



Rizzetta & Company

Lake St. Charles Community Development District

Board of Supervisors' Meeting August 5, 2026

6801 Colonial Lake Drive Riverview, FL 33578
813.533.2950

www.lakestcharles.org

**LAKE ST. CHARLES
COMMUNITY DEVELOPMENT DISTRICT**

6801 Colonial Lake Drive Riverview, FL 33578

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

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

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

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

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

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

Board of Supervisors
Lake St. Charles
Community Development District

July 29, 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, August 5, 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.** Aquatic Maintenance Report..... Tab 1
 - B.** District Counsel
 - i. Discussion Of Hardeman Recovery Efforts
 - ii. Update On Hillsborough County Fine Settlement
 - iii. Update On Microsoft 365 Account Recovery
 - C.** District Engineer
 - i. Discussion of Maintenance Technical Job Description.....Tab 2
 - ii. Consideration of Trail Compliance Modification ProposalTab 3
 - iii. Discussion of Legal Management Company and Engineering Services for Fiscal Year 2026-2027
 - D.** Operations Manager
 - i. Monthly Status Report..... Tab 4
 - ii. Presentation of Trail Proposals Tab 5
 - E.** District Manager
- 4. BUSINESS ITEMS**
 - A.** Discussion of Dock Area
 - B.** Discussion of Audits and Filing
 - C.** Discussion of Financials
 - D.** Discussion of South Bank Closure
 - E.** Discussion of ADP Closure
 - F.** Discussion of Crosspoint Landscape Contract
 - G.** Discussion of LG Sonic Status
 - H.** Discussion of District Professional Services
 - I.** Consideration of Crosspoint ProposalsTab 6
 - J.** Presentation of 2nd Quarterly Website AuditTab 7
 - K.** Public Hearing of Fiscal Year 2026-2027 Final BudgetTab 8
 - i. Consideration of Resolution 2026-15; Approving Fiscal Year 2026-2027 Final Budget.....Tab 9
 - L.** Public Hearing of Fiscal Year 2026-2027 Levying of Assessments
 - i. Consideration of Resolution 2026-16; Levying Fiscal Year 2026-2027 O&M Assessments.....Tab 10

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

- M.** Consideration of Resolution 2026-17; Approving Fiscal Year
2026-2027 Meeting ScheduleTab 11
 - N.** Consideration of Resolution 2026-18; Electing Officers.....Tab 12
 - 5. BUSINESS ADMINISTRATION (Consent Agenda)**
 - A.** Consideration of Minutes of the Board of Supervisors Meeting
Held on April 1, May 5, June 3, and July 1, 2026Tab 13
 - B.** Consideration of Operations and Maintenance Expenditures
for April and May 2026Tab 14
 - C.** Review of Financial Statement for May & June 2026Tab 15
 - 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
District Manager

Tab 1



VEGETATION REMOVAL REPORT

LAKE ST. CHARLES

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

1-800-491-9621

Site #1

Before Photo:



Before Photo:



Site #1

After Photo:



Site #2

Before Photo:



Site #2

After Photo:



After Photo:





Removal Area



Removal Area

Tab 2



Maintenance Technician

The Maintenance Technician can identify and diagnose problems quickly and perform the necessary steps to correct the problem. Will perform the following duties:

- Assist the Operations Manager in managing vendor contracts relating to the amenity and community assets, as well as assisting in the development of standard operation policies and procedures.
- Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
- Work with assigned contractors to ensure quality service is provided to the community.
- Inspect District common and amenity areas and report any problems to the Operations Manager.
- Prepare any incident or accident reports and forward to the Operations Manager.
- Ensure all building facilities adhere to proper safety standards and cleaning procedures, but not limited to:
 - » General Maintenance: Replace light bulbs, control cobwebs around the clubhouse, and touch up paint interior and exterior.
 - » Diagnose & perform minor and routine maintenance/repair in a timely and professional manner.
 - » Sport Courts: Empty waste receptacles and pick up debris
 - » Swimming Pool: Blow off pool decks, arrange furniture, empty, and clean all receptacles, and adjust umbrellas.
 - » Playground: Check equipment, empty receptacles and pick up debris.
 - » Main Entrance & Parking Lot: Pick up litter, blow off debris.
 - » Perform minor repairs to the entrance/exit gates, equipment and facilities as needed.
 - » Clean and sanitize clubhouse and amenities, as needed.
- Assess conditions of roads, sidewalks, and curbs. Report any issues to Operations Manager.
- Check and assess street signs, monuments, and informational signs. Report any issues to Operations Manager.
- Process and manage work orders and update Operations Manager with project status and completion.
- Direct purchasing, receiving, storage, issuing and control of maintenance products, supplies, and equipment.
- Any other duties assigned by Operations Manager.
- Ensure an immaculate overall appearance of the amenities.

Tab 3



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 should you have any questions or need additional information.

Regards,
Ed Jimenez, P.E.

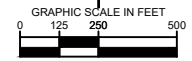


KIMLEY-HORN ASSOCIATES, INC.
201 North Franklin Street, Suite 400
Tampa, FL 33602
Phone: (813) 620-1460

ATTACHMENT A: PHASE LIMIT EXHIBIT



K:\TAM_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

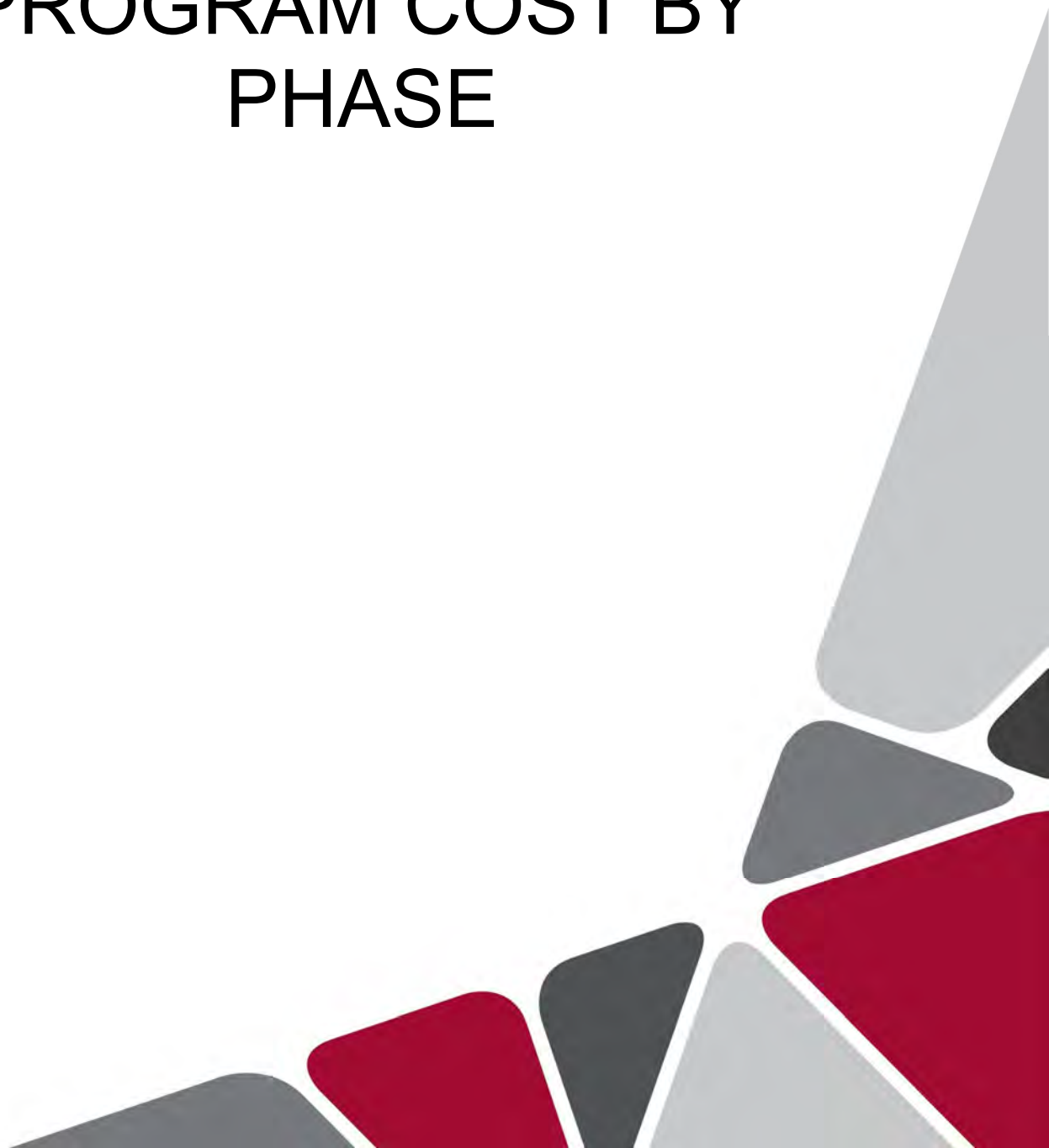
LAKE ST. CHARLES
6801 COLONIAL LAKE DRIVE
RIVERVIEW, FL

Kimley»Horn
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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												
			PHASE 01		PHASE 02		PHASE 03		PHASE 04/05		TOTAL	
ITEM	DESCRIPTION	UNIT	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												
			PHASE 01		PHASE 02		PHASE 03		PHASE 04/05		TOTAL	
	DESCRIPTION	UNIT	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												
			PHASE 01		PHASE 02		PHASE 03		PHASE 04/05		TOTAL	
	DESCRIPTION	UNIT	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												
			PHASE 01		PHASE 02		PHASE 03		PHASE 04/05		TOTAL	
	DESCRIPTION	UNIT	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

PHASE 01 TOTAL	\$ 77,319.13	PHASE 02 TOTAL	\$ 20,900.77	PHASE 03 TOTAL	\$ 28,637.31	PHASE 04/05 TOTAL	\$ 151,269.19
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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 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

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

B. If to the Contractor: Crisdel 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

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
Grand Total:				\$263,226.39

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 4

JULY 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

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

- Replaced the water fountain filter located inside the clubhouse.
- Replaced the two damaged flags displayed at the front of the clubhouse: the United States flag and the Lake St. Charles flag.
- Met with a representative from Danielle Fence to review the missing fence panels along Krycul Avenue.
- Coordinated with Jayman Enterprise to complete temporary repairs to the fallen fence panels along Krycul Avenue serving the villas. Work was completed on 7/10/26.
- Real Quick Tree Removal & Hauling completed the removal of dead trees located at the playground.
- Replaced the non-operational pool deck clock and adjusted the time on both pool deck clocks.
- Removed a hanging tree branch and trimmed additional overhanging vegetation along the trail near the bridge closest to the I-75 corridor, as requested.
- Cushion Solutions completed repairs and delivery of the pool deck chairs.
- Advance Aquatics completed the removal of cattails at both docks.
- Wahoo Pools completed the resurfacing of the spa pool and kiddie pool phases. The areas are currently curing and will remain closed until the curing process is complete and the pools are ready for reopening.
- Wahoo Pools completed the resurfacing of the spa pool and kiddie pool phases. The areas are currently curing and will remain closed until the curing process is complete and the pools are ready for reopening.

Proposal & Vendor Review

Entrance and monument lighting deficiencies, including tennis court lighting repairs.

- Costena Electric Services
- DeCort Electrical
- ER Service and Investment LLC

Basketball Court Resurfacing

- Fast Dry Courts
- Pro Court Surfacing
- Bliss Products & Services

Playground Inspection Services

- Safe 2 Play
- Playground Guardian
- Playground Safety Inspection

Fence Repair Estimate – Krycul Avenue

- Danielle Fence & Outdoor Living



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	Clubhouse Water Heater	Informed Board of Issue, Board approved NTE \$2K.	Gathered Proposals from Chris Plumbing and Alvarez Plumbing	New water heater installed	COMPLETED 5/7/2026
5/6/2026	Parking Lot re-sealing and striping	Getting 3 bids to present to board	Working on 3 bids	Radiant Striping	COMPLETED 6/12/2026
5/08/2026	Playground entry gate Broken	Assessed and contacted handyman	Handyman arrived on site minor welding and sealed gate repair		COMPLETED 5/11/2026

5/10/2026	Men's and Women's bathroom toilet and shower	Assessed and required plumber	Alvarez Plumbing arrived to assess and required cartridge for women's shower and special tool for mens toilets	Chair Approved, informed Alvarez and scheduled to be on-site 5/14/2026	COMPLETED 5/14/2026
6/1/2026	Painting volleyball seating benches	Getting 3 bids to present to board	Working on 3 bids Submitted 3 Bids for July 1 st meeting	Pending Board Approval July 1 st meeting Tabled	TBD
6/2/2026	Replacements of monument lights & tennis court light repair	Getting 3 bids to present to board	Working on 3 bids Submitted 3 Bids for July 1 st meeting	Pending Board Approval July 1 st meeting Tabled	TBD
6/3/2026	Pressure wash pool paver and seal	Getting 3 bids to present to board	Working on 3 bids Submitted 3 Bids for July 1 st meeting	Pending Board Approval July 1 st meeting Tabled	TBD
Date Entered	Project	Task	Update	Update	Estimated Completion Date
6/3/2026	Playground Inspection	Getting 3 bids to present to board	Working on 3 bids Submitted 3 Bids for July 1 st meeting Submitted 3 Bids for Aug 5 th meeting	Pending Board Approval July 1 st meeting (Tabled) Submitted for approval for the Aug 5 th meeting	TBD

6/3/2026	South State Bank	Provide the date when the request to South State Bank was submitted for a copy of the front and back of check 8618 that cleared April 7, 2025, for \$8,997.60			
6/3/2026	Irrigation By Winn Dixie	LMP	LMP		TBD
6/3/2026	Cattail Growth Around the Docks and Lake	Advance Aquatics	Seeking clearance from EPC	EPC Cleared	COMPLETED 7/22/2026
6/3/2026	Column caps sealed and painted	Getting 3 bids to present to board	Working on 3 bids		TBD
6/3/2026	Trail Section Requiring Repair	Gathering proposals	Quotes submitted	Pending board approval Aug 5 th meeting	Pending
6/3/2026	Broken Sprinkler Heads Damaged During County Sidewalk Repairs	LMP will look into this	LMP		
6/3/2026	Review of Dumpster Service and Potential Service Reduction, if Warranted	Gathering information	Requested account information		TBD

6/3/2026	Re-Strapping of Pool Chairs	Cushion Solution to Re-strap Broken Chairs	Picked up on	3 to 4 weeks to repair and deliver	COMPLETED 7/15/2026
6/23/2026	Pool/Jacuzzi Resurface Project	Provide Wahoo Pools with the Jacuzzi and Wade pool plans and the permit application for submission to the county for approval.	Wahoo Pools is awaiting approval of the county permit before moving forward with the project.	Board Approved Wahoo Pools	Start date: 7/13/2026 End date: 7/25/2026 Anticipated timeline
7/1/2026	Removal of two dead oak trees located at the main playground	Gathering Proposals	Working on 3 bids	Chair approved: Real Quick Tree Removal & Hauling NTE \$7,800 Cost \$4,000	COMPLETED Start date: 7/20/2026 End date: 7/22/2026
7/1/2026	Basketball Resurfacing repair	Gathering proposals	Working on 3 bids Pro Court Surfacing Fast Dry Courts Bliss Products & Services	Pending Board Approval Aug 5 th meeting	TBD
7/1/2026	Cul-de-sac Follow up with LMP on recommendations for improvements	Emailed LMP 7/8/2026 Waiting on response	LMP will submit a proposal for the area of the Canon Dr. cul-de-sac	Pending LMP proposal	TBD
7/1/2026	Pressure wash playground equipment,	Pending date	Received estimate from Jayman Enterprises	Pending date	
7/13/2026	Three sinks in the women's restroom are not working.	Contacted Alvarez Plumbing & Air Conditioning	Will assess the issue on 7/27/26.	Estimate submitted to the chair for approval (7/27/26) Approved 7/27/26	Pending arrival of required parts and installation. Estimated completion: first week of August

Lake St. Charles Community Development District

2026 Clubhouse Monthly Status Report

Activity	January	Februrary	March	April	May	June	July	August	September	October	November	December	Final Totals
Scheduled Clubhouse Rentals	1	2	3	1	3	3	3	2					18
Completed Clubhouse Rentals	1	2	2	1	3	2	3						14
Cancelled Clubhouse Rentals	0	0	0	0	0	1	0						1
Resident Access Cards	8	4	9	18	10	7	8						64
Renter Access Cards	2	2	7	8	7	3	0						29
Guest Access Cards	0	0	0	0	0	0	1						1
Memorial Brick Engraving	0	0	0	0	0	0	0						0
Parking Stickers	6	3	20	5	0	2	7						43
Notary Services	3	1	3	9	1	2	2						21
Online Purchases	0	0	0	0	0	0	0						0
Monthly Total	21	14	44	42	24	20	24	2	0	0	0	0	191



Costena Services, LLC

Licensed Electrical Contractor EC13003223

30729 Burleigh Dr Wesley Chapel FL 33543

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	\$ 1,316.47
Total for Item 2	\$ 2,429.75
Total for Item 3	\$ 870.00
Total for Item 4	\$ 870.00
Total for Item 5	\$ 870.00

Grand Total \$ 6,356.23

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 2700 S Falkenburg Road, Suite 2745, Riverview Work at: Lake St. Charles, Riverview	6/3/2026
Description of work	Total
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
TOTAL DUE	\$1,715.00

(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 PHOTOCELL 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			
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.			
ER SERVICE & INVESTMENTS LLC			
Quality work with integrity, delivered as promised.			
TOTAL			USD \$5,760.00

LICENSE NUM: EC13002723



Job #24494

July 16, 2026

PROPOSAL

Billing:

Lake Saint Charles
6801 Colonial Lake Dr
Riverview, FL 33578

Job Address / Shipping:

Lake Saint Charles
6801 Colonial Lake Dr
Riverview, FL 33578

Contact: Angela Savinon
Telephone: 813-624-4124
E-mail: asavinon@rizzetta.com

Dear Angela:

Thank you for taking the time to allow me an overview of your project needs. Tennis Holdings Acquisition, LLC dba Fast-Dry Courts proposes to provide the scope of work described as:

East Court (Closest to the Lake)

Resurface one (1) asphalt basketball court, measuring 51' x 99'. Saw cut and remove 12 square feet of previously failed patch along the southeast end of the court, add rock base (as needed), and patch with cold mix asphalt. Fiberglass new-to-old asphalt seams and repair area. Pressure clean to remove mildew and flood entire surface; patch low areas greater than +/- 1/8" and cracks wider than +/- 1/16"; **apply 3-coat acrylic color system**, including 1 coat of acrylic resurfacer, 2 coats of acrylic court paint and high school regulation basketball playing lines for the total cost of **\$8,995.00**.

West Court (Closest to the Homes)

Resurface one (1) asphalt basketball court, measuring 51' x 100'. Pressure clean to remove mildew and flood entire surface; patch low areas greater than +/- 1/8" and cracks wider than +/- 1/16"; **apply 3-coat acrylic color system**, including 1 coat of acrylic resurfacer, 2 coats of acrylic court paint and high school regulation basketball playing lines for the total cost of **\$7,995.00**.

A basic approach to resurfacing either of your courts would be to simply apply the scope listed above. However, here at FDC, we approach each job with the intent of adding value to our customers. After evaluating the courts and while no cracks are visible, **we highly recommend that you also apply a new layer of fiberglass membrane over entire asphalt surface based upon the age of the existing membrane and to help retard future cracking, thus adding value**. This application will also include an additional coat of acrylic resurfacer. This application is **\$2,995.00** for a single court and **\$4,995.00** if you elect to surface both, in addition to the scope above, and it will help extend the lifespan of your court. In support, most resurfacing jobs are scoped this way. *A 1-year workmanship guarantee is offered with this work, and any guarantee in-line with cracks, hydrostatic pressure, and sub-base settling are excluded.*

Fast-Dry Courts has a proven 46-year track record of exceeding customer expectations. As a family-owned and operated company, we have completed over 16,000 projects with professionalism, quality, and performance. Our commitment to quality and professionalism has led the American Sports Builders Association (ASBA) to recognize Fast-Dry Courts for excellence in tennis court construction for an unprecedented 28 years. It also is what allowed us to become the official contractor of the Miami Open, since its move to Hard Rock Stadium in 2019. Furthermore, over 69% of our projects last year came from existing customers or referrals. Fast-Dry Courts is a licensed General Contractor, bondable and insured up to \$3,000,000.00, with all Project Managers having at least 18 years of experience.

www.fast-dry.com & **www.10-s.com**

National: (800) 432-2994 - Local: (954) 979-3111 - Fax: (954) 978-8479
CONSTRUCTION <> RESURFACING <> MAINTENANCE <> SUPPLY



Should you wish to move forward, a formal agreement and a deposit will be required prior to job scheduling, material ordering, and commencement. This proposal reflects preliminary budget estimates only and is valid for thirty (30) days unless extended in writing by Fast-Dry Courts. Terms are subject to change pending final design, engineering, and an executed agreement. If you have any further questions, please call me at (800) 432-2994.

Sincerely,

Fast-Dry Courts
Steve Pike
Account Executive

www.fast-dry.com & www.10-s.com

National: (800) 432-2994 - Local: (954) 979-3111 - Fax: (954) 978-8479
CONSTRUCTION <> RESURFACING <> MAINTENANCE <> SUPPLY

PRO COURT SURFACING LLC



July 8, 2026

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

Angela Savinon – (813) 671-8339 Email: asavinon@rizzetta.com

Job Site: Lake St. Charles CDD – Basketball courts – 6904 Waterton Dr, Riverview, FL 33578

General Conditions: All pricing and scope of work is subject to change pending Contractors formal site visit and inspection of surface and court location.

Standards: The Contractor shall perform all work in a thorough, workmanlike manner and conform to the standards for composition court construction as prescribed by the American Sports Builders Association (ASBA) and the manufacturer's specifications.

Contract Price and Payment Schedule: The Customer agrees to pay the contract price listed below in progress payments. All materials shall remain the property of the Contractor until the Customer pays the Contract in full.

Successors: The terms and conditions contained herein shall apply to and bind the heirs, successors, executors, and administrators of the parties.

Attorney's Fees: In the event the Contractor pursues any of his remedies under the Mechanic's lien laws or any other laws of the State of Florida because of the Customer's failure to make payment, the prevailing party shall be awarded reasonable attorney's fees.

Provisions: The Customer will provide and maintain reasonable access to the construction site for; vehicles and equipment; an area adjacent to the site for storage and preparation of materials; suitable power; and adequate water outlets within one hundred feet of the site. The ground on the low end of the court must be lower than the court surface, and the court surface must have a 1% slope in one plane to guarantee proper removal of water. The Customer will keep all sprinkler systems off for the duration of work, and for 24 hours after completion. Damages caused by a sprinkler system are the responsibility of the Customer and repairs will be billed as an additional expense to the Customer.

Contractor's Notes: Installation commences once the surface is available and accepted by the Contractor. The Contractor will complete the project within reasonable limits notwithstanding delays due to weather and/or force majeure. Unless otherwise stated, damaged asphalt removal and replacement not included. The Contractor makes no guarantee against the return of cracks on the court surface. The Contractor is not responsible for replacement of sod or other vegetation damaged gaining access to the court area for services provided. Rates include all materials, equipment, and expendables. All other work not specifically stated in this proposal is to be completed by others. The Contractor shall maintain reasonable insurance coverage including, workers compensation, comprehensive liability, and property damage insurance.

PRO COURT SURFACING LLC



PROPOSAL

Pro Court Surfacing LLC, hereinafter called “Contractor,” shall furnish all materials, labor, travel, and equipment necessary for the resurfacing of one full basketball courts, for Lake St. Charles CDD, Inc., hereinafter called “Customer”, as set forth in these general conditions and specifications.

SCOPE OF WORK: (1) 50’ x 100’ Basketball court

Surface Preparation

- Mobilize material, equipment, and personnel.
- Clean court as necessary to remove loose material and other debris.
- Patch depressions holding water using acrylic patch binder mix in accordance with ASBA guidelines.
- Apply acrylic crack filler or patch binder in all open cracks as needed in accordance with ASBA guidelines.

Acrylic Surfacing & Playing Lines

- Apply (1) coat of **Plexipave Acrylic Resurfacer** (site mixed) to conceal patches providing a uniform base.
- Apply (2) coats of **Plexichrome Ultra Performance** (site mixed) for a durable colored and textured surface.
- Mark, apply, and seal striping tape for basketball playing lines.
- Apply line primer to ensure proper paint adhesion.
- Apply (2) coats of textured white line paint for full court basketball

- **Surface Color Choice:** In-Bounds Dark Green Key/Center circle Red Apron Light Green

PRICE: \$9,000.00

Option 1: Complete Fiberglass membrane – Add \$5,000.00_____

- Apply a fiberglass membrane over the entire court area to aid in the prevention of cracks reappearing on the court surface.

