFi CL     | Indianapls IN | 2    | --            | --             | --    |
| 3/11 | 6:34P  | 813-906-5255 | Other | Wi-Fi           | WiFi CL     | Tampacen FL   | 1    | --            | --             | --    |
| 3/12 | 9:42A  | 313-351-8285 | Other | Wi-Fi           | Tampa FL    | Incoming CL   | 2    | --            | --             | --    |
| 3/12 | 10:35A | 855-823-8343 | Other | Wi-Fi           | WiFi CL     | Toll-Free CL  | 17   | --            | --             | --    |
| 3/12 | 1:11P  | 813-857-3444 | Other | Wi-Fi           | Tampa FL    | Incoming CL   | 1    | --            | --             | --    |
| 3/12 | 2:13P  | 813-857-3444 | Other | Wi-Fi           | Tampa FL    | Incoming CL   | 3    | --            | --             | --    |
| 3/13 | 10:52A | 800-940-7811 | Other | Wi-Fi           | WiFi CL     | Toll-Free CL  | 5    | --            | --             | --    |
| 3/13 | 11:16A | 239-955-5145 | Other | Wi-Fi           | Tampa FL    | Incoming CL   | 1    | --            | --             | --    |
| 3/16 | 9:28A  | 000-000-0086 | Other | Wi-Fi, CallVM   | WiFi CL     | Voice Mail CL | 1    | --            | --             | --    |
| 3/16 | 9:30A  | 000-000-0086 | Other | Wi-Fi, CallVM   | WiFi CL     | Voice Mail CL | 1    | --            | --             | --    |
| 3/16 | 10:10A | 000-000-0086 | Other | Wi-Fi, CallVM   | WiFi CL     | Voice Mail CL | 2    | --            | --             | --    |
| 3/16 | 10:12A | 000-000-0086 | Other | Wi-Fi, CallVM   | WiFi CL     | Voice Mail CL | 1    | --            | --             | --    |
| 3/16 | 10:12A | 000-000-0086 | Other | Wi-Fi, CallVM   | WiFi CL     | Voice Mail CL | 1    | --            | --             | --    |
| 3/16 | 10:14A | 919-710-9058 | Other | Wi-Fi           | Tampa FL    | Incoming CL   | 1    | --            | --             | --    |
| 3/16 | 11:12A | 813-537-4106 | Other | Wi-Fi           | Tampa FL    | Incoming CL   | 1    | --            | --             | --    |
| 3/16 | 11:46A | 813-997-9618 | Other | Wi-Fi           | Tampa FL    | Incoming CL   | 1    | --            | --             | --    |
| 3/16 | 2:02P  | 804-872-2508 | Other | Wi-Fi           | Tampa FL    | Incoming CL   | 1    | --            | --             | --    |
| 3/17 | 8:20A  | 000-000-0086 | Other | Wi-Fi, CallVM   | WiFi CL     | Voice Mail CL | 2    | --            | --             | --    |
| 3/17 | 9:08A  | 770-572-2524 | Other | Wi-Fi           | Tampa FL    | Incoming CL   | 5    | --            | --             | --    |
| 3/17 | 10:19A | 314-482-3980 | Other | Wi-Fi           | Tampa FL    | Incoming CL   | 1    | --            | --             | --    |
| 3/17 | 11:22A | 813-455-1264 | Other | Wi-Fi           | WiFi CL     | Tampacen FL   | 2    | --            | --             | --    |
| 3/17 | 12:31P | 304-999-5371 | Other | Wi-Fi           | Tampa FL    | Incoming CL   | 1    | --            | --             | --    |
| 3/17 | 2:03P  | 317-272-3304 | Other | Wi-Fi           | WiFi CL     | Plainfield IN | 2    | --            | --             | --    |
| 3/17 | 2:06P  | 800-616-1489 | Other | Wi-Fi           | WiFi CL     | Toll-Free CL  | 11   | --            | --             | --    |
| 3/17 | 2:55P  | 866-551-5924 | Other | Wi-Fi           | WiFi CL     | Toll-Free CL  | 5    | --            | --             | --    |
| 3/17 | 2:56P  | 813-455-1264 | Other | Wi-Fi, CallWait | Tampa FL    | Incoming CL   | 2    | --            | --             | --    |
| 3/17 | 2:59P  | 813-455-1264 | Other | Wi-Fi           | WiFi CL     | Tampacen FL   | 2    | --            | --             | --    |
| 3/17 | 3:06P  | 866-551-5924 | Other | Wi-Fi           | WiFi CL     | Toll-Free CL  | 18   | --            | --             | --    |
| 3/18 | 11:00A | 000-000-0086 | Other | Wi-Fi, CallVM   | WiFi CL     | Voice Mail CL | 2    | --            | --             | --    |
| 3/18 | 11:02A | 813-906-5255 | Other | Wi-Fi           | WiFi CL     | Tampacen FL   | 4    | --            | --             | --    |



**Account:** 842082173-00001  
**Invoice:** 6139373393  
**Billing period:** Feb 24 - Mar 23, 2026  
**Due date:** 04/15/26