Option 2: Saw-Cut asphalt edge – Add \$2,400.00

- Saw cut the outer edge of the asphalt to provide a clean edge to the asphalt border and dispose of all debris off site.

Option 3: Additional basketball court resurfacing – Add \$8,000.00

- Provide patching and resurfacing services as described above on the adjacent basketball court.

Payment Schedule:

- 50% due upon execution of agreement
- Balance due upon completion

Agreed and accepted of all terms and conditions by:

Printed Name: _____ Representative Name: **Phillip Tannoya**

Authorized Signature: _____ Signature: _____



Bliss Products and Services, Inc
6831 S. Sweetwater Rd.
Lithia Springs, GA 30122
(800) 248-2547
(770) 920-1915 Fax

Quote # **81865**

Sales Rep: Heather Smith
heather.smith@blissproducts.com
C: (727) 403-7849

Lake St. Charles CDD

Date 07-29-2026

Project Basketball Court Asphalt Repairs

Bill To

Lake St. Charles CDD
6801 Colonial Lake Dr.
Riverview, Florida 33578

Ship To

Lake St. Charles CDD
6801 Colonial Lake Dr.
Riverview, Florida 33578

Contact

Angela Savinon
Property Manager
Phone: (813) 850-2566

Approximate Ship Date

Ship Via

Terms

50% Down, Balance Due After Installation

Vendor	Part #	Description	Qty	Unit Price	Extended Price
STC	Basketball Court Repairs	SCOPE OF WORK Prepare Uniformed Asphalt Edges, Excavate, Grade And Install Sod Finishing on Two Existing Basketball Courts. Asphalt Demolition and Edge Preparation: Use concrete saws or pneumatic tools to cut out uneven and chipped asphalt sections along the entire apron perimeter of two 50x100 basketball courts. Establish a clean and perfectly straight line for the new border, maintaining a uniform distance from the existing out-of-bounds lines. Manually break up and remove all deteriorated asphalt pieces within the 10,000 square foot apron area. Clear all loose debris and dust from the cut edges to ensure a proper bond between the existing court and the new asphalt replacement. Loading of asphalt debris into haul-away containers for off-site disposal. Excavation, Grading, and Asphalt paving: Excavate the surrounding areas around both courts to address the difference between the court surfaces and the current grade. Perform full grading of the perimeter soil to create a safe and gradual slope that transitions from the court level to the surrounding field area. Haul away and dispose of all excavated soil and removed asphalt debris. Install 10,000 square feet of hot mix asphalt to replace the removed apron sections. Ensure the asphalt is applied at a consistent thickness and compacted to be flush with the existing court surface to eliminate tripping hazards Sod Installation And Perimeter Finishings: Fine-grade the excavated soil around the court perimeter to prepare for immediate sod application. Supply and install premium grass sod to cover the entire graded area surrounding the two 50x100 basketball courts. Ensure the sod is installed tightly against the new asphalt edge to create a seamless and	1	\$17,400.00	\$17,400.00

Vendor	Part #	Description	Qty	Unit Price	Extended Price
		uniform border. Level the sod surface, ensuring there are no gaps or significant drops at the transition from asphalt to grass. Roll the newly installed sod to ensure maximum root-to-soil contact and a smooth finished grade			

	Subtotal	\$17,400.00
	Freight	0.00
Taxable Subtotal	Tax	0.00
	Grand Total	\$17,400.00

-
- Due to volatility in raw material pricing, this quote is only valid for 30 days unless otherwise noted.
 - Due to instability in material procurement and manufacturing, verbal or written lead times are subject to change.

Bliss Products & Services, Inc.
Sales Contract Agreement Effective January 1, 2025

1. Customer Information

Customer Name	<u>Lake St. Charles CDD</u>	Quote Number	<u>81865</u>
Address	<u></u>	Date	<u></u>
		Total Amount	<u>\$17,400.00</u>

A. Incorporation of Terms

This Agreement incorporates by reference the Bliss Products & Services, Inc. Terms & Conditions, effective January 1, 2025, and any applicable Exhibits (including but not limited to material, Install, Leasing, PIP, Turf, EWF, or Shade) as specified in the quote (collectively, the "Terms"). Customer acknowledges receipt and review of all applicable Terms prior to signing this Agreement. If any Terms are not received, the Customer must notify Bliss in writing within 3 business days of signing; otherwise, the Terms shall be deemed received and accepted. In the event of a conflict between this Agreement, the Terms, and the quote, the order of precedence shall be: (1) quote provisions, (2) this Agreement, (3) the Terms and Conditions (<https://blissproducts.com/terms-conditions/>)

B. Order Terms

- Sales Tax Exemption: Must be supported by a valid certificate. Sales Tax is included unless explicitly stated.
- Order Approval: All orders are subject to the manufacturer's approval.
- Deposits: May be required before processing begins.
- Credit Card Payments: A 3% surcharge applies.
- Signature Requirement: Electronic signatures, including DocuSign, are acceptable.

C. Manufacturing & Shipping

- Manufacturing timelines begin upon receipt of (1) signed contract. (2) Actual shipping address. (3) Color and mount selections
- Customer is responsible for coordinating unloading/inside delivery with the freight carrier.
- Title and risk of loss pass to Customer upon shipment to the common carrier.
- Bliss is not responsible for shipping delays or transit damages; claims must be filed with the carrier. However, Bliss will assist the Customer in facilitating any claim with the shipping carrier as needed.

D. Returns & Cancellations

- Returns are accepted based on the manufacturer's return policy
- Authorization in writing from Bliss is required.
- Goods must be in new, unused condition and returned within 30 days. Returns for manufacturing defects or fulfillment errors must be made within 7 business days of receipt.
- Restocking fee (10% minimum – based on manufacturer) and pre-paid freight apply.
- Return items are subject to the manufacturer's policies and may result in freight and restocking fees.
- Any damaged or missing parts must be noted on the bill of lading at the time of delivery.
- Special orders may not be returned or cancelled.
- Customer-requested cancellations after confirmation are subject to:
 - o Reimbursement for all incurred costs ("Cancellation Costs"), including but not limited to manufacturing costs, materials, labor, administrative expenses, and any supplier cancellation charges, plus 15% of such costs to cover overhead
 - o Payment due within 5 business days of Bliss's payment to Supplier

E. Payment Terms

- Payment is due within 30 days of invoice unless otherwise agreed in writing signed by an authorized officer of Bliss. Time is of the essence for all payments under this Agreement. Bliss reserves the right to suspend performance of any obligations under this Agreement while any payment remains past due.
- 1.5% monthly interest (18% per annum) or the maximum rate permitted by applicable law, whichever is less, applies to late payments. Customer shall also pay all costs of collection, including reasonable attorneys' fees, whether or not legal action is commenced.
- Customer must dispute charges in writing within 7 calendar days of delivery/installation.

- Unpaid or disputed amounts not resolved may be referred to collections. Customer pays reasonable legal/collection costs.

F. Disclaimer of Warranty

BLISS MAKES NO EXPRESS OR IMPLIED WARRANTIES OF ANY KIND, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT. ALL PRODUCTS ARE SOLD "AS IS." Any warranties on products are provided solely by the original manufacturer or supplier ("Supplier"), and Customer agrees to look exclusively to such Supplier for any warranty claims. Bliss will reasonably assist Customer in processing warranty claims with Suppliers but assumes no responsibility for such claims.

G. Limitation of Liability

Limitation of Liability Cap: Notwithstanding any other provision of this Agreement, the total aggregate liability of each party to the other for any and all claims arising out of or related to this Agreement, whether in contract, tort, or otherwise, shall not exceed the total amount of fees paid or payable by Customer to Bliss under this Agreement in the twelve (12) months immediately preceding the event giving rise to the claim. This limitation shall apply to the fullest extent permitted by law and shall survive termination or expiration of this Agreement. Bliss is not liable for:

- Indirect, incidental, special, or consequential damages
- Delays, non-performance, or defects in Goods or Services

H. Indemnification

Customer agrees to indemnify, defend, and hold harmless Bliss from any third-party claims related to:

- Installation of Goods
- Use or maintenance of Goods
- Materials supplied by Customer

I. Set-Off Prohibited

Customer may not offset or deduct amounts without Bliss's prior written consent.

J. Credit Approval & Information Accuracy

- Orders are subject to Bliss's ongoing credit approval.
- Customer must provide true, accurate, and complete information.

K. Pricing Adjustments & Storage

- Prices may increase if delivery is not accepted within 30 days of quotation. Manufacturer storage fees apply after 30 days.
- Bliss may invoice 90% of the order value if delivery is delayed more than 14 days after fabrication is complete and the goods are ready for shipment. Customer's failure to pay such invoice within 30 days shall constitute a material breach of this Agreement.
- Monthly Storage Fees: The first month of storage is \$875.00, which includes receiving, offloading, and reloading at the time of shipment, and \$500 for each subsequent month will be charged to hold materials once they are ready for delivery but not yet shipped due to the Customer's request or delays. Storage fees will be invoiced monthly and are due within 30 days. Customer's failure to pay storage fees when due may result in Bliss disposing of or reselling the materials after providing 30 days written notice.

L. Dispute Resolution & Governing Law

- Any dispute, claim, or controversy arising out of or relating to this Agreement shall be resolved exclusively through final and binding arbitration administered by the American Arbitration Association ("AAA") in accordance with its Commercial Arbitration Rules. The arbitration shall take place in Atlanta, Georgia. The arbitrator's award shall be final and binding, and judgment may be entered thereon in any court having jurisdiction. Nothing herein shall prevent either party from seeking temporary injunctive relief in any court of competent jurisdiction in Georgia prior to or during arbitration when necessary to protect its rights.
- This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia, without giving effect to any choice of law or conflict of law provisions. The parties' consent to the exclusive jurisdiction of the state and federal courts located in Georgia solely for purposes of enforcing the arbitration agreement or entering judgment on an arbitrator's award.

M. Force Majeure

Bliss shall not be liable for any delay, failure in performance, loss, or damage due to events beyond its reasonable control, including but not limited to: acts of God; war; terrorism; pandemic; epidemic; government actions; labor disputes or shortages; supplier delays or inability to perform; material shortages; transportation interruptions; cyberattacks; or severe weather conditions. If a force majeure

event continues for more than ninety (90) days, either party may terminate the affected portion of the Agreement upon written notice without penalty.

N. Claims Limitation

Any claim arising out of or related to this Agreement, including but not limited to claims for breach of contract, warranty, or negligence, must be brought within **one (1) year** from the date the cause of action accrues or such shorter period as may be specified in the applicable Terms & Conditions. The parties expressly waive any longer statute of limitations to the fullest extent permitted by law.

O. Entire Agreement

This Agreement, including the referenced Terms & Conditions and quote, constitutes the full and final agreement between the parties.

Authorization & Execution

Customer Acknowledgement: I hereby acknowledge and agree to all terms outlined in this Agreement. This contract must be signed by an officer of the company. By signing below, the undersigned represents and warrants that they have full authority to bind Customer to this Agreement and all incorporated Terms & Conditions.

Client: Lake St. Charles CDD

Bliss Products & Services, Inc.

Authorized Signature	_____	Authorized Signature	_____
Authorized Representative	_____	Authorized Representative	_____
Title	_____	Title	_____
Date	_____	Date	_____



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

Laura Lewis, Playground Safety Partners
Certified Playground Safety Inspector
Cert #66334-0301 www.NRPA.org
PlaygroundSafetyPartners.com

Rev 06052020 DWG REVISION DATE



sales@daniellefence.net

Location & Mailing Address: 4855 S.R. 60 W Mulberry, FL 33860

S.R. 60 W Mulberry, FL 33860

Phone: 863.425.3182 • 813.681.6181

www.DanielleFence.com

Sales Rep: Guillermo Lorenzo

Estimate #: 2992

Date: 7/1/2026

Name: LAKE ST. CHARLES H.O.A

Jobsite Address: 6801 Colonial Lake Dr.

City, State, Zip: Riverview, FL 33578

Billing Address (City, State, Zip): 3434 Colwell Ave, Tampa, FL 33614

Primary Email: asavinon@rizzetta.com

Secondary Email:

Primary Phone: 813-671-8339

Work Phone:

Mobile Phone:

Secondary Mobile Phone:

Subdivision:

Cross Street:

Contact: Angela

KEYS & NOTES

YES NO

CONCRETE ☒ ☐

MULTIPLE FENCE STYLES ☐ ☒

SEPTIC/DRAINFIELD ☐ ☒

POOL - OPEN ☐ ☒

POOL - SCREENED ☐ ☒

CORNER LOT ☐ ☒

TEAR DOWN ☐ ☒

FOOTAGE

☐ PVC _____

☐ Aluminum _____

☐ Wood _____

☐ Chainlink _____

APPROVALS

YES NO

PRIVATE UTILITIES ☐ ☒

PERMIT REQUIRED ☐ ☒

NOC REQ'D (OVER \$2,500) ☐ ☐

HOA OR POA ☒ ☐

DANIELLE ☒ ☐

HOMEOWNER ☐ ☒

Begin without Approval ☐ ☒

Wait for Approval ☒ ☐

Materials:

INSTALL 8' - 72" ALMOND STREAKED WITH MAXWELL TOP RAIL

TAKE DOWN AND REMOVE 8' - 72" EXISTING DAMAGED ALMOND STREAKED PANELS

Project Options:

INSTALL 32' - 72" ALMOND STREAKED WITH MAXWELL TOP RAIL

TAKE DOWN AND REMOVE 32' - 72" EXISTING DAMAGED ALMOND STREAKED PANELS

Notes:

Quote valid for 30 days or next material price increase.

72" ALMOND STREAKED WITH MAXWELL TOP RAIL

*** TAKE DOWN AND REMOVE**

(A) USE EXISTING LINE POST

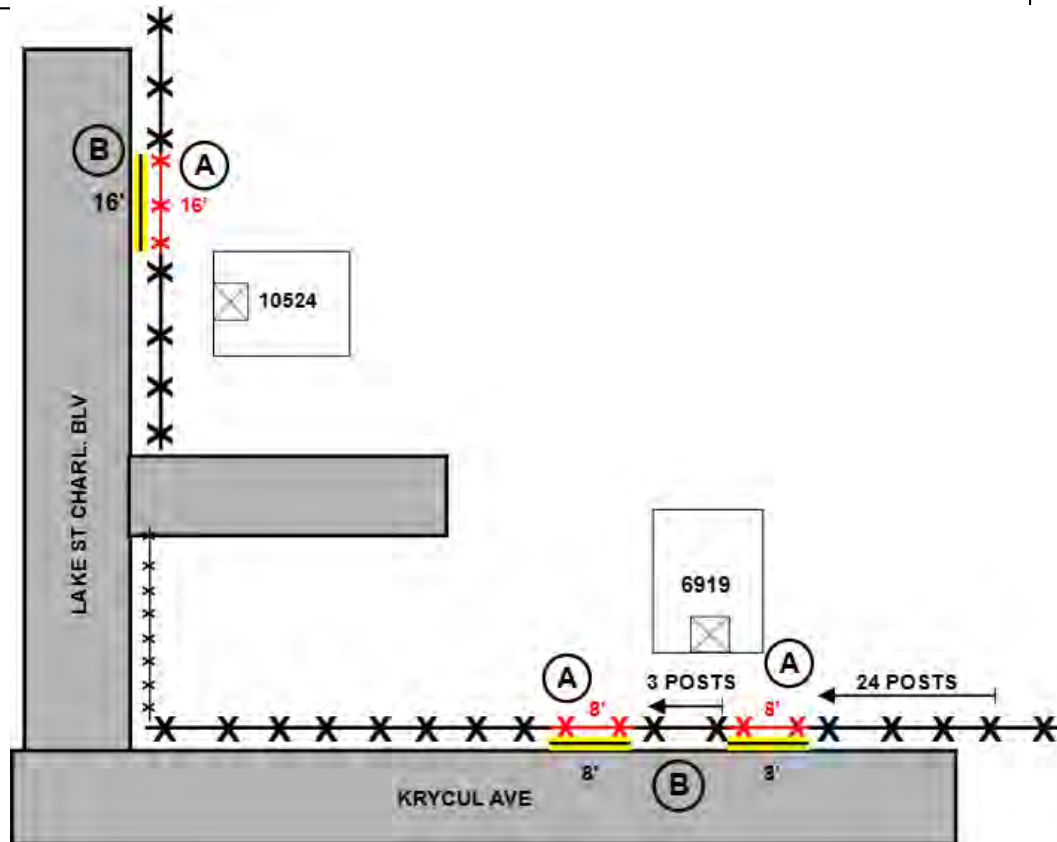
(B) MAXWELL TOP RAIL

2"X5" TOP RAIL

2"X7" BOTTOM RAIL

5"X5"X9'.280 POST

(C) USE EXISTING LINE POST



I hereby acknowledge that the above layout is approved for installation. Purchaser agrees to uncover and mark all underground lines and piping, including but not limited to property pins, conduit, private electrical, television, or data lines, water piping, septic piping or systems, and sprinkler systems. Purchaser agrees to pay Company the additional sum of Three Hundred and fifty and no/100 dollars (\$350.00) for its mobilization costs in the event that Purchaser changes any of the following:

1. Changes to the Layout of time of installation where installers would need to leave premises and return.

2. Upon arrival of installation crew, job site is not ready for installation;

3. Upon arrival of installation crew, home owner has not obtained permissions and concessions on address referenced above. Customer will be invoiced for additional footage or items requested that were not part of the original contract. Purchaser is not liable for installation delays due to Acts of God.

4. Installation is cancelled or postponed due any of the above mentioned items or the client has not obtained homeowners association approval prior to installation resulting in installation interruption.

5. Fee is in addition to the cancellation terms and conditions.

6. If no survey is available at the time an estimate is provided the contracted linear footage and contract value is subject to change either upon receipt of a current survey or at the time of installation based on actual footage installed.

Home Owner or Authorized Representative:

Date:

Danielle Fence Manufacturing Co. - Sales & Installation Contract

DEFINITIONS

1. Company - Danielle Fence Manufacturing Company.
2. Purchaser - The person or entity executing this Contract.
3. Contract - This document, including attachments, when executed by the Company and the Purchaser.
4. Site - The address[es] where product is to be installed.
5. Installation - The sale, delivery and placement of Product on the Site by the Company.
6. Layout - Any portion of the Contract indicating the installation location and dimensions of the product(s) to be installed.
7. Product - All goods identified to this Contract and sold by the Company to Purchaser.
8. Sale - Over-the-counter sale of Product to any person or entity without agreement by the Company for Product installation.
9. Total Price - Unless otherwise indicated on the Contract, Total Price is the estimated price of the Sale or Installation of Product by the Company including taxes. The cost of Product is based upon estimates of the amount of Product required to fulfill the Contract. Purchaser will be invoiced or credited for any increase or decrease in materials, no credit will be issued for waste or non-standard materials required for the company's full performance

TERMS

1. This Contract will be in full force and effect upon execution by Company and Purchaser and Purchaser's payment of the required deposit.
2. The Company will perform all Installations in a workmanlike manner and in accordance with standard practices in the industry.
3. Purchaser will obtain any permission and concession necessary for Installation, including but not limited to those required by any homeowner's association. Purchaser's Initials
4. Permit fees are not included in contract pricing. Purchaser will be invoiced for any permit fees that are applicable. Any contracts that are not installed within 30 days of the original quote are subject to review for material cost increases.
5. Upon execution of this Contract all Product ordered herein shall be deemed accepted by the Purchaser, without right of rejection or revocation. Cancellation of Contract by Purchaser will result in forfeiture of all deposits paid.
6. All terms of the Contract are incorporated in the Contract and Purchaser has not been induced by any promises, explicit or implicit which are not contained therein.
7. Installation scheduling will take place upon receipt of Purchaser's plot plan (survey) or signed waiver thereof. The Company will verify by telephone the date and approximate time when the company will arrive at the Site for Installation. Purchaser will prepare the Site by ensuring that the fence line and property pins are marked at that date and time.
8. Purchaser agrees to pay Company the sum of Three Hundred and Fifty and no/100 Dollars (\$350.00) for its mobilization costs in the event that Purchaser changes any terms of this Contract; changes the Layout; upon arrival of installation crew, job site is not ready for Installation; does not prepare the Site for Installation; or does not obtain permissions and concessions referenced above. Customer will be invoiced for additional footage or items requested that were not part of the original contract. Purchaser is not liable for Installation delays due to Acts of God.
9. Purchaser waives and the Company disclaims all warranties of fitness for a particular purpose and merchantability.
10. Purchaser may not transfer or assign this Contract to any person or entity.
11. All proprietary rights and interest in this Sales & Installation Contract shall be vested in the Company, and all other rights including but without limitation, patent, registered design, copyright, trademark, service mark, connected with this Contract shall also be vested in the Company.

PERFORMANCE

1. Performance by the Company shall be complete upon either the Sale or Installation of Product.
2. Performance by the Purchaser shall be complete upon payment of the Total Price at the time of Sale or Installation.

PAYMENT

1. Purchaser will pay Company the outstanding balance of the Total Price at the time of Sale or Installation by Visa, Mastercard, American Express, Discover, cash, pre-approved personal check, cashier's check or money order by hand or US Mail to 4855 S.R. 60 W, Mulberry, Florida 33860. In the event that Purchaser does not pay the Total Price at the time of Sale or Installation it will pay interest on that amount at the rate of one-and-one-half percent per month (1.5% month).
2. The Company does not extend credit to any Purchaser.
3. Purchaser will have not title or right to possession of any Product provided by the Company until Purchaser pays the Total Price in full. Company retains all liens, including purchase money liens, on all Products until such time as Total Price has been paid.

MISCELLANEOUS

1. Non-liability - The Company does not guarantee or warrant Products which it does not install. By executing this Contract, the Purchaser waives any rights which it may have, now or in the future against the Company, its agents or suppliers for Product which fails after the Sale.
2. Underground facilities - Purchaser's initials
 - a. Purchaser will notify Contractor of all underground lines or piping on the Site.
 - b. Purchaser will uncover and mark all underground lines and piping, including but not limited to conduit, private electrical or television lines, water piping, drain fields, sprinkler systems and septic systems.
 - c. Purchaser will indemnify and hold the Company harmless for damage to underground cables, pipes, drain fields, septic systems, structures or other underground facilities located on the Site, whether owned by Purchaser or another, if damaged by Company in the course of performance of this contract.
 - d. If the installation requires drilling through existing concrete or brick pavers, Company is not responsible for cracking or breakage.
 - e. Core Drills when required will be charged at \$125.00 each.
3. Costs and Attorney's Fees - If Purchaser breaches the Contract the Company may remedy that breach using any remedies available under the laws of the State of Florida. In any action brought by the Company in connection with this Contract it will be entitled to recover from the Purchaser, all costs, including attorneys' fees, at the pre-trial, trial, post-trial and appellate levels.
4. Right of Repossession - In the event that Purchaser defaults in the payment of the Total Price for greater than ninety (90) days, the Company may, at its own election and without notice to Purchaser, reenter Purchaser's property and repossess all products provided under this Contract. Upon repossession, the Company will be entitled to all outstanding amounts and the costs of repossession, including labor and materials, attorneys' fees and pre- and post-judgment interest at the highest rate permitted by Florida law.
5. Choice of Law - This Contract shall be governed by the laws of the State of Florida, and the Courts of Polk County Florida shall have exclusive jurisdiction for the determination of all disputes arising thereunder.
6. Void or Voidable Provisions - This Contract shall remain in full force and effect if any provision herein is found to be void or voidable and in this instance the Contract shall be interpreted as though that provision was not incorporated herein.
7. Vinyl fence height listed on the contract includes two inches of ground clearance.

Purchaser Acknowledgment _____

Date _____



I, Lake Saint Charles request "fence" to be installed on my property
at 6801 Colonial lake dr, and assume all responsibility for its placement, including
which way the fence will face (i.e. finished side in or finished side out).

Danielle Fence Mfg. Co., Inc. is not liable for the location and/or placement of this fence for one or
more of the following reasons (please check and initial all that apply):

☒ No copies of a "current" Survey with a seal is available. If a copy is not made available the fence will be
installed as per signed contract layout drawing. Customer assumes **total** responsibility of cost if take down
and relocation is required.

☐ Customer wants fence with finished side facing in.

☐ Customer wants fence placed in a wetland or easement area.

☐ Customer is aware fence is all or partially off property.

☐ Customer selected a fence style that does not meet pool code.

☐ Customer has not received HOA approval and accepts full responsibility for installation of the fence and
any cost of relocation of the fence.

☐ Order materials and begin fabrication prior to approval with the full understanding
homeowner is responsible for all costs incurred.

☒ Do not order materials or start fabrication until HOA is approved, understanding that the quoted lead-
time starts when we receive the written HOA Approval.

Additional comments or notes:

Signature: _____

Date: _____



Should you decide to have Danielle Fence Manufacturing install your fence, let us give you some helpful information on what is required and what to expect.

- ☐ Before proceeding with installation plans, we recommend you make yourself aware of the restrictions that may apply in your subdivision, city or county. What fence height is acceptable? What style, color or quality is acceptable? Are there any easements, wetlands or other restrictions that we should be aware of before installation? Upon request, Danielle Fence Manufacturing can assist the homeowner with filling out and submitting necessary paperwork for their Homeowners Association's approval.
- ☐ When considering whether a wood fence's finished side will face in or out, if the fence is to be located near an existing neighbor's fence, run alongside a hedge row or near any immovable structure, we must have 36" clearance between the finished side and any of these obstructions. PVC fence does not require this clearance, however, there should be adequate room in which to work.
- ☐ Is the proposed fence line clear? Are there any bushes, trees or roots to work around?
- ☐ How much clearance is acceptable between the bottom of your fence and the ground?
- ☐ Are there small animals? Do you need clearance for trimming grass? Depending on the terrain, it may not be possible to keep the clearance between the fence and the ground consistent?
- ☐ If there is a swimming pool, what gate hardware is required? Can the gate swing out according to code requirements? Will there be a swimming pool in the future?
- ☐ A 25% deposit, along with a signed copy of the contract on standard stock items will get your order processed and into our installation schedule. On non-standard items or custom orders we will require a 50% deposit to process your order. You may pay by cash, check, Visa, MasterCard, American Express or Discover. Your order will be processed only when both the deposit and the signed copy of the contract are received, even if we have a deposit and a verbal okay to proceed. The balance is due on the day of installation.
- ☐ Danielle Fence also requires a copy of your property survey/plot plan and the property pins located to insure the fence is placed on your property. If the property pins are not located, the homeowner must sign a release accepting responsibility for the fence location. It is customary for the fence to run 4 to 6 inches inside the property line.
- ☐ Danielle Fence takes responsibility for public utility locating. Danielle Fence will order a utility locator to mark electrical lines, cable TV lines, phone lines and gas lines. The utility locate company will not locate sprinkler, water lines, sewer lines or any lines that the property owner may have installed such as a gas line for a pool heater or electric line for a pool or water-well pump. In light of this, Danielle Fence will not assume any responsibility for damages to any underground items that may be damaged during installation.
- ☐ Once the utility locate has been ordered, you may or may not see flags/spray painted markings indicating underground utility lines. If you do and they are in conflict with the proposed fence line, please call us right away. FL State Law PROHIBITS any digging within 24 inches of public utility markers.
- ☐ Your installation date will be set the week prior to the week of your installation. Typically, that means you will be contacted late in the week confirming your installation for the following week. We ask that you're present for as much of the installation as possible, especially the first hour, to insure the installation foreman can go over the layout, which way the gates swing, their exact location and any other details that need attention. Any changes to the contract must be done in advance of the installation day and must be signed for approval.

Should you have any questions, please feel free to call and speak to any of our representatives. These items are just some of the items needed prior to purchasing a fence. For terms and conditions see your contract.

I have read and understand the above _____

Print name _____



Tab 5



Date: Monday, July 6, 2026

Project # T26-6509

Submitted To:

Wesley Elias
Rizzetta & Company
8529 South Park Circle Ste 330
Orlando, FL 32819

Contact Information:

Phone: (813) 904-1001
Mobile:
welias@rizzetta.com

Site Description: # S161010

Lake at St Charles
6801 Colonial Lake Drive
Riverview, FL 33578

Site Contact:

Site Phone: (727) 375-6505

Prepared By:

Florence McKee

Contact Information:

Mobile: 813-727-5495
Office: (305) 836-8678
E-mail: fmckee@driveway.net

Project Manager:

Mobile:
Email:

Items not expressly included in the below scope of work are not included and will be an additional cost via change order should additional work be required or requested. Due to current market volatility, the proposal total is valid for a period of 7 days from issuance and may be subject to change if signed after the 7 day period.

Qty	Proposed Service(s) & Description(s)	Depth	
179 Sq. Ft.	Asphalt Root Damage Patching	4"	\$7,100.00

1. Sawcut and remove root damaged asphalt pavement.
2. Prune and remove exposed surface roots.
3. Compact the existing limerock base material.
4. Apply SS1h tack coat to prepared areas.
5. Install Type S-III hot mix asphalt to a depth of up to 4".
6. Roll and compact asphalt with a 3-5 ton steel drum roller.
7. Clean up and remove construction related debris from site.

****THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR REPAIR, RESTORATION OR REPLACEMENT OF LANDSCAPING, SOD OR IRRIGATION DAMAGED AS RESULT THE WORK BEING PERFORMED.**

****THIS CONTRACTOR CANNOT GUARANTEE AGAINST FUTURE SETTLING AND STANDING WATER.**

****THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR POWER STEERING MARKS AND OTHER SURFACE ABRASIONS CAUSED BY VEHICLES ON THE NEWLY RESURFACED ASPHALT.**

www.driveway.net

MIAMI | 1100 NW 73rd St. Miami, FL | FORT LAUDERDALE | 1829 NW 29th St. A Oakland Park, FL 33311
WEST PALM BEACH | 155 E. Blue Heron Blvd Suite 405, FL 33404
FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916 | ORLANDO | 677 Fairvilla Rd. Orlando, FL 32808
TAMPA | 3710 Corporex Park Dr. Suite 212, Tampa, FL 33619





Project# T26-6509

PAYMENT TERMS 0 Down Down, Balance Net Upon Completion

Project Total **\$7,100.00**

SERVICE TERMS Acceptance of this proposal implies agreement to the Terms and Conditions included on the last page.

Final Price Subject to Change based on material costs at time of permit issuance. Project will be scheduled with client ahead of commencement. Customer must ensure all irrigation systems are shut off ahead of scheduled work. DMI will not be responsible for damage to existing irrigation systems or any utilities in areas of construction. Landscape restoration is not included.

This proposal may be withdrawn at our option if not accepted within 30 days of Jul 6, 2026

Certified Pavement Professional Florence Mckee

Accepted Authorized Signature

Print Name

Signature

www.driveway.net

MIAMI | 1100 NW 73rd St. Miami, FL | FORT LAUDERDALE | 1829 NW 29th St. A Oakland Park, FL 33311
WEST PALM BEACH | 155 E. Blue Heron Blvd Suite 405, FL 33404
FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916 | ORLANDO | 677 Fairvilla Rd. Orlando, FL 32808
TAMPA | 3710 Corporex Park Dr. Suite 212, Tampa, FL 33619





TERMS, CONDITIONS & GUARANTEE

Driveway Maintenance Inc.. hereafter referred to as "DMI"

TERMS: Terms are as stated above. If payment is not made in accordance with the above terms, the customer agrees to pay any collection, legal fees and additional costs accrued due to unpaid balances.

Price is based on specifications and estimates as shown on the "Proposal & Agreement" from date of issuance. The cost estimates for this project are based upon current material or supply pricing. Since the market for materials is currently considered volatile, and sudden price increases could occur, DMI reserves the right to increase pricing for the work in the event that DMI directly incurs additional expenses arising out of or related to purchasing, shipping, or otherwise obtaining materials. Pricing is subject to change based on actual costs of materials at time of permit issuance. Pricing adjustments will be agreed upon by customer prior to the commencement of work.

Unless expressly noted within the proposal agreement, DMI makes no claim to the local, state, or federal compliance of any or all ADA elements present within the property boundary.

Additional charges may become necessary if extra materials or extra labor would become necessary to perform or complete this job or if extra services and/or materials are requested in writing by the owner or general contractor by their respective authorized supervisory employees. "DMI" shall not be held liable for damage to surrounding areas of driveway or parking lot due to poor subgrade, moisture, or other unforeseen circumstance. Additional charges will be in accordance with the agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement". "DMI" reserves the right to refuse additional equipment time, extra materials or extra labor if it would interfere with advanced scheduling with other customers with whom previous commitments had already been extended.

CONDITIONS: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are contracted to do the work as specified and the stated payment terms are acceptable. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner in accordance to standard construction practices. Any deviation from this proposal or extra work will be executed only upon owner or owners agent orders and may become an extra charge over and above this agreement. All agreements are contingent upon delays beyond our control. Property owner to carry all necessary insurance. We do not guarantee against pavement cracking from weather cycles, reflective cracking, power steering marks or gauges in new asphalt pavement/patches, and water ponding or retention due to preexisting grade conditions. We cannot guarantee drainage or against water ponding on new asphalt. "DMI" shall not be liable for damage to adjoining asphalt, concrete flat work, or curbing, damages to underground utilities in the areas of construction, damages to irrigation within or adjacent to repair areas, damages/modifications to newly completed work due to removal of barricades or trespassing on job site during or after construction activities. Customer shall be responsible for costs of permits, procurement of permit by Contractor, and any additional work required by the permit or site inspections resultant of the permit.

EXCLUSIONS: The following items are excluded unless otherwise stated in the proposal: Engineering, Record Retrieval, Additional Excavation, Staking, Material Testing, Sod or Landscape Restoration, Irrigation Repairs, Manhole/Catch Basin/Gate Valve Adjustments or Repairs unless specified, Vegetation Removal, SAC/WAC Charges, Dewatering.

NOTICE OF LIEN: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

Customer Initial _____ Date _____



To:	Lake St Charles CDD	Contact:	Wesley Elias
Address:	6801 Colonial Lake Dr Riverview, FL	Phone:	727-375-6505
Project Name:	Lake St Charles CDD - Asphalt Trail Repairs	Fax:	
Project Location:	6801 Colonial Lake Dr, Riverview, FL	Bid Number:	26-0367
		Bid Date:	6/25/2026

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	MOBILIZATION	1.00	EACH	\$2,500.00	\$2,500.00
2	MAINTENANCE OF TRAFFIC	1.00	LS	\$2,900.00	\$2,900.00
3	ROOT PRUNING & INSTALLATION OF ROOT BARRIER	1.00	LS	\$3,675.00	\$3,675.00
4	DEMO & REPLACEMENT OF ASPHALT TRAIL - 1-1/2" SP-9.5	130.00	SY	\$102.00	\$13,260.00
5	SODDING IN KIND IF/AS REQUIRED	60.00	SY	\$6.75	\$405.00
Total Price for above Items:					\$22,740.00

Total Bid Price: \$22,740.00

ADDITIONAL COST

6	Removal & Replacement Of Removable Bollard W/ Concrete Footer. If Required And Existing Concrete Footer & Bollard Can Not Be Preserved During Asphalt Trail Repairs	1.00	EACH	\$1,100.00	\$1,100.00
Total Price for above ADDITIONAL COST Items:					\$1,100.00

Notes:

- ASPHALT NOTES:
- **Pricing valid through completion of work prior to 12/23/26.**
- **FAC Must Be Notified of Award of Contract Within 60 Days of Proposal Bid Date.**
- Unless quoted as "LS", it is agreed upon that the quantities referred to above are estimates only and that payment shall be made at the unit prices for actual quantities of work performed. This quotation expires thirty (30) days from the bid date listed.
- FAC, LLC. will mobilize the asphalt paving crew one (1) time. FAC, LLC shall have no obligation to perform in increments, quantities, or portions of the work that FAC, LLC. plans to perform in a single operation; nor shall FAC, LLC. have any obligation to perform work in a different sequence than planned by FAC, LLC. Any additional asphalt paving crew mobilizations shall require additional compensation of \$5,000 per mobilization.
- Asphalt pricing is based on FDOT specifications for asphalt materials and includes the use of recycled asphalt products. This quotation is predicated on FAC, LLC. receiving all F.D.O.T. Fuel and Asphalt Liquid Index Adjustments (If Applicable).
- Asphalt yield is estimated at 110 lbs/sy for each inch of asphalt. Any asphalt overruns due to irregular base conditions, improper curb height, etc. will be invoiced at an additional \$165 / ton of asphalt. Any asphalt leveling can be performed at a unit price of \$195 / ton of asphalt. Any asphalt patching can be performed at a unit price of \$525 per ton of asphalt.
- Pricing excludes any permits, fees, testing, staking / surveying / as-builts, utility location / adjustment / relocation, asphalt patching, asphalt leveling, asphalt milling, asphalt removal, temporary/permanent striping, and light towers unless otherwise noted.
- Pricing based on performing work during daytime hours and in accordance with FAC, LLC's normal operational schedule.
- Payment and performance bonds are not included (Please add 1.25%, if required).
- This Proposal Does Not Cover Any Damages Due To Hurricanes, Floods, Natural Disasters, and Other Acts Of God.
- Any Project Under \$50,000 Will Not Be Subject To Retainage.
- This quote is contingent upon FAC, LLC's satisfaction with credit conditions.
- Net 30



To:	Lake St Charles CDD	Contact:	Wesley Elias
Address:	6801 Colonial Lake Dr Riverview, FL	Phone:	727-375-6505
		Fax:	
Project Name:	Lake St Charles CDD - Asphalt Trail Repairs	Bid Number:	26-0367
Project Location:	6801 Colonial Lake Dr, Riverview, FL	Bid Date:	6/25/2026

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

FLORIDA ASPHALT & CONCRETE

Authorized Signature: _____

Estimator: Nick Szabo
(813) 455-3382 nszabo@floridaasphalt.com

George's Paving, Inc.

319 N. Kings Ave.

Brandon FL 33510

813-643-1850

info@georgespaving.com

www.georgespaving.com

PROPOSAL

Address:

7-1-26

6801 Lake Colonial Dr.

Riverview FL 33578

Attn: Wesley Elias 727-375-6505

Details:

Saw cut and remove tree roots and broken asphalt, areas indicated in photos.

Re-pave with hot mix asphalt.

All labor and materials included.

Price: \$3475.00

If you have any questions, please call Logan @ 813-334-1755

All work is to be completed in a workmanlike manner to standard practices. Any alterations or deviations from specifications involving extra costs will be executed upon written orders and will become an extra charge over and above the estimate. George's Paving, Inc. does not guarantee against power steering marks, low areas less than 1%, or growth of grass or other vegetation. Owner/agent understands that sprinkler systems, flowerbeds, and/or grass may be damaged if close to construction site and owner/agent is responsible for any restoration. George's Paving, Inc. or the owner/agent may request a more in-depth contract specifying details of the job and payment arrangements prior to commencing work. We do not offer net billing or accept credit cards.

Payment is due upon completion of work.

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

Signature owner/agent

Date

George's Paving, Inc.

Date

Tab 6



INVOICE

Please make all checks payable to:
Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

Date: 6/8/2026
Invoice #: 13684
Terms: Due on receipt
Project: Mulch

Bill To:

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

Job Site Address:

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

Contact Information

For Billing Inquiries:
813.765.1325
heather@crosspointlandscape.com

For Service Inquiries:
813.765.7134
jim@crosspointlandscape.com

Mailing Address:
719 Mainsail Drive
Tampa, FL 33602

Description	Quantity	Unit Price	Amount
SCOPE: ** APPROVED PROPOSAL #5008 **			
Mulch Installation ~ Lake St. Charles CDD			
- install decorative mulch throughout common area, landscape beds, & clubhouse			
- apply mulch evenly to provide uniform appearance and help suppress weed growth			
- carefully detail edges for a polished appearance and improving overall curb appeal			
- thoroughly clean work areas presenting a clean, well-maintained appearance			
Decorative Mini Pine Bark Nuggets - 480 cubic yards	480	60.00	28,800.00

Thank You!
"With God ALL things are possible."
Matthew 19:26

Total \$28,800.00
Payments/Credits \$0.00
Balance Due \$28,800.00

Any dispute of charges must be made in writing within 30 days of the invoice date. After that period, all charges will be considered valid and due in full. There will be a \$50 charge for all returned checks. 10% interest will be assessed on all unpaid balances after 60 days.



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

Project Address:

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

Crosspoint Landscape & Design, Inc.

**719 Mainsail Drive
Tampa, FL 33602**

**813.765.7134
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
SCOPE:			
Remington Monument Landscape Refresh ~ Lake St. Charles CDD			
- conduct a complete renovation of Remington Monument signage within the Lake St. Charles CDD			
- install symmetrical landscape design matching newly landscaped monuments throughout Lake St. Charles community			
- complete landscape installation with irrigation repairs			
- add a decorative layer of mini pine bark nuggets to assist with moisture retention and weed suppression			
- 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
MISC FEES			
Freight / Mobilization / Demo / Installation	1	2,500.00	2,500.00
Clean-Up / Debris Removal & Disposal			

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): _____



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

Project Address:

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

Crosspoint Landscape & Design, Inc.

719 Mainsail Drive
Tampa, FL 33602

813.765.7134
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
IRRIGATION			
Irrigation Amendments / Repairs - modify / repair irrigation to ensure proper water coverage for newly installed plant material - not to exceed \$700.00	1	700.00	700.00
Business Terms & Conditions: 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 considerate 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.			
Total			\$4,648.00

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): _____

Tab 7



Quarterly Compliance Audit Report

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

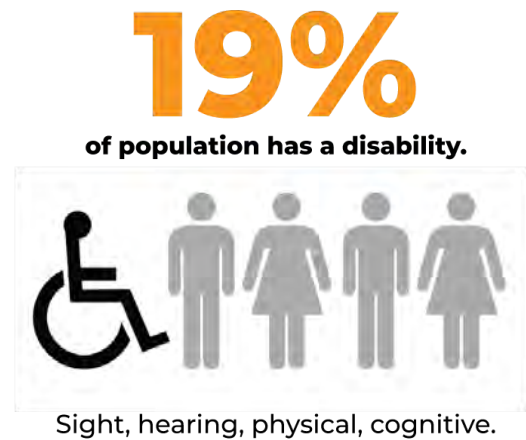
Compliance Criteria

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

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



Rizzetta & Company

Lake St Charles Community Development District

www.lakestcharlescdd.org

Approved Proposed Budget for Fiscal Year 2026/2027

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Proposed Budget
Lake St. Charles Community Development District
General Fund
Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	ASSESSMENT REVENUES						
3							
4	<i>Special Assessments</i>						
5	Tax Roll	\$ 1,087,311	\$ 1,087,311	\$ 1,077,974	\$ 9,337	\$ 1,226,887	\$ 148,913
6							
7	Assessment Revenue Subtotal	\$ 1,087,311	\$ 1,087,311	\$ 1,077,974	\$ 9,337	\$ 1,226,887	\$ 148,913
8							
9	OTHER REVENUES						
10							
11	<i>Interest Earnings</i>						
12	Interest Earnings	\$ 353	\$ 706	\$ 180	\$ 526	\$ 180	\$ -
13	<i>Other Misc. Revenues</i>						
14	DEP Grant Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15	Facilities Rentals	\$ 405	\$ 810	\$ 1,500	\$ (690)	\$ 1,500	\$ -
16	Misc. Revenue	\$ 3,032	\$ 6,064	\$ 1,200	\$ 4,864	\$ 1,200	\$ -
17	Vending Machine Revenue	\$ -	\$ -	\$ 475	\$ (475)	\$ 475	\$ -
18							
19	Other Revenue Subtotal	\$ 3,790	\$ 7,580	\$ 3,355	\$ 4,225	\$ 3,355	\$ -
20							
21	TOTAL REVENUES	\$ 1,091,101	\$ 1,094,891	\$ 1,081,329	\$ 13,562	\$ 1,230,242	\$ 148,913
22							
23	EXPENDITURES - ADMINISTRATIVE						

Proposed Budget
Lake St. Charles Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
24							
25	Legislative						
26	Supervisor Fees	\$ 6,800	\$ 13,600	\$ 12,000	\$ (1,600)	\$ 13,000	\$ 1,000
27	Financial & Administrative						
28	Accounting Services	\$ 11,751	\$ 23,502	\$ -	\$ (23,502)	\$ 28,435	\$ 28,435
29	Administrative Services	\$ 2,570	\$ 5,140	\$ -	\$ (5,140)	\$ 5,655	\$ 5,655
30	Assessment Roll	\$ 4,500	\$ 4,500	\$ -	\$ (4,500)	\$ 4,950	\$ 4,950
31	Auditing Services	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ 8,000	\$ -
32	Bank Fees	\$ 50	\$ 50	\$ 200	\$ 150	\$ 200	\$ -
33	District Engineer	\$ 24,116	\$ 48,232	\$ 50,000	\$ 1,768	\$ 50,000	\$ -
34	District Management	\$ 12,852	\$ 25,704	\$ -	\$ (25,704)	\$ 32,000	\$ 32,000
35	Dues, Licenses & Fees	\$ 181	\$ 362	\$ 675	\$ 313	\$ 675	\$ -
36	Employee - Health Stipend	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
37	Employee - Payroll Processing Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
38	Employee - Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
39	Financial & Revenue Collections	\$ 2,203	\$ 4,406	\$ -	\$ (4,406)	\$ 5,200	\$ 5,200
40	General Liability & Property Insurance		\$ -	\$ -	\$ -	\$ -	\$ -
41	Legal Advertising	\$ 595	\$ 1,190	\$ 3,000	\$ 1,810	\$ 2,500	\$ (500)
42	Payroll Tax - Employer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
43	Postage & Delivery	\$ -	\$ -	\$ 250	\$ 250	\$ 250	\$ -
44	Public Officials Liability Insurance	\$ 4,062	\$ 4,062	\$ 4,006	\$ (56)	\$ 4,468	\$ 462
45	Tax Collector/Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
46	Training & Education	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ (1,000)

Proposed Budget
Lake St. Charles Community Development District
General Fund
Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
47	Travel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
48	Website Hosting, Maintenance, Backup (and Email)	\$ 2,137	\$ 4,274	\$ 4,000	\$ (274)	\$ 5,500	\$ 1,500
49	Legal Counsel						
50	District Counsel	\$ 61,286	\$ 122,572	\$ 50,000	\$ (72,572)	\$ 72,000	\$ 22,000
51							
52	Administrative Subtotal	\$ 133,103	\$ 257,594	\$ 133,131	\$ (124,463)	\$ 232,833	\$ 99,702
53							
54	EXPENDITURES - FIELD OPERATIONS						
55							
56	Security Operations						
57	Security Monitoring Services	\$ 199	\$ 398	\$ 450	\$ 52	\$ 450	\$ -
58	Security System Maintenance	\$ 812	\$ 1,624	\$ 5,000	\$ 3,376	\$ 5,000	\$ -
59	Electric Utility Services						
60	Utility - Street Lights	\$ 6,794	\$ 13,588	\$ -	\$ (13,588)	\$ 15,000	\$ 15,000
61	Utility Services	\$ 13,917	\$ 27,834	\$ 57,750	\$ 29,916	\$ 35,250	\$ (22,500)
62	Gas Utility Services						
63	Utility Services	\$ 3,326	\$ 6,652	\$ 5,600	\$ (1,052)	\$ 8,000	\$ 2,400
64	Garbage/Solid Waste Control Services						
65	Garbage - Recreation Facility	\$ 1,957	\$ 3,914	\$ 5,000	\$ 1,086	\$ 5,000	\$ -
66	Water-Sewer Combination Services						
67	Utility Services	\$ 5,080	\$ 10,160	\$ 9,800	\$ (360)	\$ 11,000	\$ 1,200
68	Stormwater Control						
69	Aquatic Maintenance	\$ 8,666	\$ 17,332	\$ 17,821	\$ 489	\$ 32,821	\$ 15,000

Proposed Budget
Lake St. Charles Community Development District
General Fund
Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
70	Fountain Service Repair & Maintenance	\$ 301	\$ 602	\$ 5,133	\$ 4,531	\$ 5,133	\$ -
71	Fountain/Aeration Repair & Maintenance	\$ 2,681	\$ 5,362	\$ 4,372	\$ (990)	\$ 4,372	\$ -
72	Lake - Buoy Monitoring & Maintenance	\$ -	\$ -	\$ 8,998	\$ 8,998	\$ 8,998	\$ -
73	Midge Fly Treatments	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
74	Mitigation Area Monitoring & Maintenance	\$ 367	\$ 734	\$ 1,161	\$ 427	\$ 1,161	\$ -
75	Other Physical Environment						
76	Entry & Walls Maintenance & Repair	\$ 1,200	\$ 2,400	\$ 15,500	\$ 13,100	\$ 15,500	\$ -
77	General Liability / Crime	\$ 5,640	\$ 5,640	\$ 5,604	\$ (36)	\$ 6,978	\$ 1,374
78	Irrigation Maintenance & Repair	\$ 1,627	\$ 3,254	\$ 10,000	\$ 6,746	\$ 10,000	\$ -
79	Landscape - Miscellaneous	\$ -	\$ -	\$ 81,000	\$ 81,000	\$ 41,000	\$ (40,000)
80	Landscape - Mulch	\$ -	\$ -	\$ 51,360	\$ 51,360	\$ 30,000	\$ (21,360)
81	Landscape Maintenance	\$ 93,985	\$ 187,970	\$ 182,286	\$ (5,684)	\$ 194,550	\$ 12,264
82	Landscape Replacement Plants, Shrubs, Trees		\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000
83	Property Insurance	\$ 28,084	\$ 56,168	\$ 28,330	\$ (27,838)	\$ 27,012	\$ (1,318)
84	Season /Pool Part Time / Additional Hours	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
85	Parks & Recreation						
86	Computer Support, Maintenance & Repairs	\$ 448	\$ 896	\$ 5,000	\$ 4,104	\$ 5,000	\$ -
87	Dock Repairs & Maintenance	\$ 18	\$ 36	\$ 400	\$ 364	\$ 400	\$ -
88	Employee - Workers Comp	\$ 1,500	\$ 1,500	\$ -	\$ (1,500)	\$ 1,500	\$ 1,500
89	Grant Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
90	Maintenance & Repairs	\$ 14,649	\$ 29,298	\$ 23,900	\$ (5,398)	\$ 50,000	\$ 26,100
91	Management Contract	\$ 52,847	\$ 105,694	\$ 245,698	\$ 140,004	\$ 157,889	\$ (87,809)
92	Office Supplies	\$ 3,164	\$ 6,328	\$ 3,900	\$ (2,428)	\$ 3,900	\$ -