**Detail for Admin Assistant: 813-624-4124**

Voice, continued

| Date | Time   | Number       | Rate  | Usage Type    | Origination | Destination   | Min. | Airtime Chrgs | LD/Other Chrgs | Total |
|------|--------|--------------|-------|---------------|-------------|---------------|------|---------------|----------------|-------|
| 3/18 | 11:09A | 800-616-1489 | Other | Wi-Fi         | WiFi CL     | Toll-Free CL  | 33   | --            | --             | --    |
| 3/18 | 5:14P  | 813-416-8154 | Other | Wi-Fi         | WiFi CL     | VM Deposit CL | 2    | --            | --             | --    |
| 3/18 | 7:10P  | 801-979-8765 | Other | Wi-Fi         | WiFi CL     | Salt Lake UT  | 1    | --            | --             | --    |
| 3/19 | 8:13A  | 719-741-6754 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | --            | --             | --    |
| 3/19 | 11:15A | 813-986-1827 | Other | Wi-Fi         | WiFi CL     | Tampaest FL   | 6    | --            | --             | --    |
| 3/19 | 11:22A | 402-279-0796 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | --            | --             | --    |
| 3/19 | 12:14P | 813-205-3211 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | --            | --             | --    |
| 3/19 | 12:35P | 800-657-8205 | Other | Wi-Fi         | WiFi CL     | Toll-Free CL  | 5    | --            | --             | --    |
| 3/19 | 2:13P  | 800-318-2596 | Other | Wi-Fi         | WiFi CL     | Toll-Free CL  | 49   | --            | --             | --    |
| 3/19 | 3:21P  | 801-979-8765 | Other | Wi-Fi         | WiFi CL     | Salt Lake UT  | 2    | --            | --             | --    |
| 3/20 | 10:59A | 813-999-2219 | Other | Wi-Fi         | WiFi CL     | Tampacen FL   | 5    | --            | --             | --    |
| 3/23 | 7:47A  | 000-000-0086 | Other | Wi-Fi, CallVM | WiFi CL     | Voice Mail CL | 3    | --            | --             | --    |
| 3/23 | 11:44A | 941-448-5401 | Other | Wi-Fi         | WiFi CL     | Bradenton FL  | 2    | --            | --             | --    |
| 3/23 | 11:51A | 631-735-2714 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | --            | --             | --    |
| 3/23 | 6:20P  | 941-699-0969 | Other | Wi-Fi         | Tampa FL    | Incoming CL   | 1    | --            | --             | --    |

**Account:** 842082173-00001  
**Invoice:** 6139373393  
**Billing period:** Feb 24 - Mar 23, 2026  
**Due date:** 04/15/26

## Charges by line details

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Mark Cooper **\$0.00**  
813-671-8339  
Wireless Home Phone Lvp2

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**Your Plan**

**Nationwide Hunt G 100MB**  
Unlimited monthly minutes

**100MB \$15/GB**  
\$15.00 per gigabyte

## Need-to-Know Information

### More On Wireless Taxes And Surcharges

Your total charges for this month's bill cycle are \$27.09.

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](http://vzw.com/taxesandsurcharges).

### Bankruptcy Information

If you are or were in bankruptcy, this bill may include amounts for pre-bankruptcy charges. You should not pay pre-bankruptcy amounts; they are for your information only. In the event Verizon receives notice of a bankruptcy filing, pre-bankruptcy charges will be adjusted in future invoices. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.

### Explanation of Surcharges

Surcharges include (i) a Regulatory Charge (which helps defray various government charges we pay including government number administration and license fees); (ii) a Federal Universal Service Charge (and, if applicable, a State Universal Service Charge) to recover charges imposed on us by the government to support universal service; and (iii) an Administrative Charge, which helps defray certain expenses we incur, including: charges we, or our agents, pay local telephone companies for delivering calls from our customers to their customers; fees and assessments on our network facilities and services; property taxes; and the costs we incur responding to regulatory obligations. **Please note that these are Verizon Wireless charges, not taxes. These charges, and what's included, are subject to change from time to time.**

**Effective January 11, 2023, the definition of the Administrative Charge will be modified to help defray and recover certain direct and indirect costs we or our agents incur, including: (a) costs of complying with regulatory and industry obligations and programs, such as E911, wireless local number portability, and wireless tower mandate costs; (b) property taxes; and (c) costs associated with our network, including facilities (e.g. leases), operations, maintenance and protection, and costs paid to other companies for network services.**

**Please note that this surcharge is a Verizon Wireless charge, not a tax or government-imposed fee. This charge, and what's included, is subject to change from time to time.**

### California - Questions About Your Bill?

Call Customer Service at 800.922.0204. Send written disputes to: Verizon, PO Box 409, Newark, NJ 07101-0409. If you are disputing a charge because you contend it was not authorized, and we need time to investigate the complaint, you are not required to pay the disputed amount while our investigation is pending. If you have a complaint you cannot resolve with us, submit a complaint to the California Public Utilities Commission at Consumer Affairs Branch, 505 Van Ness Ave. Rm. 2003, San Francisco, CA 94102, or at <http://www.cpuc.ca.gov/complaints>, or call 800.649.7570. If you have hearing or speaking limitations and need California Relay Service, dial 711 (visit <http://ddtp.cpuc.ca.gov/> for further information). If you need to contact your wireless phone insurance provider, call 888.881.2622

### Update to Late Payment Policy

Effective May 18, 2026, we're adjusting our late payment policy.

If a payment is late, the fee will now be 5% of the unpaid balance, with a minimum of \$10 per month subject to state law.

Need more time to pay your bill? To avoid service interruptions you can set up a payment arrangement at [go.vzw.com/mobilepayment](http://go.vzw.com/mobilepayment)

# 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.: 8593

Terms: Net 15

Invoice date: 04/13/2026

Due date: 04/28/2026

| #  | Product or service | Description   | Qty | Rate     | Amount   |
|----|--------------------|---|-----|----------|----------|
| 1. | <b>Flow Meter</b>  | Kid feature flow meter, required by Health Department per the inspection. | 1   | \$240.16 | \$240.16 |

**Total**

**\$240.16**

## Ways to pay

BANK

### 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

[View and pay](#)