Proposed Budget
Lake St. Charles Community Development District
General Fund
Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
93	Playground Equipment & Maintenance	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -
94	Pool Repair & Maintenance	\$ 8,540	\$ 17,080	\$ 12,000	\$ (5,080)	\$ 32,000	\$ 20,000
95	Pool Service Contract	\$ 10,625	\$ 27,204	\$ 27,204	\$ -	\$ 30,000	\$ 2,796
96	Telephone, Internet, Cable	\$ 1,955	\$ 6,100	\$ 6,100	\$ -	\$ 6,100	\$ -
97	Trail/Bike Path Maintenance	\$ 196,925	\$ 196,925	\$ 105,514	\$ (91,411)	\$ 160,000	\$ 54,486
98	Vehicle Maintenance	\$ 2,454	\$ 4,908	\$ 8,317	\$ 3,409	\$ 5,000	\$ (3,317)
99	Contingency						
100	Miscellaneous Contingency	\$ 6,971	\$ 13,942	\$ 7,500	\$ (6,442)	\$ 40,895	\$ 33,395
101							
102	Field Operations Subtotal	\$ 474,732	\$ 756,543	\$ 948,198	\$ 191,655	\$ 997,409	\$ 49,211
103							
104	TOTAL EXPENDITURES	\$ 607,835	\$ 1,014,137	\$ 1,081,329	\$ 67,192	\$ 1,230,242	\$ 148,913
105							
106	EXCESS OF REVENUES OVER EXPENDITURES	\$ 483,266	\$ 80,754	\$ -	\$ 80,754	\$ -	\$ -
107							

Proposed Budget Lake St. Charles Community Development District Reserve Fund Fiscal Year 2026/2027								Comments
Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll	\$ -	\$ -	\$ 128,288	\$ (128,288)	\$ 100,000	\$ (28,288)	
6								
7	Assessment Revenue Subtotal	\$ -	\$ -	\$ 128,288	\$ (128,288)	\$ 100,000	\$ (28,288)	
8								
9	OTHER REVENUES							
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12	Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13								
14	Other Revenue Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15								
16	TOTAL REVENUES	\$ -	\$ -	\$ 128,288	\$ (128,288)	\$ 100,000	\$ (28,288)	
17								
18	EXPENDITURES							
19								
20	Contingency							
21	Capital Reserve	\$ -	\$ -	\$ 128,288	\$ 128,288	\$ 100,000	\$ (28,288)	
22	Water Quality Monitoring & Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
23								
24	TOTAL EXPENDITURES	\$ -	\$ -	\$ 128,288	\$ 128,288	\$ 100,000	\$ (28,288)	
25								
26	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
27								

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$1,326,887.00	2025/2026 O&M Budget:	\$1,206,262.00
Hillsborough County Collection Cost:	2%	\$28,231.64	2026/2027 O&M Budget:	\$1,326,887.00
Early Payment Discount:	4%	\$56,463.28		
2026/2027 Total:		\$1,411,581.91	Total Difference:	\$120,625.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Townhomes	Operations/Maintenance	\$1,500.00	\$1,650.00	\$150.00	10.00%
	Total	\$1,500.00	\$1,650.00	\$150.00	10.00%
Single Family	Operations/Maintenance	\$1,500.00	\$1,650.00	\$150.00	10.00%
	Total	\$1,500.00	\$1,650.00	\$150.00	10.00%
Commercial	Operations/Maintenance	\$4,225.00	\$4,647.50	\$422.50	10.00%
	Total	\$4,225.00	\$4,647.50	\$422.50	10.00%

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,326,887.00
COLLECTION COSTS @	2%	\$28,231.64
EARLY PAYMENT DISCOUNT @	4%	\$56,463.28
TOTAL O&M ASSESSMENT		<u>\$1,411,581.91</u>

UNITS ASSESSED	
LOT SIZE	O&M
Townhomes	40
Single Family	785
Commercial	10.83
Total Community	<u>835.83</u>

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	40.00	4.68%	\$65,999.98
1.00	785.00	91.76%	\$1,295,249.53
2.82	30.50	3.57%	\$50,332.41
	<u>855.50</u>	<u>100.00%</u>	<u>\$1,411,581.91</u>

PER LOT ANNUAL ASSESSMENT	
O&M	TOTAL ⁽¹⁾
\$1,650.00	\$1,650.00
\$1,650.00	\$1,650.00
\$4,647.50	\$4,647.50

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%):

(\$84,694.91)

Net Revenue to be Collected:

\$1,326,887.00⁽¹⁾ Annual assessment that will appear on November 2026 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles, and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the annual budget, purchasing, risk management, preparing various resolutions, and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on the property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse



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Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.



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EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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Tab 9

RESOLUTION 2026-15

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of the Lake St. Charles Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Lake St. Charles Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5th DAY OF AUGUST 2026.

ATTEST:

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Vice/Chairperson, Board of Supervisors

Exhibit A: Adopted Budget for Fiscal Year 2027

Tab 10

RESOLUTION 2026-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lake St. Charles Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Lake St. Charles Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 5th DAY OF AUGUST 2026.

ATTEST:

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Vice/Chairperson, Board of Supervisors

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Tab 11

RESOLUTION 2026-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Hillsborough County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF AUGUST, 2026.

**LAKES ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

EXHIBIT "A"
BOARD OF SUPERVISORS' MEETING DATES
LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

October 7, 2026
November 4, 2026
December 2, 2026
January 6, 2027
February 3, 2027
March 3, 2027
April 7, 2027
May 5, 2027
June 2, 2027
July 7, 2027
August 4, 2027
September 1, 2027

All meetings will convene at 5:00 p.m. Meetings will be held at Lake St. Charles Clubhouse located at 6801 Colonial Lake Drive, Riverview, FL 33578

Tab 12

RESOLUTION 2026-18

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

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

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

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Wesley Elias _____ is appointed Assistant Secretary.

Stephanie DeLuna _____ is appointed Assistant Secretary.

Matthew Huber _____ is appointed Assistant Secretary.

Susan Garcia _____ is appointed Assistant Treasurer.

Scott Brizendine _____ is appointed Assistant Treasurer.

Scott Brizendine _____ is appointed Secretary.

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

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

PASSED AND ADOPTED THIS 5th DAY OF AUGUST 2026.

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST SECRETARY

Tab 13

MINUTES OF MEETING

Each person who decides to appeal against any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

LAKE ST. CHARLES
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Lake St. Charles Community Development District was held on **Wednesday, April 1, 2026, at 5:00 p.m.** at The Lake St. Charles Clubhouse located at 6801 Colonial Lake Drive, Riverview, FL 33578.

Present and constituting a quorum:

John Marshall
Toni Marie Davis
Yvonne Brown
Virginia Gianakos
Benjamin Turinsky

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Stephanie DeLuna
David Eskra
Savannah Hancock

District Manager; Rizzetta & Co., Inc.
Property Manager; Rizzetta & Co., Inc.
District Counsel; Kilinski Van Wyk

Audience

Present

FIRST ORDER OF BUSINESS **Call to Order**

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

SECOND ORDER OF BUSINESS **Audience Comments**

Audience comments were entertained regarding gratitude for the management and district staff moving in a forward direction. The HOA representative asked for items to be reviewed and was advised that all items are to be done during a board meeting.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Ms. Hancock discussed overpayment of approximately \$9,500 to \$10,000 to a contractor whose LLC is now dissolved. Counsel noted that research would be required to determine if the individual could be pursued legally, estimating a cost of up to \$1,000 with no guarantee of success.

47 **1. Allowing District Counsel Staff to research Contractor Overpayment to**
48 **vendor not to exceed \$500.00.**
49

On a motion by Mr. Turinsky, seconded by Mrs. Brown, with all in favor, the Board authorized KVV to do cursory research which state agencies the District could report a LLC that is now dissolved, at a not-to-exceed amount of \$500.00, for the Lake St. Charles Community Development District.

50
51 The board received an affidavit of compliance dated March 27, 2026, confirming that
52 code violations for case number L248725 were remedied as of January 2, 2026,
53 closing the fining period. The fine is approximately \$19,800. The board passed a
54 motion to allow District Counsel to engage with the county's lien settlement team to
55 request a reduction in the fine.

56
57 **2. Motion to allow District Counsel to engage with Hillsborough County on a**
58 **Fine Settlement**
59

On a motion by Ms. Gianakos, seconded by Ms. Davis, with all in favor, the Board authorized District Counsel to engage with the Hillsborough County regarding Case Number L248725 in negotiating a settlement, for Lake St. Charles Community Development District.

60
61 **B. District Engineer**

62 The board discussed taking action against Hardman, the original trail constructor,
63 for defects in phases one, two, and three. A previous settlement only released
64 claims for phases four and five. The board is considering sending a letter to
65 Hardman's attorney regarding the failure to get a permit and to seek compensation.
66 A motion passed authorizing District Engineer Ed Jimenez to analyze the repair
67 costs for phases one, two, and three, with a budget not to exceed \$5,000.
68

On a motion by Mr. Turinsky, seconded by Mrs. Brown, with all in favor, the Board approved allowing district passed authorizing District Engineer Ed Jimenez to analyze the repair costs for phases one, two, and three, with a budget not to exceed \$5,000.00 for Lake St. Charles Community Development District

69
70 **C. Operations Manager**

71 **1. Clubhouse Monthly Status Report**

- 72 • **Illegal Dumping:** The board clarified that the CDD has limited enforcement
73 powers regarding illegal dumping, though it can send "cease and desist" letters with
74 definitive proof. Residents were advised to use county code enforcement. A recent
75 incident reported as a homeless encampment was found to be debris from children
76 playing.

- **Landscaping and Water Restrictions:** Due to new county water restrictions limiting irrigation to one day a week (Fridays), staff will adjust all irrigation controllers. Proposals for annual flower plantings will be brought to the May meeting.

- **Trail Condition:** The board discussed new and worsening cracks on the trail's pavement following recent work. It was acknowledged that many cracks were pre-existing and proving the contractor's fault would be difficult. Contributing factors like the original sub-base and drought effects were noted. The board agreed to move on unless the cracks are in phases one through three, which could be part of a separate claim.

- **Trail Railing Delay:** The delay in the trail railing installation was attributed to the subcontractor's computer systems being hacked. It was confirmed that no additional fines are being incurred while waiting.

- **Pools and Spa:**

- o The kiddie pool has been out of commission for six months as the previous contractor could not pull the required permits.
- o The board approved quote number 2667 for a natural gas pool and spa heater at a cost of \$4,968.
- o To expedite repairs and avoid further delays, the board passed two motions: one to approve a "not-to-exceed" expenditure of \$9,000 for kiddie pool repairs, and another to approve a "not-to-exceed" expenditure of \$12,000 for the combined refinishing of both the kiddie pool and the spa.
- o Supervisor Turinsky was appointed as the liaison to manage the project.

- **Pool Monitors:** The board requested that the hiring of pool monitors, managed by their contractor Rizzetta, begin around Memorial Day weekend.

-

On a motion by Mrs. Gianakos, seconded by Mrs. Brown the board approved to appoint Supervisor Benjamin Turnisky as the liaison to manage the project, for Lake St Charles Community Development District.

On a motion by Mrs. Gianakos, seconded by Mrs. Brown, the board passed two motions: one to approve a "not-to-exceed" expenditure of \$9,000 for kiddie pool repairs, and another to approve a "not-to-exceed" expenditure of \$12,000 for the combined refinishing of both the kiddie pool and the spa for Lake St. Charles Community Development District.

D. District Manager

- Ms. Deluna reviewed the following: **LG Sonic Double Payment:** A potential double payment to vendor LG Sonic was identified. Check number 8618 for \$8,997.60 cleared on April 7, 2025, and a second payment for the same amount via check number 1063 cleared on October 27, 2025. The District Manager's team will conduct an audit and request three to five years of records from LG Sonic.
- **Mulching Project:** The board discussed the need for new mulch, as the amount previously purchased was insufficient. The District Manager will gather competitive proposals for both purchase and installation, considering a hybrid approach of hand-laying mulch in delicate plant beds and using a blower for larger areas.
- **Disputed Auditor Invoices:** The board addressed three disputed invoices from the former auditor, Tuscan, totaling approximately \$5,088. Discrepancies were noted, including a \$68.05 late charge on a bill staff had not seen until recently, billing for a representative not on call, and a two-hour charge for a six-minute phone call.

On a motion by Mrs. Gianakos, seconded by Mrs. Davis the board approved to terminate the relationship with Tuscan and authorized District Manager to negotiate a final settlement in consultation with the Board Chair, for Lake St Charles Community Development District.

- **HOA Event Approvals:** To streamline event approvals for the HOA, the board approved a master blanket agreement. The HOA will submit a standard form for each event to staff, who will seek approval from the board chair, allowing for faster approvals. The board also granted the HOA permission to use the sign box in front of the trail.

On a motion by Ms. Gianakos, seconded by Ms. Davis, with all in favor, the Board authorized staff to submit a master blanket agreement outside of a CDD meeting for approval from the Board Chair to allow faster approvals, for Lake St. Charles Community Development District.

On a motion by Mr. Turinsky, seconded by Ms. Gianakos, with all in favor, the Board approved the Lake St. Charles HOA to use sign box, for Lake St. Charles Community Development District.

Ms. DeLuna reminded the Board that the next meeting will be held on May 6, 2026, at 5:00 p.m.

FOURTH ORDER OF BUSINESS

Business Items

- A. Ratification of H&Y Towing Services Agreement**
- B. Ratification of Accounting Agreement**
- C. Ratification of Avalon Document Services Agreement**

On a motion by Mr. Marshall, seconded by Mr. Turinsky, with all in favor, the Board ratified the H&Y Towing Services Agreement, Accounting Agreement and Avalon Document Services Agreement for Lake St. Charles Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

- A. Consideration of Audit Committee Meeting Minutes from the Meeting held on March 4, 2026**

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

- B. Consideration of Operation and Maintenance Expenditures for Jan 2026**

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

SIXTH ORDER OF BUSINESS

Supervisor Requests and Comments

No additional Request

SEVENTH ORDER OF BUSINESS

Adjournment

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

Assistant Secretary

Chair / Vice Chair

MINUTES OF MEETING

Each person who decides to appeal against any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

LAKE ST. CHARLES
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Lake St. Charles Community Development District was held on **Wednesday, May 6, 2026, at 5:00 p.m.** at The Lake St. Charles Clubhouse located at 6801 Colonial Lake Drive, Riverview, FL 33578.

Present and constituting a quorum:

John Marshall	Chairman
Toni Marie Davis	Vice Chairperson
Yvonne Brown	Assistant Secretary
Virginia Gianakos	Assistant Secretary
Benjamin Turinsky	Assistant Secretary

Also, present were:

Stephanie DeLuna	District Manager; Rizzetta & Co., Inc.
David Eskra	Property Manager; Rizzetta & Co., Inc.
Savannah Hancock	District Counsel; Kilinski Van Wyk
Wesley Elias	Operations Manager; Rizzetta & Co., Inc.
Audience	Present

FIRST ORDER OF BUSINESS Call to Order

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

SECOND ORDER OF BUSINESS Audience Comments

An audience member addressed the Board over the resignation of the previous operations manager, mulching and also inquired about repair for the wading pool.

An audience member addressed the Board regarding postponing large beautification expenditures until the next fiscal year/

An audience member addressed the Board regarding the Sunshine Law.

An audience member addressed the Board regarding the use of Roundup on patio pavers, suggesting it causes staining and that sealing the pavers would be a better solution and asked the Board the status of the Hurricane Blower. Financial

Statements, specific line item added to budget for hurricane emergency funds, list of pending maintenance projects, status of repairs for leak and pavers around pool equipment and spending for dog park.

THIRD ORDER OF BUSINESS Staff Reports

A. District Counsel

i. Discussion of Master HOA Events Agreement: The board discussed and approved two changes to the master agreement with the HOA for recurring events.

On a motion by Mr. Turinsky, seconded by Mr. Marshall, with all in favor, the Board approved extending the event termination notice period to 60 days, for the Lake St. Charles Community Development District.

On a motion by Ms. Gianakos, seconded by Mr. Turinsky, with all in favor, the Board approved to add language stating that event approvals will not be "unreasonably withheld" by district staff, with the understanding that maintenance or other conflicting events would be reasonable grounds for denial, for the Lake St. Charles Community Development District.

Contractor Complaint Discussion: The board discussed potential next steps regarding a contractor-related matter and agreed to provide information to a board member for possible independent action.

Fine Reduction Update: Counsel provided an update regarding ongoing coordination related to a pending fine reduction request.

Invoice Review Update: The board discussed an ongoing invoice review matter and authorized follow-up correspondence if additional information is not received.

B. District Engineer

The District Engineer was absent but provided the following updates:

Project Update: Installation work is underway, with final documentation to be provided prior to release of remaining funds.

Project Review Update: Staff will continue reviewing project phases and anticipates providing additional information at the June meeting.

Resident Inquiry: The board discussed a resident question regarding project requirements and related costs.

C. Operations Manager**i. Introduction of New Operations Manager and Update of Amenities Staffing/ Pool Monitors: Wes, the new Operations Manager, was introduced. He provided several updates:**

Pool Operations Update: Seasonal staffing and monitoring coverage schedules were discussed.

Facility Maintenance Update: The board received updates regarding ongoing equipment replacements and related vendor proposals.

Operations Transition Discussion: The board discussed transition items related to operations management, including maintenance expectations and outstanding projects.

Inventory and Assessment Update: The new Operations Manager will conduct an inventory and community-wide maintenance assessment to assist with future planning and budgeting.

On a motion by Mr. Turinsky, seconded by Mrs. Gianakos, The Board approved a "not-to-exceed" expenditure of \$2,000 to replace the water heater, for the Lake St. Charles Community Development District.

D. District Manager

Records Digitization and Audit Update: Staff provided an update on the ongoing records digitization project and audit-related coordination efforts.

Communication Platform Discussion: The board discussed district communication methods and future options for improving resident outreach and emergency notifications.

Equipment and Security Update: Staff provided updates regarding district equipment and administrative handling of security-related matters.

Financial Update: Certain financial reports will be presented at a future meeting due to timing delays, and staff continues coordinating account adjustments with vendors.

Administrative Update: The district discussed implementation of new administrative tools and processes to improve meeting documentation and board communication.

Ms. DeLuna reminded the Board that the next meeting will be held on June 3, 2026, at 5:00 p.m. and will focus on the proposed budget, which must be adopted and filed by June 15, 2026.

On a motion by Mrs. Gianakos, seconded by Ms. Davis, with all in favor, the Board approved authorizing District Counsel to proceed with follow-up action regarding the L.G. Sonic matter if no response is received within 15 days for the Lake St. Charles Community Development District.

On a motion by Mrs. Gianakos, seconded by Mr. Turnisky, with all in favor, the Board approved reimbursement of the Sunday rental deposit for the rental held on May 3rd, for the Lake St. Charles Community Development District.

On a motion by Mrs. Gianakos, seconded by Ms. Brown, with all in favor, the Board approved to withhold \$100 from the Saturday rental deposit for the rental held on May 3rd and refunded the deposit for Sunday's rental on May 4th, for the Lake St. Charles Community Development District.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-10, Notice of General Election

On a motion by Mr. Turinsky seconded by Mrs. Gianakos, with all in favor, the Board adopted Resolution 2026-10, Notice of General Election, for the Lake St. Charles Community Development District.

B. Consideration of LMP Landscaping Mulch Proposal

The board reviewed multiple proposals for mulch application services and discussed project methods, budget availability, and scheduling considerations related to weather conditions.

C. Consideration of Crosspointe Landscaping Mulch Proposal

D. Consideration of LMP Annual Flower Bed Enhancement

On a motion by Mr. Turinsky, seconded by Ms. Gianakos, with all in favor, the Board approved Crosspointe Landscaping mulch proposal in the amount of \$28,800.00 and LMP Annual Flower Bed Enhancement proposals in the amount of \$2,105.97, for the Lake St. Charles Community Development District.

E. Consideration of Crosspointe Annual Flower Bed Enhancement

The Board discussed the proposed in detail.

F. Ratification of Wahoo Pools Kiddie Pad Proposal

The board approved the spa refinishing proposal and discussed project scheduling, temporary facility impacts, and resident communication regarding anticipated closures during the improvement period.

On a motion by Ms. Gianakos, seconded by Ms. Brown, with all in favor, the Board ratified the Wahoo Pools Kiddie Pad proposal in the amount of \$8,923.79 including pebble tech,

white dimmer finish , and black tile, with completion requires before the July 4th holiday, for the Lake St. Charles Community Development District.

G. Ratification of Wahoo Pools Spa Refinish

The board reviewed and ratified a proposal for pool area improvements.

On a motion by Ms. Gianakos, seconded by Ms. Brown, with all in favor, the Board ratified the Wahoo Pools Spa Refinish proposal in the amount of \$10,580.35, including a black finish, for the Lake St. Charles Community Development District.

H. Announcement of Registered Voter Count

The board approved the certification of the district's official registered voter count.

On a motion by Ms. Gianakos, seconded by Mr. Turinsky, with all in favor, the Board accepted and file the voter count of 1,748, for the Lake St. Charles Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

Other Business & Old Business

- Community Signage: The board discussed a potential replacement community message board and tabled the item for further review of costs and placement options.
- Vendor Update: A prior vendor matter was reported as resolved.
- Project Recovery Efforts: Staff provided an update on ongoing efforts to evaluate potential cost recovery related to a trail project, with further information expected at a future meeting.
- Security and Facility Use: The board discussed security system capabilities and reviewed a recent clubhouse rental incident, including related deposit actions and potential policy updates.
- Financial Overview: Staff provided a general update on district finances, including account balances, year-to-date expenditures, reserves, and professional fee variances.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Comments

Landscaping Contract Discussion: The board discussed potential contract amendments and the possibility of a broader review of landscaping services.

Maintenance and Utilities Update: Staff provided updates on tree trimming, lighting issues, and routine maintenance items, with follow-up actions noted.

Emergency Preparedness: The board discussed potential budget allocations and existing procedures related to hurricane and disaster response planning.

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186 **SEVENTH ORDER OF BUSINESS**

Adjournment

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On a motion by Ms. Brown, seconded by Ms. Gianakos, with all in favor, the Board adjourned the meeting at 7:09 p.m., for the Lake St. Charles Community Development District.

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Assistant Secretary

Chair / Vice Chair

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MINUTES OF MEETING

Each person who decides to appeal against any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

LAKE ST. CHARLES
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Lake St. Charles Community Development District was held on **Wednesday, June 3, 2026, at 5:02 p.m.** at The Lake St. Charles Clubhouse located at 6801 Colonial Lake Drive, Riverview, FL 33578.

Present and constituting a quorum:

John Marshall	Chairman
Toni Marie Davis	Vice Chairperson
Yvonne Brown	Assistant Secretary
Virginia Gianakos	Assistant Secretary
Benjamin Turinsky	Assistant Secretary

Also, present were:

Stephanie DeLuna	District Manager; Rizzetta & Co., Inc.
Savannah Hancock	District Counsel; Kilinski Van Wyk
Wesley Elias	Operations Manager; Rizzetta & Co., Inc.
Angela Savinon	Operations Manager; Rizzetta & Co., Inc.
Ed Jimenez	District Engineer

Audience	Present
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FIRST ORDER OF BUSINESS Call to Order

Ms. DeLuna called the meeting to order at 5:02 p.m.

SECOND ORDER OF BUSINESS Audience Comments

Audience comments were entertained regarding pool maintenance, park landscaping, playground improvements, and dog park enhancements.

THIRD ORDER OF BUSINESS Staff Reports**A. District Counsel**

Ms. Hancock provided feedback on pending ligation matters and provided additional updates on legal matters affecting the district.

On a motion by Mrs. Gianakos seconded by Mrs. Brown, with all in favor, the Board approved the Chair to be the point of contact for litigation, for the Lake St. Charles Community Development District.

B. District Engineer

Mr. Jimenez provided updates on the district's trail modification project. He advised the Board that the project is nearing completion and that a close-out report will be provided upon completion. Mr. Jimenez also requested approximately 20 minutes on the July meeting agenda to present the trail repair project.

On a motion by Mrs. Gianakos seconded by Mrs. Davis, with all in favor, the Board approved to contain sidewalk and trail repairs, for the Lake St. Charles Community Development District.

C. Operations Manager

i. Monthly Status Report

The Board was presented with feedback on maintenance activities throughout the district, including ongoing repairs, staffing updates, and weekly cleaning efforts. The Board was introduced to the new Operations Manager, Angela Savinon.

On a motion by Mr. Marshall seconded by Mrs. Brown, with all in favor, the Board approved to accept Advanced Aquatics vegetation removal proposal for \$2,620.00 pending confirmation on permits, for the Lake St. Charles Community Development District.

On a motion by Mr. Turinsky seconded by Mrs. Gianakos, with all in favor, the Board ratified proposal # 401351 not-to-exceed \$1605.00 for irrigation repairs, for the Lake St. Charles Community Development District.

On a motion by Mr. Turinsky seconded by Mrs. Brown, with four in favor (Mr. Marshall stepped out of the room), the Board approved LMP proposal # 401350 for \$1,675.00, for the Lake St. Charles Community Development District.

On a motion by Mr. Turinsky seconded by Mrs. Gianakos, with all in favor, the Board approved the restrapping of the pool furniture for \$1,900.00, for the Lake St. Charles Community Development District.

On a motion by Mrs. Gianakos seconded by Mr. Marshall, with three in favor and two against, the Board approved a QR Code with a new logo, for the Lake St. Charles Community Development District.

ii. Consideration of Pressure Washing Proposals

The Board tabled the proposals for the next meeting.

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iii. Consideration of Parking Lot Stripping Proposals

On a motion by Mrs. Gianakos seconded by Mrs. Davis, with all in favor, the Board approved the proposal for restriping and seal coating the parking lot, for the Lake St. Charles Community Development District.

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v. Presentation of Lake St Charles Assets

78 The Board was presented with the assets for Lake St Charles including an
79 additional list of clubhouse assets.
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On a motion by Mrs. Gianakos seconded by Mrs. Davis, with all in favor, the Board approved the proposal for restriping at the amenity center not-to-exceed \$9,000.00, for the Lake St. Charles Community Development District.

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D. District Manager

83 Ms. DeLuna reminded the Board that the next meeting will be held on July 1, 2026,
84 at 5:00 p.m. and informed the Board that Wesley Elias would be covering the next
85 two meetings and would ask about a potential date change for the next fiscal year.
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FOURTH ORDER OF BUSINESS

Business Items

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A. Discussion of Email Account Recovery and IT Support Services

90 The board discussed retaining a third-party vendor to obtain the Districts
91 Microsoft 365 account.
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On a motion by Mrs. Gianakos, seconded by Mrs. Davis, with all in favor, the Board approved to authorize staff to retain third-party vendor to restore the Districts' Microsoft 365 accounts and complete the necessary measures in an amount not-to-exceed \$1,800.00, for the Lake St. Charles Community Development District.

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B. Discussion of Resident Survey

95 The Board tabled the discussion for the next meeting.
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C. Discussion of E-Blast Platform

98 The Board tabled the discussion for the next meeting.
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D. Re-Designating Principal Headquarters and Local Records Office

- 102 i. Consideration of Resolution 2026-14: Re-Designating the Principal
103 Headquarters of the District
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On a motion by Mrs. Gianakos, seconded by Mrs. Brown, with three in favor and two opposed, (Mr. Marshall & Mrs. Davis). the Board adopted resolution 2026-14 designating the principal headquarters of the district to Rizzetta, for the Lake St. Charles Community Development District.

E. Presentation of Fiscal Year 2027 Proposed Budget

- i. Consideration of Resolution 2026-13; Approving Proposed Fiscal Year 2026/2027 Proposed Budget and Setting Public Hearing

On a motion by Mrs. Gianakos, seconded by Mrs. Brown, The Board adopted resolution 2026-13 approving the Proposed Fiscal Year 2026/2027 Proposed Budget and Setting Public Hearing, for the Lake St. Charles Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Audit Committee Meeting Minutes from the Meeting held on April 1, 2026 and May 6, 2026

The Board tabled the minutes for the next meeting.

B. Consideration of Operation and Maintenance Expenditures for March 2026

On a motion by Mr. Marshall, seconded by Mrs. Gianakos, the Board ratified the Operation and Maintenance Expenditures for March 2026 (\$268,498.19), as discussed, for the Lake St. Charles Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mr. Marshall requested an update regarding viewer and signer requests and requested that monthly financial reports continue to be provided to the board.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Mrs. Brown, seconded by Mr. Turinsky, with all in favor, the Board adjourned the meeting at 8:24 p.m., for the Lake St. Charles Community Development District.

Assistant Secretary

Chair / Vice Chair

MINUTES OF MEETING

Each person who decides to appeal against any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

LAKE ST. CHARLES
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Lake St. Charles Community Development District was held on **Wednesday, July 1, 2026, at 5:00 p.m.** at The Lake St. Charles Clubhouse located at 6801 Colonial Lake Drive, Riverview, FL 33578.

Present and constituting a quorum:

John Marshall	Chairman
Toni Marie Davis	Vice Chairperson
Yvonne Brown	Assistant Secretary
Virginia Gianakos	Assistant Secretary
Benjamin Turinsky	Assistant Secretary

Also, present were:

Wesley Elias	District Manager; Rizzetta & Co., Inc.
David Eskra	Property Manager; Rizzetta & Co., Inc.
Savannah Hancock	District Counsel; Kilinski Van Wyk
Ed Jimenez	District Engineer
Angela Savinon	Operations Manager
David Manfrin	LMP Representative

Audience	Present
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FIRST ORDER OF BUSINESS **Call to Order**

Mr. Elias called the meeting to order at 5:00 p.m.

SECOND ORDER OF BUSINESS **Audience Comments**

Audience comments included questions and feedback regarding recreational amenities, trail improvements, facility operations, maintenance items, and community landscaping. Topics discussed included court facilities, trail railings, rental information, waste services, and neighborhood planting concerns.

THIRD ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Ms. Hancock provided an update regarding the ongoing Microsoft 365 matter and the steps taken to address the issue. The Board requested weekly status updates from Counsel. The Board was also informed that a third-party IT professional has been engaged to assist with administrative account recovery. It was noted that, once administrative access is restored, support will be provided for password resets, but restoration of individual account data is not included. The board discussed ongoing trail recovery efforts following Hardemann.

B. District Engineer

Mr. Jimenez provided a presentation on the different phases of the trails in Lake St. Charles. Proposals were presented to the Board, but the Board decided to table the decision until the Lifecycle Analysis is provided.

C. Operations Manager**i. Monthly Status Report**

Discussion was held regarding paver repairs. Proposals were presented to the Board. After further discussion, the Board directed staff to obtain three additional bids for the paver repair work.

On a motion by Ms. Gianakos, seconded by Ms. Davis, the motion to approve a not-to-exceed amount of \$7,291.84 for the Lake St. Charles Community Development District failed.

On a motion by Ms. Gianakos, seconded by Ms. Brown, with all in favor, the Board approved obtaining three bids from paving companies for the Lake St. Charles Community Development District.

ii. Presentation of Proposals

The Board was presented with the proposals. LMP provided proposals for removal of two dead trees in the amount of \$7,280. All other proposals were tabled to the next meeting.

On a motion by Mr. Marshall, seconded by Mr. Turinsky, with all in favor, the Board approved a not-to-exceed amount of \$7,800 and authorized the Chair to select a vendor upon receipt of two additional bids for the Lake St. Charles Community Development District.

D. District Manager

Mr. Elias reminded the Board that the next meeting will be held on August 5, 2026, at 5:00 p.m.

FOURTH ORDER OF BUSINESS

Business Items

**A. Discussion of Onsite Staffing; Rizzetta Amenities Presentation-
Taylor Neilsen**

On a motion by Mrs. Gianakos, seconded by Mrs. Davis, the Board approved a review of the contract and directed staff to provide a job description for a Maintenance Technician at the next Board meeting for the Lake St. Charles Community Development District.

B. Discussion of Board Budget Cover Letter

The Board requested that revisions be made to the letter.

C. Discussion of Disaster Response Process

The Board will review the response process.

D. Consideration of Trail Compliance Modification Proposal

The proposal was discussed under the District Engineer's presentation, and the Board tabled the proposal until the next meeting.

E. Ratification of Crosspointe Proposals

Board request management to look further into the proposal.

F. Presentation of 2nd Quarterly Website Audit

The Board tabled the 2nd Quarterly Website Audit until the next meeting.

FIFTH ORDER OF BUSINESS

Business Administration

**A. Consideration of Audit Committee Meeting Minutes from the Meeting held on
April 1, 2026 and June 3, 2026**

The Board tabled the meeting minutes until the next meeting.

B. Consideration of Operation and Maintenance Expenditures for April 2026

The Board tabled the Operation and Maintenance Expenditures for April 2026 meeting minutes until the next meeting.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mrs. Brown requested a status update on the \$8,000 check for LG Sonic. Mr. Marshall requested a follow-up regarding the Coastal Creation payment to determine whether a refund is possible.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Turinsky, seconded by Mrs. Gianakos, with all in favor, the Board adjourned the meeting at 8:06 p.m., for the Lake St. Charles Community Development District.

Assistant Secretary

Chair / Vice Chair

Tab 14

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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
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 (Site 5) 04/26-06/26	\$ 183.38
Solitude Lake Management, LLC	100198	PSI257462	Monthly Maintenance - Aerator Sites (9, 22-24) 04/26	\$ 780.38
Solitude Lake Management, LLC	100198	PSI257793	Aquatic Maintenance 04/26	\$ 1,444.33
Solitude Lake Management, LLC	100198	PSI257935	Semi Annual Maintenance - Aerator Site 27 04/26-09/26	\$ 1,300.64
Solitude Lake Management, LLC	100198	PSI258169	Quarterly Fountain Maintenance (Site 21) 04/26-06/26	\$ 150.54
TECO	20260430-1	221005960721-040826	Electric Utility 03/26	\$ 19.79
TECO	20260423-1	311000010257-040726	Electric Summary 02/26	\$ 3,974.22
TECO Peoples Gas	20260430-2	221003603224-040826	Natural Gas 03/26	\$ 470.16
Toni Marie Davis	100206	TD040826	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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
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
Total				<u>\$ 59,262.74</u>

LAKE ST. CHARLES CDDWednesday, April 8, 2026**SUPERVISOR PAY REQUEST**

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.**EXTENDED MEETING TIMECARD**

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

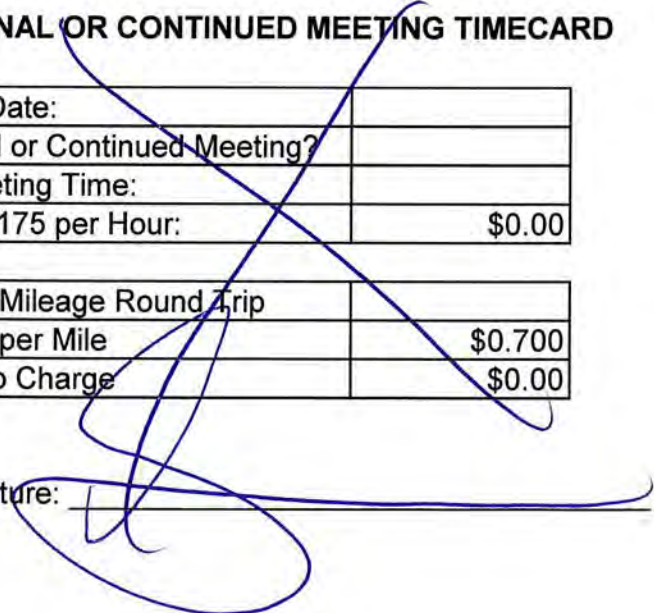
Time Over <u>3</u> Hours:	
---------------------------	--

Total at \$175.00 per Hour:	
------------------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: 



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

INVOICE #	2326337
AMOUNT	548.68
ACCOUNT #	422304
DATE	Apr 1, 2026
QUICK PAY CODE	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

Site 422304001 - Lake St. Charles Community Development District - 6801 Colonial Lake Dr Riverview, FL 33578

DATE	DESCRIPTION	Frequency	WO #	PO #	QTY	UNIT RATE	TOTAL
04/01/26 - 04/30/26	4 Yard Front Load - MSW	1x per week			1.00	\$ 274.37 per month	274.37
Franchise Fee							\$ 0.00
Tax							\$ 0.00
Site Total							\$ 274.37

Site 422304002 - Lake St. Charles Community Development District - Maintenance Shed - 7323 Colonial Lake Dr Riverview, FL 33578

DATE	DESCRIPTION	Frequency	WO #	PO #	QTY	UNIT RATE	TOTAL
04/01/26 - 04/30/26	2 Yard Front Load - MSW	1x per week			1.00	\$ 274.31 per month	274.31
Franchise Fee							\$ 0.00
Tax							\$ 0.00
Site Total							\$ 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

Page 1/4
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 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
Total services	\$140.04	\$140.04
Total balance		\$140.04



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

6790 0107 DY RP 25 03262026 NNNNNN 01 995948

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

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

88100681374118020525210000000000000000140045



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

Billing Date:
Mar 25, 2026

Billing Period:
Mar 25 - Apr 24, 2026

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MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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

Page 3/4
Billing Date:
Mar 25, 2026
Billing Period:
Mar 25 - Apr 24, 2026

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup



Internet

Monthly Charges

03.25-04.24	Business Fiber Internet 1 Gig	\$104.99
	1 Usable Static IP Address	\$25.00
	Auto Pay Discount	-\$5.00
Internet Total		\$124.99



Additional Services

Monthly Charges

03.25-04.24	Secure Pro	\$14.00
Additional Services Total		\$14.00



Taxes and Fees

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

Total current month charges \$140.04

BUSINESS FIBER 5 GIG INTERNET

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855-518-1197
business.frontier.com/fiber-internet



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

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



Billing Period:
Mar 25 - Apr 24, 2026

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

Service summary		Previous month	Current month
	Bundle	\$130.98	\$130.98
Total services		\$130.98	\$130.98
Total balance			\$130.98

Total balance
\$130.98
Auto Pay is scheduled
Apr 20

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6790 0107 DY RP 25 03262026 NNNNNN 01 995947

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

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

1460098137412101112403000000000000000130985



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

Billing Date:
Mar 25, 2026

Billing Period:
Mar 25 - Apr 24, 2026

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

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SERVICE TERMS

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



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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
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Total current month charges	\$130.98
------------------------------------	-----------------

**BUSINESS
FIBER 5 GIG
INTERNET**

Fast just got faster. Get ultrafast internet to handle your most critical business applications today, tomorrow and the future.

855-518-1197
business.frontier.com/fiber-internet

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.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Frontier and its Verizon affiliates offer a full range of services, such as television, telematics, high-speed Internet, video, wireless and local and long distance services. Visit frontier.com or verizon.com for more information on our services.

If you don't want your CPNI used for the marketing purposes described above, please notify us by calling us any time at 1-877-213-1556 or visit frontier.com/cpni.

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.





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
AMOUNT DUE	\$739.89

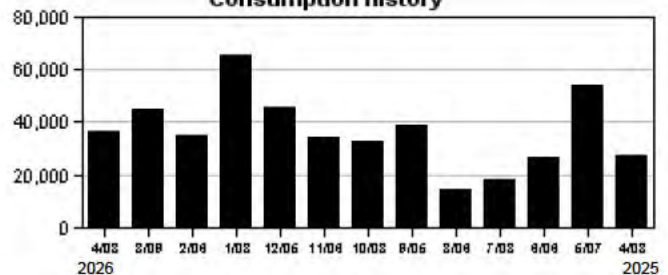
Important Message

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

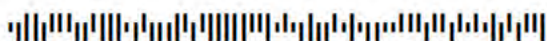
Automated Payment Line: (813) 307-1000

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

DUE DATE

04/30/2026

**Auto Pay Scheduled
DO NOT PAY**



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
Amount Due	\$1,500.00

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

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

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



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

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

Invoice: 144092

Date: 10/31/2025

Amount Due: \$1,500.00

Payment Amount: \$ _____

Payment Type: ☐ Check ☐ Credit Card

ID: T62773

Lake St. Charles Community
Development District

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

Card Type:



CVV Code: _____

Card #:

Exp Date: _____

Signature: _____

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

HSC/Tuscan & Company, PA

CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS



1470 Royal Palm Square Boulevard
Fort Myers, FL 33919



info@hughessnell.com
info@hughessnell.com



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

ID: T62773

Amount: \$3,000.00

Invoice: 145090

Date: 02/28/26

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

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

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

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

Billed Amount	\$3,000.00
---------------	------------

Invoice Total	\$3,000.00
----------------------	-------------------



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

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

Invoice: 145090

Date: 02/28/2026

Amount Due: \$4,568.05

Payment Amount: \$ _____

Payment Type: ☐ Check ☐ Credit Card

ID: T62773

Lake St. Charles Community
Development District

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

Card Type:



CVV Code: _____

Card #:

Exp Date: _____

Signature: _____

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

HSC/Tuscan & Company, PA

CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS



1470 Royal Palm Square Boulevard
Fort Myers, FL 33919



info@hughessnell.com
info@hughessnell.com



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

ID: T62773

Amount: \$520.00

Invoice: 145315

Date: 03/11/26

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

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

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

Client Assistance

Jeffrey Tuscan 2 hours 260.00

Billed Amount \$520.00

Invoice Total **\$520.00**



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

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

Invoice: 145315

Date: 03/11/2026

Amount Due: \$5,088.05

Payment Amount: \$ _____

Payment Type: ☐ Check ☐ Credit Card

ID: T62773

Lake St. Charles Community
Development District

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

Card Type:



CVV Code: _____

Card #:

Exp Date:

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	) = \$10,736.14

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
Line Item Discount Subtotal							-\$1,924.78
Total							\$10,736.14

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

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

Date	Due Date
04/01/26	5/1/2026
Account Owner	PO#
DAVID MANFRIN	

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

Grand Total \$15,190.50

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

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

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

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 391013

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

Date	Due Date
03/31/26	4/30/2026
Account Owner	PO#
DAVID MANFRIN	

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

Subtotal	\$280.00
Less Payments/Credits	(\$0.00)
Balance Due	\$280.00

***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



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

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

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



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

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

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

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

Invoice

Date	Invoice #
1/1/2026	INV0000106328

Bill To:

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

[illegible]

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

Invoice

Date	Invoice #
4/2/2026	INV0000108120

Bill To:

Lake St. Charles CDD
3434 Colwell Avenue
Suite 200
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
Subtotal			\$4,996.00
Total			\$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
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
4/1/2026	INV0000108203

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
4/10/2026	INV0000108234

Bill To:

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

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

[illegible]

INVOICE

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

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

Security Concepts
of Tampa, Inc.
EST. 1996



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		1	1	183.38	183.38
April Billing					
4/1/2026 - 6/30/2026					
Mitigation Area-site 5					

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		1	1	780.38	780.38
April Billing					
4/1/2026 - 9/30/2026					
Lake St. Charles Aerator Site #9					
Lake St. Charles - Aerator - Site 22					
Lake St. Charles - Aerator - Site 23					
Lake St. Charles - Aerator - Site 24					

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



Please Remit Payment to:

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

INVOICE

Page: 1

Invoice Number: 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		1	1	1,444.33	1,444.33
April Billing					
4/1/2026 - 4/30/2026					
Lake St Charles Cdd-Lake-ALL					

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		1	1	1,300.64	1,300.64
April Billing					
4/1/2026 - 9/30/2026					
Lake St. Charles - Aerator - Site 27 South					
Lake St. Charles - Aerator - Site 27 North					
Lake St. Charles - Aerator - Site 27 West					

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		1	1	150.54	150.54
April Billing					
4/1/2026 - 6/30/2026					
Lake St. Charles - Fountain - Site 21					

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

Current Service Period: March 04, 2026 - April 01, 2026

Previous Amount Due	\$67.52
Payment(s) Received Since Last Statement	-\$67.52

Current Month's Charges	\$19.79
--------------------------------	----------------

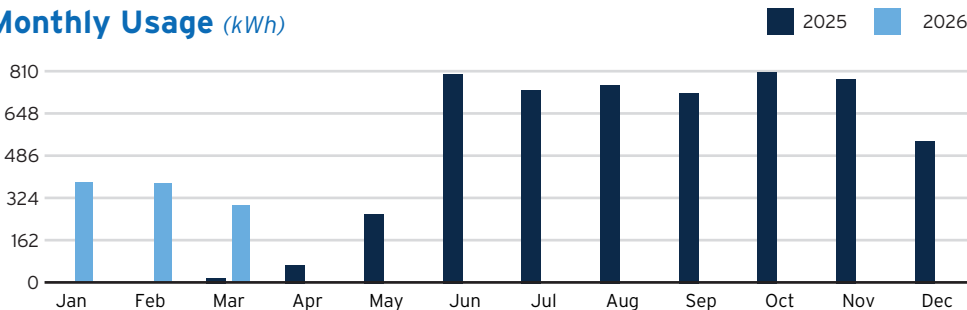
Amount Due by April 29, 2026 \$19.79

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



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 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

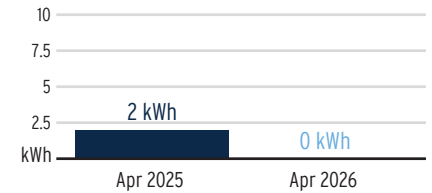
Rate Schedule: General Service - Non Demand

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

	Electric Charges		
	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
	Electric Service Cost		\$19.79

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](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free: **866-689-6469**

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

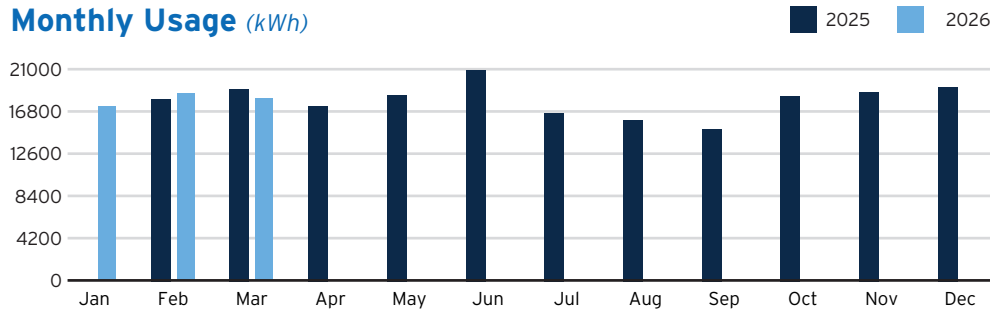
Account Summary

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

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.

Monthly Usage (kWh)



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



Pay your bill online at TampaElectric.com

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

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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.

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.



**DOWNED IS
DANGEROUS!**

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

Visit TampaElectric.com/Safety
for more safety tips.

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

Account #: 311000010257

Due Date: April 21, 2026

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

Payment Amount: \$ _____

700250003850

Your account will be
drafted on April 21, 2026

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	\$40.08
									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	\$79.53
									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	\$223.57
									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

Ways To Pay Your Bill



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



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



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



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



Phone
Toll Free: **866-689-6469**

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

Contact Us

Online:
TampaElectric.com

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

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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

Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month



Increased



Same



Decreased

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

Sub-Account Number: 211007993416

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000552847	03/03/2026	21,407		21,277		130 kWh	1	29 Days	\$40.73
									 8.5%

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

Sub-Account Number: 211007993721

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000794742	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 kW	1	29 Days	 2.8%

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

Sub-Account Number: 211007993960

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000324124	03/03/2026	92,581		89,793		2,788 kWh	1	29 Days	\$472.14
									 14.7%

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

Sub-Account Number: 211007994158

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000347036	03/03/2026	31,823		31,669		154 kWh	1	29 Days	\$44.62
									 19.8%

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

Sub-Account Number: 211007994448

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000347035	03/03/2026	35,481		35,052		429 kWh	1	29 Days	\$89.26
									 304.7%

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

Sub-Account Number: 211007994695

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000329871	03/03/2026	3,107		3,071		36 kWh	1	29 Days	\$25.47
									 37.9%

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

Sub-Account Number: 211007994893

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000343375	03/03/2026	730		722		8 kWh	1	29 Days	\$20.93
									 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	\$25.31
									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	\$21.25
									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	\$22.07
									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	\$20.93
									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	\$21.74
									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	\$20.93
									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	\$20.93
									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	\$19.63

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	\$21.10



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

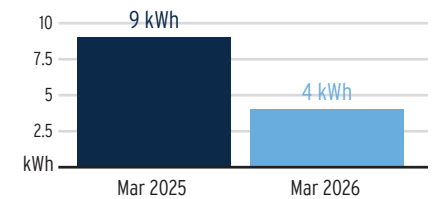
Rate Schedule: General Service - Non Demand

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

	Electric Charges		
	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
	Electric Service Cost		\$40.08

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

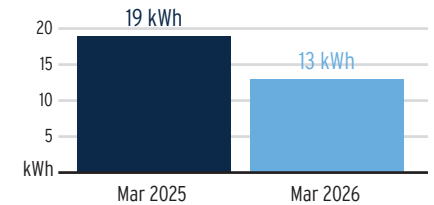
Rate Schedule: General Service - Non Demand

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	
Electric Service Cost		\$79.53	

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

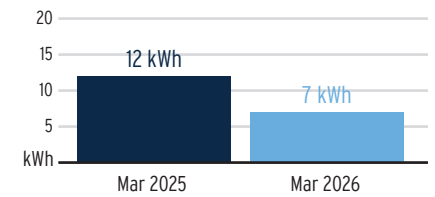
Rate Schedule: General Service - Non Demand

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	
Electric Service Cost		\$52.41	

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



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	66 kWh @ \$0.03411/kWh	\$2.25
Fixture & Maintenance Charge	4 Fixtures	\$81.98
Lighting Pole / Wire	4 Poles	\$83.28
Lighting Fuel Charge	66 kWh @ \$0.03452/kWh	\$2.28
Storm Protection Charge	66 kWh @ \$0.00574/kWh	\$0.38
Clean Energy Transition Mechanism	66 kWh @ \$0.00043/kWh	\$0.03
Storm Surcharge	66 kWh @ \$0.01230/kWh	\$0.81
Florida Gross Receipt Tax		\$0.15

Lighting Charges **\$171.16**

Current Month's Electric Charges

\$171.16

Billing information continues on next page →



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

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	1008 kWh @ \$0.03411/kWh	\$34.38
Fixture & Maintenance Charge	20 Fixtures	\$417.64
Lighting Pole / Wire	19 Poles	\$624.53
Lighting Fuel Charge	1008 kWh @ \$0.03452/kWh	\$34.80
Storm Protection Charge	1008 kWh @ \$0.00574/kWh	\$5.79
Clean Energy Transition Mechanism	1008 kWh @ \$0.00043/kWh	\$0.43
Storm Surcharge	1008 kWh @ \$0.01230/kWh	\$12.40
Florida Gross Receipt Tax		\$2.25
State Tax		\$78.16
Lighting Charges		\$1,210.38

Current Month's Electric Charges \$1,210.38

Billing information continues on next page ➡



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

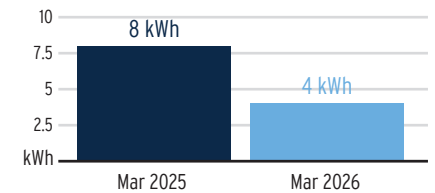
Rate Schedule: General Service - Non Demand

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

 Electric Charges			
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	
Electric Service Cost		\$40.73	

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

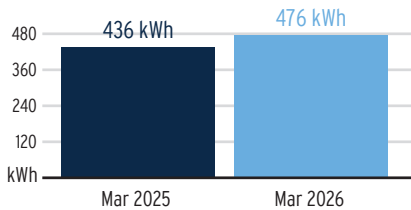
Charge Details

	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
Electric Service Cost			\$1,533.62

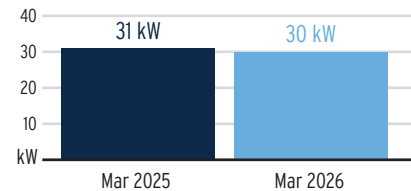
Current Month's Electric Charges \$1,533.62

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

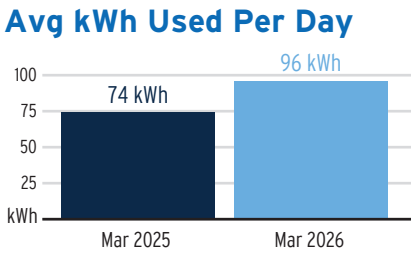
Service Period: 02/03/2026 - 03/03/2026

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
	Electric Service Cost		\$472.14



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

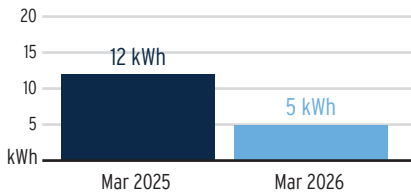
Service Period: 02/03/2026 - 03/03/2026 Rate Schedule: General Service - Non Demand

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
Electric Service Cost			\$44.62

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

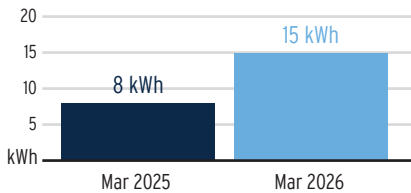
Service Period: 02/03/2026 - 03/03/2026 Rate Schedule: General Service - Non Demand

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
Electric Service Cost			\$89.26

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

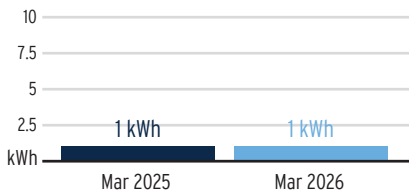
Meter Location: Lite
Service Period: 02/03/2026 - 03/03/2026 Rate Schedule: General Service - Non Demand

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
	Electric Service Cost		\$25.47

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

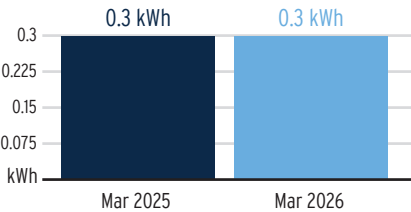
Service Period: 02/03/2026 - 03/03/2026 Rate Schedule: General Service - Non Demand

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
Electric Service Cost		\$20.93

Avg kWh Used Per Day



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

Billing information continues on next page →



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

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

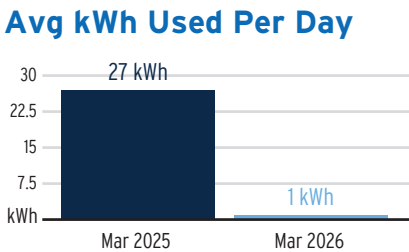
Meter Read

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
Electric Service Cost			\$25.31



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

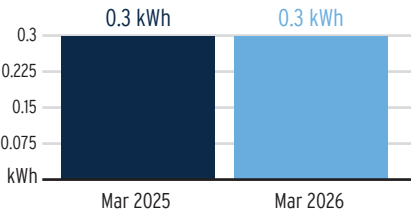
Service Period: 02/03/2026 - 03/03/2026 **Rate Schedule:** General Service - Non Demand

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
Electric Service Cost		\$21.25

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

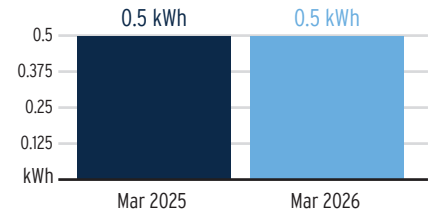
Rate Schedule: General Service - Non Demand

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	
Electric Service Cost		\$22.07	

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

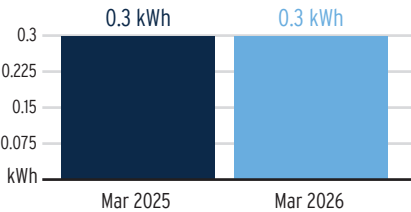
Service Period: 02/03/2026 - 03/03/2026 Rate Schedule: General Service - Non Demand

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
Electric Service Cost		\$20.93

Avg kWh Used Per Day



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

Billing information continues on next page →



Sub-Account #: 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

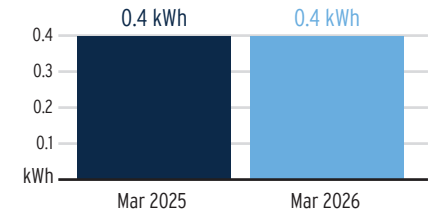
Rate Schedule: General Service - Non Demand

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	
Electric Service Cost		\$21.74	

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

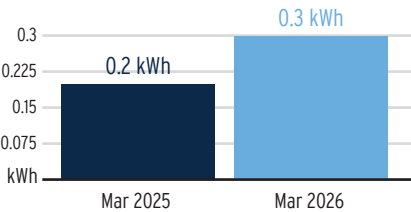
Service Period: 02/03/2026 - 03/03/2026 **Rate Schedule:** General Service - Non Demand

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
Electric Service Cost			\$20.93

Avg kWh Used Per Day



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

Billing information continues on next page →



Sub-Account #: 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

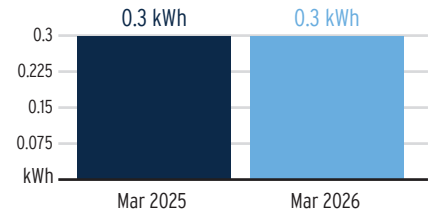
Rate Schedule: General Service - Non Demand

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	
Electric Service Cost		\$20.93	

Avg kWh Used Per Day



Current Month's Electric Charges

\$20.93

Billing information continues on next page →



Sub-Account #: 211007996765
Statement Date: 04/01/2026

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

Meter Read

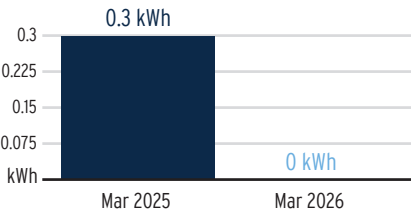
Service Period: 02/03/2026 - 03/03/2026 **Rate Schedule:** General Service - Non Demand

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	
Electric Service Cost		\$19.63	

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

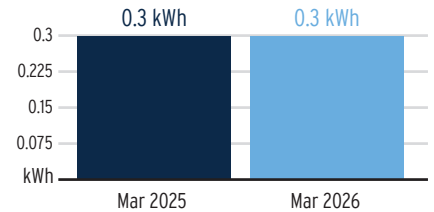
Rate Schedule: General Service - Non Demand

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	
Electric Service Cost		\$21.10	

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

Amount Due: \$470.16

Due Date: April 29, 2026

Account #: 221003603224

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

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.

Account Summary

Current Service Period: March 05, 2026 - April 02, 2026

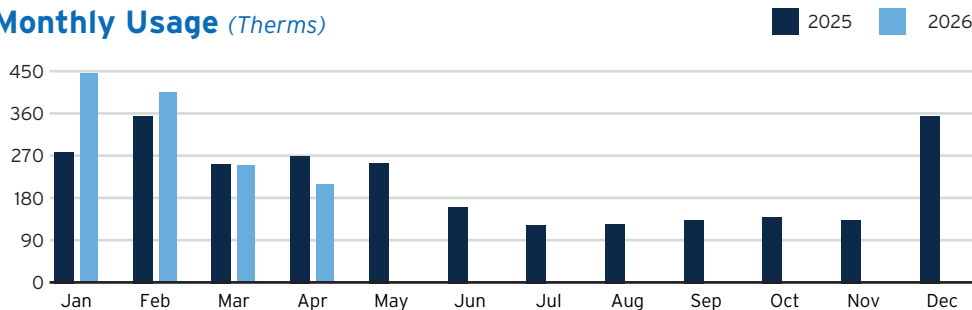
Previous Amount Due	\$543.83
Payment(s) Received Since Last Statement	-\$543.83

Current Month's Charges	\$470.16
-------------------------	----------

Amount Due by April 29, 2026	\$470.16
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (Therms)



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

Ready to dig
into spring?

Always contact
811
before you dig.



Know what's below.
Call 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 to enroll now.

Amount Due: \$470.16

Payment Amount: \$ _____

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

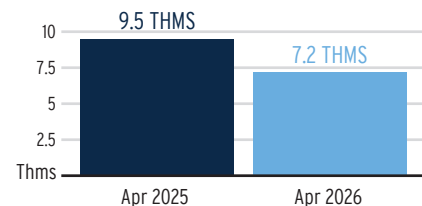
Rate Schedule: General Service 1

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
Natural Gas Service Cost	\$437.36
State Tax	\$32.80
Total Natural Gas Cost, Local Fees and Taxes	\$470.16

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://www.PeoplesGas.com)

Ways To Pay Your Bill



Bank Draft

Visit [PeoplesGas.com](https://www.PeoplesGas.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [PeoplesGas.com](https://www.PeoplesGas.com)



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](https://www.PeoplesGas.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

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

Contact Us

Residential Customer Care:

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

Online:

[PeoplesGas.com](https://www.PeoplesGas.com)

Phone:

Commercial Customer Care:

866-832-6249
Hearing Impaired/TTY:

7-1-1

Natural Gas Outage:

877-832-6747

Natural Gas Energy

Conservation Rebates:

877-832-6747

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

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.		Services	Monthly invoice regarding all community dog stations and waste receptacles. Included also in this estimate are janitorial services that will be offered as a bonus to provided service agreement regarding dog/waste services. 1. Dog stations and waste receptacles: 15 each totaling 30. Twice weekly, we will empty contents of all stations. Provide new liners and hand bags at service providers expense. All trash and waste will be collected and removed from property. 2. Janitorial services: These services reflect only restrooms, four in all. Two men's and two women's. Sweep and mop floors. Wipe down all items, toilets, urinals, mirrors, faucets and light switches. In addition, service provider will maintain and supply all toilet paper, hand towels, and hand soap. These services will be added at no additional cost for incentive in agreement of dog station services. Services for all will commence twice weekly.	1	\$1,200.00	\$1,200.00

Fees: Dog/waste stations, labor, fuel, insurance (WC and GL) and all materials, will be a flat fee of \$1200 billed once monthly at the 1st of each month.

The breakdown is \$10 per each dog and waste station, which equates to \$300 weekly, \$1200 monthly.

	Total	\$1,200.00
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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
FEES CHARGED	\$0.00
INTEREST CHARGED	\$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
Minimum Payment Due	\$2,316.30
Payment Due Date	April 27, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$4,174.69-	
03/25	03/25	F151500F400CHGDDA	AUTOMATIC PAYMENT - THANK YOU	4,174.69-
		DAVID ESKRA	\$2,316.30	
03/03	03/03	5543286EE5SFKWAVF	AMAZON.COM*BE5SA10Z1 SEATTLE WA	38.95
			MCC: 5942 MERCHANT ZIP:	
03/03	03/03	5270715EF09FNZ1F0	THE HOME DEPOT #6380 RIVERVIEW F CREDIT	30.31-
			MCC: 5200 MERCHANT ZIP: 33578000	
03/03	03/03	5270715EF09FNZ5FP	THE HOME DEPOT #6380 RIVERVIEW FL	143.74
			MCC: 5200 MERCHANT ZIP: 33578000	
03/05	03/05	5270715EH09FN3JA6	THE HOME DEPOT #6380 RIVERVIEW FL	168.22
			MCC: 5200 MERCHANT ZIP: 33578000	
03/06	03/06	5543286EH5VETADLK	AMAZON MKTPL*BE3GY6050 SEATTLE WA	209.99
			MCC: 5942 MERCHANT ZIP:	
03/06	03/06	5543286EH5V9E340H	AMAZON MKTPL*BE8MW1AR0 SEATTLE WA	101.38
			MCC: 5942 MERCHANT ZIP:	
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:	
Payment Due Date	April 27, 2026
New Balance	\$2,316.30
Minimum Payment Due	\$2,316.30
Past Due Amount	\$0.00

Amount Enclosed:

\$

Make Check
Payable to:

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

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
03/07	03/07	5543286EJ5VV966DV	MCC: 5818 MERCHANT ZIP: AMAZON.COM*BE7TK1MS0 SEATTLE WA	38.99
03/09	03/09	5543286EL5WF47TSL	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*BP1P28TR1 SEATTLE WA	599.99
03/12	03/12	5543286EP5XBS8J8X	MCC: 5942 MERCHANT ZIP: AMAZON.COM*BP0ON2390 SEATTLE WA	15.98
03/12	03/12	5543286EP5XBS9SND	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*BP8T246B1 SEATTLE WA	24.20
03/12	03/12	5543286EP5XBVQZDG	MCC: 5942 MERCHANT ZIP: AMAZON.COM*BP9P083D0 SEATTLE WA	6.50
03/12	03/12	5543286EP5XERXTTP	MCC: 5942 MERCHANT ZIP: AMAZON.COM SEATTLE WA CREDIT	38.95-
03/12	03/12	8230509EPEHNPMHE3	MCC: 5942 MERCHANT ZIP: CANVA* I04818-49246105 CAMDEN DE	20.00
03/13	03/13	5543286ER5XGS8W90	MCC: 7333 MERCHANT ZIP: AMAZON MKTPLACE PMTS SEATTLE WA CREDIT	27.89-
03/13	03/13	5270715ET09FVD516	MCC: 5942 MERCHANT ZIP: THE HOME DEPOT #6380 RIVERVIEW FL	55.48
03/14	03/14	1230202ET00LYJMTY	MCC: 5200 MERCHANT ZIP: 33578000 MAILCHIMP ATLANTA GA	20.00
03/15	03/15	5543286ES5YQDG9MQ	MCC: 5818 MERCHANT ZIP: AMAZON MKTPL*BP57M98A0 SEATTLE WA	15.99
03/15	03/15	5543286ES5YQG6SRJ	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*B50OG2FE2 SEATTLE WA	19.89
03/19	03/19	5543286EY5ZHEMY3H	MCC: 5942 MERCHANT ZIP: RACKSPACE EMAIL & APPS WINDCREST TX	313.97
03/23	03/23	5543286F260Z5XEQ1	MCC: 4816 MERCHANT ZIP: 22222 AMAZON MKTPL*B584C1ND1 SEATTLE WA	259.78
03/23	03/23	5270715F309FVPXPP	MCC: 5942 MERCHANT ZIP: THE HOME DEPOT #6380 RIVERVIEW FL	76.28
03/26	03/26	5543286F561VXVB8S	MCC: 5200 MERCHANT ZIP: 33578000 AMAZON MKTPL*B542E7TW0 SEATTLE WA	30.18
03/26	03/26	5543286F561WEPK85	MCC: 5942 MERCHANT ZIP: AMAZON.COM*B59V77831 SEATTLE WA	6.29
03/26	03/26	5543286F562234JNA	MCC: 5942 MERCHANT ZIP: AMAZON.COM*BG8H78WX2 SEATTLE WA	10.89
03/26	03/26	5531658F6L70D6366	MCC: 5942 MERCHANT ZIP: THORNTONS 181704 QPS RIVERVIEW FL	27.08
03/26	03/26	5270715F609FYM1F2	MCC: 5542 MERCHANT ZIP: 33578 THE HOME DEPOT #6380 RIVERVIEW FL	227.58
03/30	03/30	5543286F963AKDBS2	MCC: 5200 MERCHANT ZIP: 33578000 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 Maintenance	Maintenance & Repair	Office Supplies	Misc Contingency
				001-57200- 4660	001-57200- 4647	001-57200- 5101	001-57900- 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)
	TOTAL	001-10114	2,316.30	27.08	640.99	400.43	1,247.80

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
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AUTH CODE 003413/4615902	TA
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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, FL 33578 (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
2872045487 M8 MC SCW 1PC (39P)
2872045487 M8 MC SCW <A> 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 A0000000041010		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	
Items Ordered	Price
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 Sold by: doniks (seller profile) Condition: New	\$209.99
Shipping Address: David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	
Shipping Speed: Standard Shipping	

Payment information	
Payment Method: MasterCard Last digits: 5814	Item(s) Subtotal: \$209.99
	Shipping & Handling: \$0.00
Billing address David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Total before tax: \$209.99
	Estimated Tax: \$0.00
	Grand Total: \$209.99

To view the status of your order, return to [Order Summary](#) .

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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	
Items Ordered	Price
1 of: <i>VEVOR 5000 lbs A-Frame Trailer Jack, 15" Vertical Travel, Adjustable Drop Leg, for Horse, Utility, Yacht Trailers</i>	\$38.99
Sold by: Amazon.com	
Condition: New	
Shipping Address: David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: MasterCard Last digits: 5814	Item(s) Subtotal: \$38.99
	Shipping & Handling: \$0.00
Billing address	
David Eskra	Total before tax: \$38.99
6801 Colonial Lake Drive	Estimated Tax: \$0.00
Riverview, FL 33578	
United States	
	Grand Total: \$38.99

To view the status of your order, return to [Order Summary](#) .

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Order placed March 11, 2026 Order # 112-6827384-0193000

Payment method
Mastercard ending in 5814
[View related transactions](#)

Placed by David Eskra

Sold by: Amazon.com
Supplied by: Other

Back to top



United States



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
------------	-------	---------

XXXXXXXXXX5814 MASTERCARD

USD\$ 55.48
TA

AUTH CODE 013231/4510079

Contactless

AID A0000000041010 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

Not Yet Shipped	
Items Ordered	Price
1 of: Shappy Floating Rope Life Ring Rope Lifesaving Dock Lines Boat Braided Polypropylene Outdoor Throwing Lines for Life Preserver Ring Anchor Heaving Line with Spring Hook(15 m/ 16.4 Yards,White) Sold by: ROOTAPick (seller profile) Condition: New	\$15.99
Shipping Address: David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: MasterCard Last digits: 5814	Item(s) Subtotal: \$15.99
	Shipping & Handling: \$0.00
Billing address David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	
	Total before tax: \$15.99
	Estimated Tax: \$0.00
	Grand Total: \$15.99

To view the status of your order, return to [Order Summary](#).

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Details for Order #112-2447818-2779455

Order Placed: March 23, 2026

Amazon.com order number: 112-2447818-2779455

Order Total: \$259.78

Not Yet Shipped	
Items Ordered	Price
2 of: 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) Sold by: devokowholesale (seller profile) Business Price Condition: New	\$129.89
Shipping Address: David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	
Shipping Speed: Two-Day Shipping	
Payment information	
Payment Method: MasterCard Last digits: 5814	Item(s) Subtotal: \$259.78
	Shipping & Handling: \$0.00
Billing address David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Total before tax: \$259.78
	Estimated Tax: \$0.00
	Grand Total: \$259.78

To view the status of your order, return to [Order Summary](#) .

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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
40B.58 34.32N
C78C35193053 SPRAY PAINT <A> 6.96N
BEHR NO MORE DRAMA GLU' AERO 12 OZ

	SUBTOTAL	76.28
	SALES TAX	0.00
TAX EXEMPT	TOTAL	\$76.28
XXXXXXXXXXXX5814	MASTERCARD	
AUTH CODE 023425/4281749	USD\$ 76.28	TA
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
Grand Total:	\$30.18

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
Grand Total:	\$6.29

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](#)



English

United States

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

ARQC - 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 03/26/26 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 LOCPCAPCPP <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>	7.98N
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
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AUTH MODE - ISSUER

Contactless

AID A0000000041010	Mastercard
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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

We updated the design of your bill. Learn
more about these updates at
verizon.com/business/billupdates

We appreciate your business with this account since 11/30/2015.

Snapshot of your bill

(details on page 5)

Balance from last bill	\$27.09
Payment - Thank You	-\$27.09
Balance Forward	\$0.00
This month's charges due by Apr 15, 2026	\$27.09
Total due	\$27.09

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



-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



Payment Summary

Previous Balance	\$27.09
Payment - Thank You	
Payment Received 03/12/26	-\$27.09
Total Payments	-\$27.09
Balance Forward	\$0.00

Invoice: 6139373393

Billing period: Feb 24 - Mar 23, 2026

Due date: 04/15/26

Questions about your bill?

verizon.com/business/support
800-922-0204

You may be eligible for a discount by enrolling in Auto Pay and paper-free billing, depending on your plan.

See eligible plans at verizon.com/business/payoptions

You can enroll in Auto Pay by:

1. Logging in or Registering for My Business at verizon.com/mybusiness.
2. Calling our Automated Payment Option Enrollment system at 866-868-3882.
3. Signing the remit slip below and mailing with check.

You can enroll in paper-free billing by:

1. Logging into your My Business Account > Billing > Manage payments > Paper-free billing.

Eligible payment methods for potential discount include:

1. Bank Account
2. Verizon Business Mastercard

Written notations included with or on your payment will not be reviewed or honored. Please send correspondence to:
Verizon Wireless Attn: Correspondence Team PO Box 15069 Albany, NY 12212

Automatic Payment Enrollment for Account: 842082173-00001 -LAKE ST CHARLES COMMUNITY DIS

By signing below, you authorize Verizon Wireless to electronically debit your bank account each month for the total balance due on your account. The check you send will be used to setup Automatic Payment. You will be notified each month of the date and amount of the debit 10 days in advance of the payment. You agree to receive all Auto Pay related communications electronically. I understand and accept these terms. This agreement does not alter the terms of your existing Customer Agreement. I agree that Verizon Wireless is not liable for erroneous bill statements or incorrect debits to my account. To withdraw your authorization you must call Verizon Wireless. Check with your bank for any charges.

1. Check this box.
2. Sign name in box below, as shown on the bill and date.
3. Return this slip with your payment. Do not send a voided check.



Your 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.

Bill summary (details on page 4)

Balance Forward	\$0.00
Monthly charges	\$25.00
Usage & Purchase Charges	\$0.00
Surcharges and Other charges & credits	\$2.09
Taxes, Governmental Surcharges & Fees	\$0.00
Total Current charges due by 04/15/26	\$27.09
Total Charges	\$27.09

Auto Pay is scheduled for 04/12/26 - Thank You.

Account: 842082173-00001
Invoice: 6139373393
Billing period: Feb 24 - Mar 23, 2026
Due date: 04/15/26

Ways to pay



My Verizon for Business App

You can check your bill easily with the My Verizon for Business app available in App Store or Google Play.



Scan the QR code to download the app



Online via My Business Portal

Go to verizon.com/mybusiness and sign in to review and pay your bill.



Scan the QR code to log in



By Phone

Simply dial #PMT (#768) on your Verizon phone and follow the prompts to pay.



In Person

Go to verizon.com/stores to find a Verizon store near you.



Account: 842082173-00001
Invoice: 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
Lines Charges														
813-624-4124 Admin Assistant	5	\$25.00	--	--	\$2.09	--	--	\$27.09	--	6	--	--	--	--
813-671-8339 Mark Cooper	9	--	--	--	--	--	--	--	--	--	--	--	--	--
Total Charges		\$25.00	\$0.00	\$0.00	\$2.09	\$0.00	\$0.00	\$27.09						

Account: 842082173-00001
Invoice: 6139373393
Billing period: Feb 24 - Mar 23, 2026
Due date: 04/15/26

Charges by line details

Admin Assistant
813-624-4124
Yealink T53W

\$27.09

Monthly Charges \$25.00

Plan

Business UNL Mob Clt/Dsk Phn	03/24 - 04/23	\$10.00
------------------------------	---------------	---------

Features & Add Ons

One Talk Service	03/24 - 04/23	\$15.00
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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

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	---	---	---

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
3/05	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

Mark Cooper 813-671-8339 Wireless Home Phone Lvp2	\$0.00
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Your Plan

Nationwide Hunt G 100MB

Unlimited monthly minutes

100MB \$15/GB

\$15.00 per gigabyte

Account: 842082173-00001
Invoice: 6139373393
Billing period: Feb 24 - Mar 23, 2026
Due date: 04/15/26

Need-to-Know Information

More On Wireless Taxes And Surcharges

Your total charges for this month's bill cycle are \$27.09.

This includes charges for one or more bundled Verizon service plans that include voice, messaging, data, or other services for which you pay a monthly plan charge.

This bill cycle, your fixed monthly plan charges were \$10.00 (before applying any discounts or credits, and excluding other charges such as overage, late payment, taxes, Verizon surcharges, and equipment).

To accurately bill taxes and Verizon surcharges, we regularly look at past network usage by you and other customers with similar plans to allocate this fixed monthly plan charge among the services included in the bundle.

In this bill cycle, we have allocated this amount as follows: \$0.54 for voice, \$0.11 for messaging, \$9.35 for data, and \$0.00 for other services.

For more information, please go to vzw.com/taxesandsurcharges.

Bankruptcy Information

If you are or were in bankruptcy, this bill may include amounts for pre-bankruptcy charges. You should not pay pre-bankruptcy amounts; they are for your information only. In the event Verizon receives notice of a bankruptcy filing, pre-bankruptcy charges will be adjusted in future invoices. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.

Explanation of Surcharges

Surcharges include (i) a Regulatory Charge (which helps defray various government charges we pay including government number administration and license fees); (ii) a Federal Universal Service Charge (and, if applicable, a State Universal Service Charge) to recover charges imposed on us by the government to support universal service; and (iii) an Administrative Charge, which helps defray certain expenses we incur, including: charges we, or our agents, pay local telephone companies for delivering calls from our customers to their customers; fees and assessments on our network facilities and services; property taxes; and the costs we incur responding to regulatory obligations. **Please note that these are Verizon Wireless charges, not taxes. These charges, and what's included, are subject to change from time to time.**

Effective January 11, 2023, the definition of the Administrative Charge will be modified to help defray and recover certain direct and indirect costs we or our agents incur, including: (a) costs of complying with regulatory and industry obligations and programs, such as E911, wireless local number portability, and wireless tower mandate costs; (b) property taxes; and (c) costs associated with our network, including facilities (e.g. leases), operations, maintenance and protection, and costs paid to other companies for network services.

Please note that this surcharge is a Verizon Wireless charge, not a tax or government-imposed fee. This charge, and what's included, is subject to change from time to time.

California - Questions About Your Bill?

Call Customer Service at 800.922.0204. Send written disputes to: Verizon, PO Box 409, Newark, NJ 07101-0409. If you are disputing a charge because you contend it was not authorized, and we need time to investigate the complaint, you are not required to pay the disputed amount while our investigation is pending. If you have a complaint you cannot resolve with us, submit a complaint to the California Public Utilities Commission at Consumer Affairs Branch, 505 Van Ness Ave. Rm. 2003, San Francisco, CA 94102, or at <http://www.cpuc.ca.gov/complaints>, or call 800.649.7570. If you have hearing or speaking limitations and need California Relay Service, dial 711 (visit <http://ddtp.cpuc.ca.gov/> for further information). If you need to contact your wireless phone insurance provider, call 888.881.2622.

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

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.	Flow Meter	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

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 May 2026

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2026 through May 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$50,223.47**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Alvarez Plumbing Company	100225	83367	HVAC Repairs 05/26	\$ 1,956.00
Alvarez Plumbing Company	100225	83607	Maintenance 05/26	\$ 1,054.50
Benjamin Turinsky	100217	BT050626-751	Supervisor fees Benjamin Turinsky 04/26	\$ 200.00
Frontier Communications of FL	20260520-2	81374118020525215-042526	Clubhouse Internet 05/26	\$ 140.04
Frontier Communications of FL	20260520-1	81374121011124035-042526	Clubhouse Internet 05/26	\$ 130.98
Hillsborough County BOCC	20260521-1	4678710000-050826	6801 Colonial Lake Dr 04/26	\$ 1,156.39
John H. Marshall	100218	JM050626-751	Supervisor Fees John Marshall 05/26	\$ 200.00
Kimley-Horn and Associates, Inc.	100226	145624002-0326	Engineering Services 04/26	\$ 624.06
Landscape Maintenance Professionals, Inc.	100214	394559	Landscape Maintenance 5/26	\$ 15,190.50
Leaf Capital Funding, LLC	20260504-1	20107965	Copier Lease - 100-7075461-001 05/26	\$ 161.99
Rizzetta & Company, Inc.	100212	INV0000109102	Personnel Reimbursement 04/26	\$ 4,584.49
Rizzetta & Company, Inc.	100213	INV0000109213	Administrative Services 05/26	\$ 4,996.00

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100224	INV0000109316	Out of Pocket Expense 05/26	\$ 34.83
Rizzetta & Company, Inc.	100223	INV0000109344	Personnel Reimbursement 05/26	\$ 2,102.63
Solitude Lake Management, LLC	100215	PSI266196	Quarterly Fountain Maintenance (Site 21) 05/02/26 - 6/1/26	\$ 1,444.33
TECO	20260529-1	221003603224-050726	Natural Gas 04/26	\$ 368.95
TECO	20260529-2	221005960721-050726	Electric Utility 04/26	\$ 20.31
TECO	20260526-1	311000010257-050626	Electric Summary 03/26	\$ 3,892.68
The Observer Group, Inc.	100227	26-01683H	Legal Advertising 05/26	\$ 63.44
Toni Marie Davis	100219	TD050626-751	Supervisors fees - Toni Davis 05/06	\$ 200.00
Total Community Maintenance, LLC	100216	8820	Janitorial Services 05/26	\$ 1,200.00
Valley National Bank	20260526-2	CC043026-751	Credit Card Expenses 04/26	\$ 1,636.64
Verizon Wireless	20260513-1	614888531	Account #842082173-00001 04/26	\$ 26.99
Virginia Gianakos	100220	VG050626-751	Supervisor fees Virginia Gianakos 05/26	\$ 200.00

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Yvonne R. Brown	100221	YB050626-751	Supervisor fees Yvonne Brown 05/26	\$ 200.00
Zebra Cleaning Team, Inc.	100222	8502	Monthly Pool Maintenance 03/26	\$ 2,125.00
Zebra Cleaning Team, Inc.	100222	8538	Pool Repairs 05/26	\$ 712.72
Zebra Cleaning Team, Inc.	100222	8565	Monthly Pool Maintenance 04/26	\$ 2,125.00
Zebra Cleaning Team, Inc.	100222	8588	Pool Pump 04/26	\$ 1,350.00
Zebra Cleaning Team, Inc.	100222	8628	Monthly Pool Maintenance 05/26	<u>\$ 2,125.00</u>
Total				<u>\$ 50,223.47</u>



1623 S. 51st Street
Tampa, FL 33619-5327

(813) 655-7520
Plumbing #CFC019219
Air Conditioning #CAC1822951

BILL TO

Lake St Charles c/o Rizzetta & Company
6801 Colonial Lake Drive
Riverview, FL 33578 USA

Customer PO

Payment Term COD

JOB ADDRESS

Club House at Lake St Charles
6801 Colonial Lake Drive
Riverview, FL 33578 USA

INVOICE #

83367

INVOICE DATE

5/7/2026

DESCRIPTION OF WORK

Alvarez Plumbing & A/C proposes to drain and remove existing water heater, and replace it with a new 40 gallon medium water heater. Installation includes all applicable pipe and fittings to replumb into the current location. A new ball valve, expansion tank or other expansion control device, and pan (if required) will be included. All work to be scheduled during normal business hours. Access to/from water heater must be unobstructed. APAC not responsible for drywall repair if necessary to access pipes or drains. Any unforeseen circumstances will be brought up at the time of finding.

1-year Alvarez parts and labor guarantee

6-Year manufacturer's limited tank and parts warranty

POTENTIAL SAVINGS \$0.00

TOTAL DUE \$1,956.00

PAYMENT \$0.00

BALANCE DUE \$1,956.00

FINANCING AVAILABLE:

Ask us about our easy application and fast funding solutions

CUSTOMER AUTHORIZATION

By signing, I authorize Alvarez Plumbing & Air Conditioning to perform the services described and agree to the attached Terms & Conditions, which are incorporated into this invoice.

Sign here

Date

CUSTOMER ACKNOWLEDGEMENT

By signing, I acknowledge that all work has been completed in a satisfactory and workmanlike manner, accept the services and charges in full, and confirm that I have read and agree to the attached Terms & Conditions.

Sign here

Date



Alvarez Plumbing and Air Conditioning
1623 S. 51st Street, Tampa, Florida 33619
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1822951

Terms & Conditions

CUSTOMER AUTHORIZATION: By authorizing service and/or signing, Customer authorizes Alvarez Plumbing & Air Conditioning ("Contractor") to perform the plumbing, HVAC, and related services described. Materials are new unless stated otherwise. Work is performed in a professional and workmanlike manner in accordance with generally accepted industry standards and applicable Florida codes in effect at the time of service. Changes, additional diagnostics, labor, or materials beyond the original scope may result in additional charges and may be approved verbally or electronically. Customer acknowledges that HVAC and plumbing systems may contain concealed, aged, or pre-existing conditions not discoverable prior to service. Contractor is not responsible for latent defects, pre-existing failures, code deficiencies, or conditions outside the authorized scope. Contractor is not liable for unavoidable damage to existing piping, ductwork, wiring, drywall, flooring, landscaping, utilities, or other property due to age, corrosion, scale, or concealed conditions, nor for delays caused by events beyond its control (including weather, material shortages, acts of God, strikes, or third-party errors). For permit and inspection purposes, once work is completed and the balance due is paid, the Contractor will coordinate an inspection date. The Customer is responsible for facilitating an inspection with 2-weeks of work completion and must ensure an individual at least eighteen (18) years of age is present on-site for the full scheduled day to provide access. Failure to provide access will result in rescheduling and applicable fees. Contractor is not responsible for implications that arise from customer's delay and/or refusal to allow inspection.

HVAC & PLUMBING DISCLOSURES Diagnostics identify probable causes only and do not guarantee discovery of all issues. Repairs address only approved components and do not guarantee remaining system life or performance. HVAC results may be affected by duct design, insulation, power, airflow, building conditions, or manufacturer limits. Plumbing systems may experience additional failures due to age, corrosion, pressure, or water quality. Photos, videos, readings, and documentation may be captured for quality control and communication.

ACCESS & CUSTOMER RESPONSIBILITIES Customer shall provide safe and reasonable access to all work areas, utilities, shutoffs, and mechanical spaces and identify private utilities and access points. Delays or additional labor due to restricted or unsafe conditions may result in added charges.

PAYMENT TERMS (FLORIDA) Payment is due upon completion unless otherwise agreed in writing and is not contingent on insurance or third-party reimbursement. Past-due balances (30 days) may accrue interest at the maximum rate allowed by Florida law. Customer agrees to pay reasonable collection costs, including attorney's fees and court costs, as permitted by law. Contractor may pursue all legal remedies, including lien rights where applicable.

LIMITATION OF LIABILITY To the fullest extent permitted by Florida law, Contractor's liability is limited to the amount paid for the specific service giving rise to the claim. Contractor is not liable for incidental, consequential, or indirect damages, including loss of use, comfort, or business.

CUSTOMER ACKNOWLEDGEMENT: Customer acknowledges the services described have been completed in a satisfactory and workmanlike manner. Customer has had the opportunity to review the work, ask questions, and raise concerns. Signature constitutes full and final acceptance of all work performed, materials provided, and charges incurred. These Terms & Conditions are incorporated by reference into the invoice and form a binding agreement.

GUARANTEES: Contractor provides limited warranties subject to proper use, operation, and maintenance. Repairs carry a thirty (30) day workmanship guarantee on labor for the specific repair performed. New equipment installations include a one (1) year parts and labor guarantee; manufacturer warranties apply thereafter. This warranty excludes consumable and normal-wear items, including filters, belts, capacitors, fuses, batteries, refrigerant loss not caused by installation defect, seals, gaskets, anodes, and similar components. Coverage does not apply to failures caused by misuse, abuse, neglect, lack of maintenance, improper operation, unauthorized modification, power surges, water quality, environmental conditions, acts of God, pre-existing conditions, or components not installed or repaired by Contractor. Warranty service is limited to correction of the covered defect only. No other express or implied warranties are provided except as stated herein or by the manufacturer. Alvarez's thirty (30) day residential stoppage guarantee excludes causes due to wipes, foreign obstructions, roots, or mechanical defects and does not apply to commercial properties.



1623 S. 51st Street
Tampa, FL 33619-5327

(813) 655-7520
Plumbing #CFC019219
Air Conditioning #CAC1822951

BILL TO

Lake St Charles c/o Rizzetta & Company
6801 Colonial Lake Drive
Riverview, FL 33578 USA

Customer PO

Payment Term Net 30

Due Date 6/13/2026

JOB ADDRESS

Club House at Lake St Charles
6801 Colonial Lake Drive
Riverview, FL 33578 USA

INVOICE #
83607

INVOICE DATE
5/14/2026

DESCRIPTION OF WORK

05/11/2026 - Upon arrival, Alvarez Plumbing & A/C was directed to the men's restroom, where two leaking Sloan flush valves were identified. Technician was then shown the women's restroom, where the shower was not producing hot water due to a failed Symmons shower valve cartridge requiring replacement.

Technician advised that a special removal tool would be required to service the Symmons cartridge. The tool was ordered with expected arrival by Wednesday or Thursday.

During inspection, technician also observed water spraying from toilet piping throughout the clubhouse restrooms during flush cycles. Technician determined the issue was likely caused by failed or compromised vacuum breaker components within the flush valve assemblies.

Proposed Repairs:

Remove and replace the seized Symmons shower valve cartridge.

Repair affected toilet flush valves using appropriate Sloan vacuum breaker repair kits and related components.

Technician advised that additional charges could apply if the cartridge proved difficult to remove or if unforeseen conditions were encountered during disassembly. No guarantees regarding valve condition could be made until repairs were underway.

05/14/2026 - Alvarez Plumbing & A/C returned and replaced the vacuum breaker assemblies on both toilets. Systems were tested and no leaks were found. Technician also replaced the Symmons shower cartridge and tested operation. Shower now has proper hot water operation and no leaks were observed.

All repairs were completed successfully and the job is complete.

SS0514

POTENTIAL SAVINGS \$105.45

TOTAL DUE \$1,054.50
PAYMENT \$0.00

BALANCE DUE

\$1,054.50

FINANCING AVAILABLE:

Ask us about our easy application and fast funding solutions

CUSTOMER AUTHORIZATION

By signing, I authorize Alvarez Plumbing & Air Conditioning to perform the services described and agree to the attached Terms & Conditions, which are incorporated into this invoice.

Sign here 

Date 5/14/2026

CUSTOMER ACKNOWLEDGEMENT

By signing, I acknowledge that all work has been completed in a satisfactory and workmanlike manner, accept the services and charges in full, and confirm that I have read and agree to the attached Terms & Conditions.

Sign here 

Date 5/14/2026



Alvarez Plumbing and Air Conditioning
1623 S. 51st Street, Tampa, Florida 33619
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1822951

Terms & Conditions

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LAKE ST. CHARLES CDD

May 6th, 2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	5 pm
Meeting End Time:	7:00 pm
Total Meeting Time:	2:00

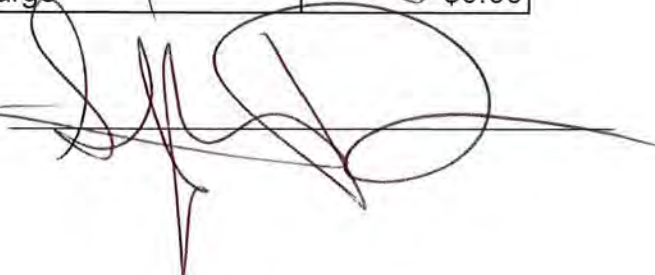
Time Over <u>3</u> Hours:	
---------------------------	--

Total at \$175.00 per Hour:	
------------------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: 

Billing Date:
Apr 25, 2026

Billing Period:
Apr 25 - May 24, 2026

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

Service summary		Previous month	Current month
	Internet	\$124.99	\$124.99
	Additional Services	\$14.00	\$14.00
	Taxes and Fees	\$1.05	\$1.05
Total services		\$140.04	\$140.04
Total balance			\$140.04

Total balance
\$140.04
Auto Pay is scheduled
May 19

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



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

6790 0107 DY BP 25 04272026 NNNNNN 01 995903

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

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

881006813741180205252100000000000000140045



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

Billing Date:
Apr 25, 2026

Billing Period:
Apr 25 - May 24, 2026

WAYS TO PAY YOUR BILL



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



Download the
MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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

Billing Date:
Apr 25, 2026

Page 3/4

Billing Period:
Apr 25 - May 24, 2026

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup



Internet

Monthly Charges

04.25-05.24	Business Fiber Internet 1 Gig	\$104.99
	1 Usable Static IP Address	\$25.00
	Auto Pay Discount	-\$5.00

Internet Total **\$124.99**



Additional Services

Monthly Charges

04.25-05.24	Secure Pro	\$14.00
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Additional Services Total **\$14.00**



Taxes and Fees

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

Taxes and Fees Total **\$1.05**

Total current month charges **\$140.04**

**BUSINESS
FIBER 5 GIG
INTERNET**

Fast just got faster. Get ultrafast internet to handle your most critical business applications today, tomorrow and the future.

855-518-1197
business.frontier.com/fiber-internet



Billing Date:
Apr 25, 2026

Billing Period:
Apr 25 - May 24, 2026

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

Total balance	\$130.98
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Total balance
\$130.98
Auto Pay is scheduled
May 19

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



6790 0107 DY RP 25 04272026 NNNNNN 01 995902

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

1460098137412101112403000000000000000130985



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

Billing Date:
Apr 25, 2026

Billing Period:
Apr 25 - May 24, 2026

WAYS TO PAY YOUR BILL



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



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
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Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.



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

Billing Date:
Apr 25, 2026

Page 3/4

Billing Period:
Apr 25 – May 24, 2026

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

04.25-05.24	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.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Frontier and its Verizon affiliates offer a full range of services, such as television, telematics, high-speed Internet, video, wireless and local and long distance services. Visit frontier.com or verizon.com for more information on our services.

If you don't want your CPNI used for the marketing purposes described above, please notify us by calling us any time at 1-877-213-1556 or visit frontier.com/cpni.

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.

**BUSINESS
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855-518-1197
business.frontier.com/fiber-internet





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LAKE ST CHARLES CDD	4678710000	05/08/2026	05/29/2026

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	04/08/2026	21803	05/07/2026	22481	67800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$204.76
Water Base Charge	\$97.78
Water Usage Charge	\$138.58
Sewer Base Charge	\$229.38
Sewer Usage Charge	\$479.35

Summary of Account Charges

Previous Balance	\$739.89
Net Payments - Thank You	\$-739.89
Total Account Charges	\$1,156.39
AMOUNT DUE	\$1,156.39

Important Message

This account has ACH payment method

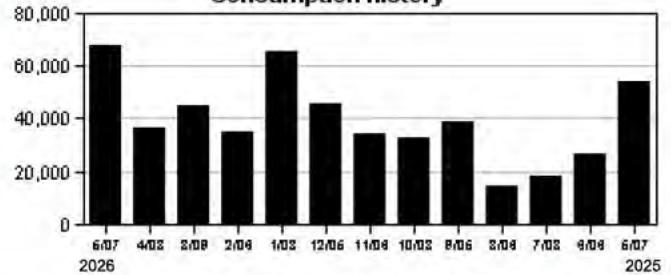
Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133

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

4,638 0

DUE DATE

05/29/2026

**Auto Pay Scheduled
DO NOT PAY**



0046787100000 00001156397

If paying by check, please remit to:

KIMLEY-HORN AND ASSOCIATES, INC.
P.O. BOX 932520
ATLANTA, GA 31193-2520

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

Invoice Amount: \$624.06

Invoice No: 145624002-0326
Invoice Date: Mar 31, 2026

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

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

HOURLY NOT TO EXCEED

KH Ref # 145624002.3-35313568

Description	Contract Value	Amount Billed to Date	Previous Amount Billed	Current Amount Due
TASK 2.1 - CDD BOARD MEETINGS: UNSCHEDULED	26,214.15	21,050.00	21,050.00	0.00
TASK 2.2 - MISCELLANEOUS SUPPORT SERVICES	15,411.09	15,322.50	14,757.50	565.00
OFFICE EXPENSE	1,914.76	1,706.21	1,647.15	59.06
Subtotal	43,540.00	38,078.71	37,454.65	624.06
Total HOURLY NOT TO EXCEED				624.06

Total Invoice: \$624.06

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

Invoice No: 145624002-0326
Invoice Date: Mar 31, 2026
Project No: 145624002
Project Name: TWO2: ADMIN SUPPORT
Project Manager: JIMENEZ, ED

HOURLY NOT TO EXCEED

KH Ref # 145624002.3-35313568

Group	Description	Qty Hours	Billing Rate	Current Amount Due
LABOR	ANALYST	1.0	205.00	205.00
		2.0	180.00	360.00
TOTAL LABOR		3.0		565.00
EXPENSES	OFFICE EXPENSE			59.06
TOTAL EXPENSES				59.06
TOTAL LABOR AND EXPENSE DETAIL				624.06

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

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 394559

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

Date	Due Date
05/01/26	5/31/2026
Account Owner	PO#
DAVID MANFRIN	

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

Grand Total \$15,190.50

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

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

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

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

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

866-219-7924

Address Service Requested

1736004730 PRESORT PBPS012



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

APR 16 2026

Remittance Section For Advice Only

Contract Number: 100-7075461-001
Invoice Number: 20107965
Invoice Due Date: 05/02/2026
Current Invoice Due:
Total Paid By ACH on 05/02/2026: \$161.99

Payments received after 04/12/2026 are not reflected on this invoice.

For Advice Only Payment Drafted From Account on File

Please provide address/contact changes on the reverse side.

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: 04/12/2026
Invoice Due Date: 05/02/2026
Contract Number: 100-7075461-001
Invoice Number: 20107965
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
to log in today.

IDENTIFICATION NUMBER	DESCRIPTION	PAYMENT	SALES/USE TAX	LATE CHARGES	TOTAL
Contract Number 100-7075461-001	Copy Star CS 2554ci Copier System DATE DUE 05/02/26	\$137.97	\$10.35		\$148.32
	INSURANCE DATE DUE 05/02/26	\$13.67			\$13.67
TOTAL PAID BY ACH ON 05/02/2026					\$161.99

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

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

Invoice

Date	Invoice #
4/24/2026	INV0000109102

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
5/2/2026	INV0000109213

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
5/1/2026	INV0000109316

Bill To:

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

[illegible]

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

Invoice

Date	Invoice #
5/8/2026	INV0000109344

Bill To:

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

[illegible]



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC

*****ADDRESS CHANGED*****

PO BOX 85529

CHICAGO, IL 60689-5529

Phone #: (888) 480-5253

Fax #: (888) 358-0088

Invoice Number: PSI266196

Invoice Date: 5/2/2026

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 5/2/2026

Due Date 6/1/2026

Terms Net 30

Customer ID 6345

P.O. Number

P.O. Date 5/2/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,444.33	1,444.33
May Billing					
5/1/2026 - 5/31/2026					
Lake St Charles Cdd-Lake-ALL					

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

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



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

Statement Date: May 07, 2026

Amount Due: **\$368.95**

Due Date: May 28, 2026

Account #: 221003603224

DO NOT PAY. Your account will be drafted on May 28, 2026

Account Summary

Current Service Period: April 03, 2026 - May 05, 2026

Previous Amount Due	\$470.16
Payment(s) Received Since Last Statement	-\$470.16

Current Month's Charges	\$368.95
-------------------------	-----------------

Amount Due by May 28, 2026 **\$368.95**

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 **25.68% lower** than the same period last year.

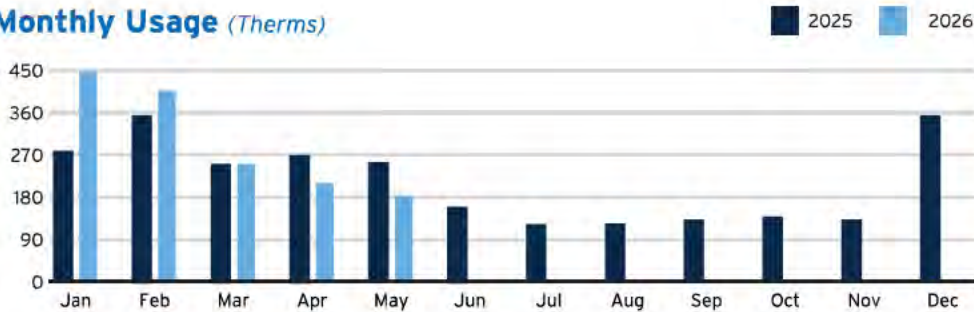


Your average daily THMS used was **23.61% lower** than it was in your previous period.



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

Smell Gas? Act Immediately.

1. Leave immediately and get to a safe location
2. Call 911
3. Call Peoples Gas at 877-832-6747



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

Account #: 221003603224

Due Date: May 28, 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 to enroll now.

Amount Due: **\$368.95**

Payment Amount: \$ _____

661260994823

Your account will be
drafted on May 28, 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: May 07, 2026
Charges Due: May 28, 2026

Meter Read

Service Period: Apr 03, 2026 - May 05, 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	05/05/2026	7,239	7,082	157 CCF	1.039	1.1168	182.2 Therms	33 Days

Charge Details

Natural Gas Charges		
Customer Charge		\$81.00
Distribution Charge	182.2 THMS @ \$0.47618	\$86.76
PGA	182.2 THMS @ \$0.90000	\$163.98
Florida Gross Receipts Tax		\$11.47
Natural Gas Service Cost		\$343.21
State Tax		\$25.74
Total Natural Gas Cost, Local Fees and Taxes		\$368.95

Avg THMS Used Per Day



Important Messages

Be Prepared This Storm Season

Visit [FloridaDisaster.org](https://www.floridadisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Total Current Month's Charges

\$368.95

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

Ways To Pay Your Bill



Bank Draft

Visit [PeoplesGas.com](https://www.PeoplesGas.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [PeoplesGas.com](https://www.PeoplesGas.com)



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](https://www.PeoplesGas.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

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

Contact Us

Residential Customer Care:

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

Online:

[PeoplesGas.com](https://www.PeoplesGas.com)

Phone:

Commercial Customer Care:

866-832-6249

Hearing Impaired/TTY:

7-1-1

Natural Gas Outage:

877-832-6747

Natural Gas Energy

Conservation Rebates:

877-832-6747

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



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

Statement Date: May 07, 2026

Amount Due: \$20.31

Due Date: May 28, 2026

Account #: 221005960721

DO NOT PAY. Your account will be drafted on May 28, 2026

Account Summary

Current Service Period: April 02, 2026 - May 01, 2026

Previous Amount Due \$19.79

Payment(s) Received Since Last Statement -\$19.79

Current Month's Charges \$20.31

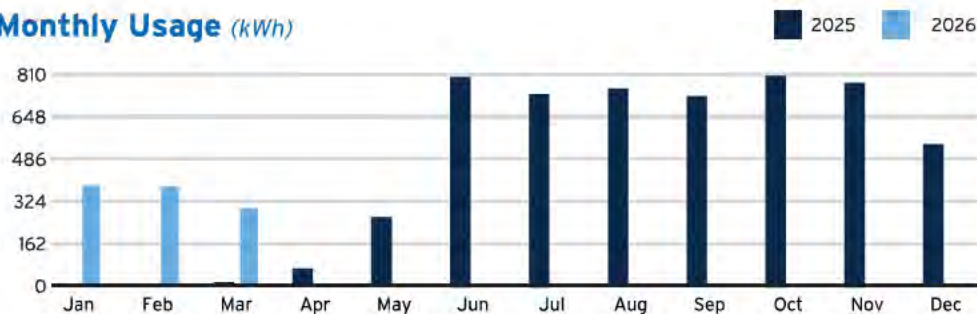
Amount Due by May 28, 2026 \$20.31

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

**DON'T TOUCH
DOWNED
POWER LINES
OR POLES.**

Assume downed power
lines and poles are
energized, stay away,
call 911, then call us at
877-588-1010.

TampaElectric.com/PowerLineSafety



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

Account #: 221005960721

Due Date: May 28, 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 to enroll now.

Amount Due: \$20.31

Payment Amount: \$ _____

618051325837

Your account will be
drafted on May 28, 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: May 07, 2026
Charges Due: May 28, 2026

Meter Read

Service Period: Apr 02, 2026 - May 01, 2026

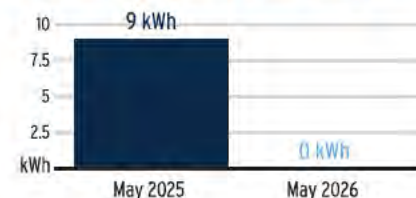
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329843	05/01/2026	35,398		35,398		0 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80	
Florida Gross Receipt Tax		\$0.51	
Electric Service Cost		\$20.31	

Avg kWh Used Per Day



Total Current Month's Charges

\$20.31

Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at **TampaElectric.com**



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

[TampaElectric.com](https://www.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: May 06, 2026

Amount Due: \$3,892.68

Due Date: May 20, 2026

Account #: 311000010257

DO NOT PAY. Your account will be drafted on May 20, 2026

Account Summary

Previous Amount Due	\$3,974.22
Payment(s) Received Since Last Statement	-\$3,974.22
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$3,892.68

Amount Due by May 20, 2026 \$3,892.68

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 **13,193 KWH**

10031 REMINGTON
DR, RIVERVIEW, FL
33578-8344 **2,764 KWH**



Scan here to interact
with your bill online.

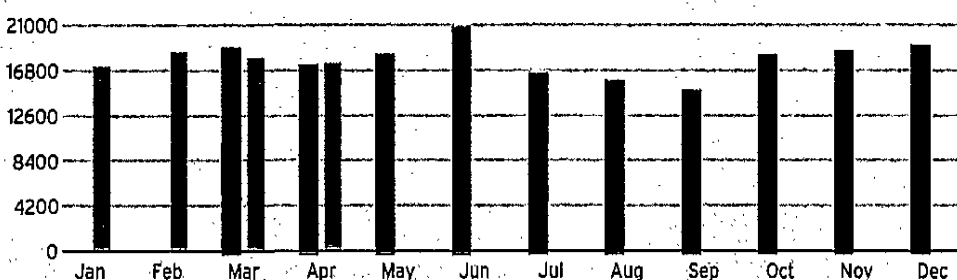


DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety
for more safety tips.

Monthly Usage (kWh)



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

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



Account #: 311000010257

Due Date: May 20, 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 to enroll now.

Amount Due: \$3,892.68

Payment Amount: \$ _____

700125004733

Your account will be
drafted on May 20, 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	04/01/2026	880		731		149 kWh	1	29 Days	\$43.82
									 18.3%

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	04/01/2026	29,888		29,637		251 kWh	1	29 Days	\$60.38
									 32.0%

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	04/01/2026	22,213		22,046		167 kWh	1	29 Days	\$217.90
									 17.3%

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

Sub-Account Number: 211007993192

Amount: \$1,210.38

Continued on next page →

For more information about your bill and understanding your charges, please visit **TampaElectric.com****Ways To Pay Your Bill****Bank Draft**

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

**In-Person**

Find list of Payment Agents at **TampaElectric.com**

**Mail A Check**

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

**Credit or Debit Card**

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

**Phone**

Toll Free:
866-689-6469

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

Contact Us**Online:**

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month

 Increased  Same  Decreased

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

Sub-Account Number: 211007993416

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000552847	04/01/2026	21,525		21,407		118 kWh	1	29 Days	\$38.78
									 9.2%

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

Sub-Account Number: 211007993721

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000794742	04/01/2026	93,765		80,572		13,193 kWh	1	29 Days	\$1,426.56
1000794742	04/01/2026	26.67		0		26.67 kW	1	29 Days	 4.4%

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

Sub-Account Number: 211007993960

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000324124	04/01/2026	95,345		92,581		2,764 kWh	1	29 Days	\$468.24
									 0.9%

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

Sub-Account Number: 211007994158

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000347036	04/01/2026	31,977		31,823		154 kWh	1	29 Days	\$44.62
									 0.0%

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

Sub-Account Number: 211007994448

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000347035	04/01/2026	36,256		35,481		775 kWh	1	29 Days	\$145.43
									 80.7%

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

Sub-Account Number: 211007994695

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000329871	04/01/2026	3,123		3,107		16 kWh	1	29 Days	\$22.23
									 55.6%

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

Sub-Account Number: 211007994893

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000343375	04/01/2026	737		730		7 kWh	1	29 Days	\$20.77
									 12.5%

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month

▲ Increased = Same ▼ Decreased

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

Sub-Account Number: 211007995155

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount	
1000327189	04/01/2026	20,780		20,748		32 kWh	1	29 Days	\$24.82	▼ 8.6%

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	04/01/2026	708		700		8 kWh	1	29 Days	\$20.93	▼ 20.0%

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

Sub-Account Number: 211007995601

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount	
1000325668	04/01/2026	810		795		15 kWh	1	29 Days	\$22.07	= 0.0%

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

Sub-Account Number: 211007995809

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount	
1000881416	04/01/2026	270		262		8 kWh	1	29 Days	\$20.93	= 0.0%

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

Sub-Account Number: 211007996054

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount	
1000329568	04/01/2026	880		869		11 kWh	1	29 Days	\$21.42	▼ 15.4%

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	04/01/2026	704		696		8 kWh	1	29 Days	\$20.93	= 0.0%

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

Sub-Account Number: 211007996567

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount	
1000347026	04/01/2026	722		715		7 kWh	1	29 Days	\$20.77	▼ 12.5%

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month

▲ Increased

▬ Same

▼ Decreased

Service Address: 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	04/01/2026	553		546		7 kWh	1	29 Days	\$20.77



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	04/01/2026	655		647		8 kWh	1	29 Days	\$20.93

▼ 11.1%

Total Current Month's Charges

\$3,892.68



Sub-Account #: 211004126325
Statement Date: 05/01/2026

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

Meter Read

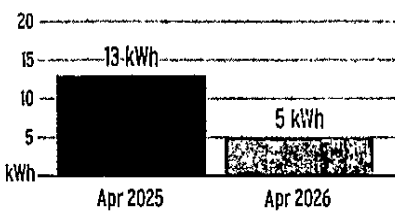
Meter Location: PUMP/LIFT STATION
Service Period: 03/04/2026 - 04/01/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000849973	04/01/2026	880	731		149 kWh	1	29 Days

Charge Details

⚡ Electric Charges			
Daily Basic Service Charge	29 days @ \$0.66000		\$19.14
Energy Charge	149 kWh @ \$0.09202/kWh		\$13.71
Fuel Charge	149 kWh @ \$0.03516/kWh		\$5.24
Storm Protection Charge	149 kWh @ \$0.00568/kWh		\$0.85
Clean Energy Transition Mechanism	149 kWh @ \$0.00418/kWh		\$0.62
Storm Surcharge	149 kWh @ \$0.02121/kWh		\$3.16
Florida Gross Receipt Tax			\$1.10
Electric Service Cost			\$43.82

Avg kWh Used Per Day



Current Month's Electric Charges \$43.82

Billing information continues on next page →

00000003-0000022- Page 8 of 28



Sub-Account #: 211007992699
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/04/2026 - 04/01/2026

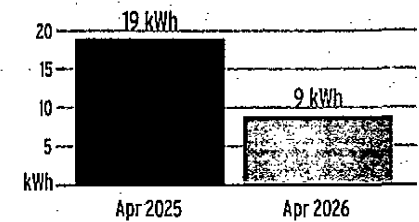
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000327084	04/01/2026	29,888	29,637		251 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	251 kWh @ \$0.09202/kWh	\$23.10
Fuel Charge	251 kWh @ \$0.03516/kWh	\$8.83
Storm Protection Charge	251 kWh @ \$0.00568/kWh	\$1.43
Clean Energy Transition Mechanism	251 kWh @ \$0.00418/kWh	\$1.05
Storm Surcharge	251 kWh @ \$0.02121/kWh	\$5.32
Florida Gross Receipt Tax		\$1.51
Electric Service Cost		\$60.38

Avg kWh Used Per Day



Current Month's Electric Charges

\$60.38

Billing information continues on next page →



Sub-Account #: 211007992905
Statement Date: 05/01/2026

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

Meter Read

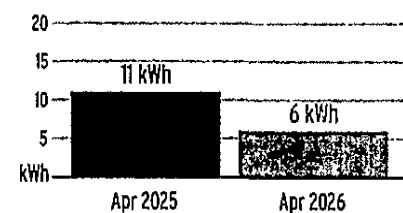
Service Period: 03/04/2026 - 04/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000325037	04/01/2026	22,213	22,046	167 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	167 kWh @ \$0.09202/kWh	\$15.37
Fuel Charge	167 kWh @ \$0.03516/kWh	\$5.87
Storm Protection Charge	167 kWh @ \$0.00568/kWh	\$0.95
Clean Energy Transition Mechanism	167 kWh @ \$0.00418/kWh	\$0.70
Storm Surcharge	167 kWh @ \$0.02121/kWh	\$3.54
Florida Gross Receipt Tax		\$1.17
Electric Service Cost		\$46.74

Current Month's Electric Charges

\$46.74

Billing information continues on next page →



Sub-Account #: 211007992905
Statement Date: 05/01/2026

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

Service Period: 03/04/2026 - 04/01/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	66 kWh @ \$0.03411/kWh	\$2.25
Fixture & Maintenance Charge	4 Fixtures	\$81.98
Lighting Pole / Wire	4 Poles	\$83.28
Lighting Fuel Charge	66 kWh @ \$0.03452/kWh	\$2.28
Storm Protection Charge	66 kWh @ \$0.00574/kWh	\$0.38
Clean Energy Transition Mechanism	66 kWh @ \$0.00043/kWh	\$0.03
Storm Surcharge	66 kWh @ \$0.01230/kWh	\$0.81
Florida Gross Receipt Tax		\$0.15

Lighting Charges

\$171.16

Current Month's Electric Charges

\$171.16

Billing information continues on next page →



Sub-Account #: 211007993192
Statement Date: 05/01/2026

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

Service Period: 03/04/2026 - 04/01/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1008 kWh @ \$0.03411/kWh	\$34.38
Fixture & Maintenance Charge	20 Fixtures	\$417.64
Lighting Pole / Wire	19 Poles	\$624.53
Lighting Fuel Charge	1008 kWh @ \$0.03452/kWh	\$34.80
Storm Protection Charge	1008 kWh @ \$0.00574/kWh	\$5.79
Clean Energy Transition Mechanism	1008 kWh @ \$0.00043/kWh	\$0.43
Storm Surcharge	1008 kWh @ \$0.01230/kWh	\$12.40
Florida Gross Receipt Tax		\$2.25
State Tax		\$78.16

Lighting Charges **\$1,210.38**

Current Month's Electric Charges

\$1,210.38

Billing information continues on next page →



Sub-Account #: 211007993416
Statement Date: 05/01/2026

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

Meter Read

Meter Location: PUMP/LIFT STATION

Service Period: 03/04/2026 - 04/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000552847	04/01/2026	21,525	21,407		118 kWh	1	29 Days

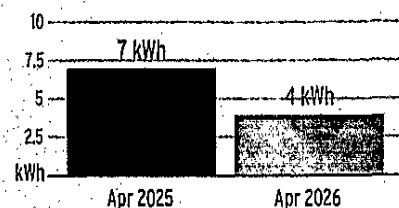
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	118 kWh @ \$0.09202/kWh	\$10.86
Fuel Charge	118 kWh @ \$0.03516/kWh	\$4.15
Storm Protection Charge	118 kWh @ \$0.00568/kWh	\$0.67
Clean Energy Transition Mechanism	118 kWh @ \$0.00418/kWh	\$0.49
Storm Surcharge	118 kWh @ \$0.02121/kWh	\$2.50
Florida Gross Receipt Tax		\$0.97
Electric Service Cost		\$38.78

Avg kWh Used Per Day



Current Month's Electric Charges

\$38.78

Billing information continues on next page →



Sub-Account #: 211007993721
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/04/2026 - 04/01/2026

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000794742	04/01/2026	93,765	80,572	13,193 kWh	1	29 Days
1000794742	04/01/2026	26.67	0	26.67 kW	1	29 Days

Charge Details



Electric Charges

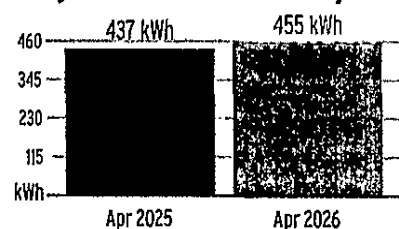
Daily Basic Service Charge	29 days @ \$1.12000	\$32.48
Billing Demand Charge	27 kW @ \$19.06000/kW	\$514.62
Energy Charge	13,193 kWh @ \$0.00815/kWh	\$107.52
Fuel Charge	13,193 kWh @ \$0.03516/kWh	\$463.87
Capacity Charge	27 kW @ \$0.72000/kW	\$19.44
Storm Protection Charge	27 kW @ \$2.02000/kW	\$54.54
Energy Conservation Charge	27 kW @ \$0.79000/kW	\$21.33
Environmental Cost Recovery	13,193 kWh @ \$0.00072/kWh	\$9.50
Clean Energy Transition Mechanism	27 kW @ \$1.15000/kW	\$31.05
Storm Surcharge	13,193 kWh @ \$0.01035/kWh	\$136.55
Florida Gross Receipt Tax		\$35.66
Electric Service Cost		\$1,426.56

Current Month's Electric Charges

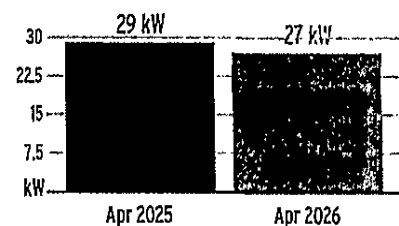
\$1,426.56

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: 05/01/2026

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

Meter Read

Meter Location: Pump

Service Period: 03/04/2026 - 04/01/2026

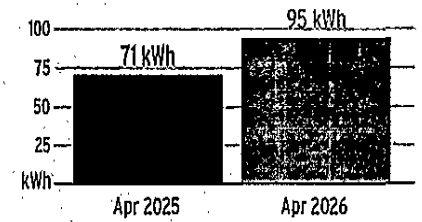
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000324124	04/01/2026	95,345	92,581		2,764 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.66000		\$19.14
Energy Charge	2,764 kWh @ \$0.09202/kWh		\$254.34
Fuel Charge	2,764 kWh @ \$0.03516/kWh		\$97.18
Storm Protection Charge	2,764 kWh @ \$0.00568/kWh		\$15.70
Clean Energy Transition Mechanism	2,764 kWh @ \$0.00418/kWh		\$11.55
Storm Surcharge	2,764 kWh @ \$0.02121/kWh		\$58.62
Florida Gross Receipt Tax			\$11.71
Electric Service Cost			\$468.24

Avg kWh Used Per Day



Current Month's Electric Charges

\$468.24

Billing Information continues on next page →



Sub-Account #: 211007994158
Statement Date: 05/01/2026

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

Meter Read

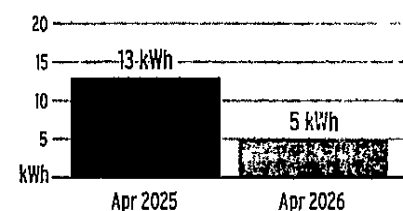
Service Period: 03/04/2026 - 04/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347036	04/01/2026	31,977	31,823		154 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



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
Electric Service Cost		\$44.62

Current Month's Electric Charges

\$44.62

Billing information continues on next page →



Sub-Account #: 211007994448
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/04/2026 - 04/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000347035	04/01/2026	36,256	35,481	775 kWh	1	29 Days

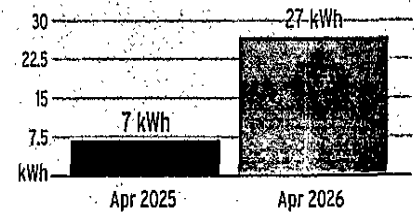
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	775 kWh @ \$0.09202/kWh	\$71.32
Fuel Charge	775 kWh @ \$0.03516/kWh	\$27.25
Storm Protection Charge	775 kWh @ \$0.00568/kWh	\$4.40
Clean Energy Transition Mechanism	775 kWh @ \$0.00418/kWh	\$3.24
Storm Surcharge	775 kWh @ \$0.02121/kWh	\$16.44
Florida Gross Receipt Tax		\$3.64
Electric Service Cost		\$145.43

Avg kWh Used Per Day



Current Month's Electric Charges

\$145.43

Billing information continues on next page →



Sub-Account #: 211007994695
Statement Date: 05/01/2026

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

Meter Read

Meter Location: Lite

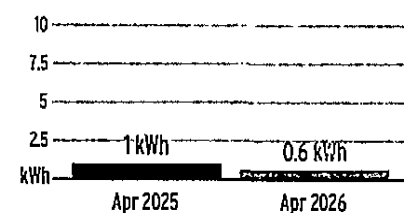
Service Period: 03/04/2026 - 04/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000329871	04/01/2026	3,123	3,107	16 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	16 kWh @ \$0.09202/kWh	\$1.47
Fuel Charge	16 kWh @ \$0.03516/kWh	\$0.56
Storm Protection Charge	16 kWh @ \$0.00568/kWh	\$0.09
Clean Energy Transition Mechanism	16 kWh @ \$0.00418/kWh	\$0.07
Storm Surcharge	16 kWh @ \$0.02121/kWh	\$0.34
Florida Gross Receipt Tax		\$0.56
Electric Service Cost		\$22.23

Current Month's Electric Charges

\$22.23

Billing information continues on next page →



Sub-Account #: 211007994893
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/04/2026 - 04/01/2026

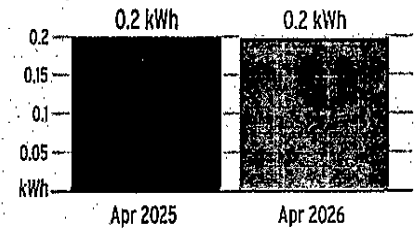
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000343375	04/01/2026	737	730		7 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
	Energy Charge	7 kWh @ \$0.09202/kWh	\$0.64
	Fuel Charge	7 kWh @ \$0.03516/kWh	\$0.25
	Storm Protection Charge	7 kWh @ \$0.00568/kWh	\$0.04
	Clean Energy Transition Mechanism	7 kWh @ \$0.00418/kWh	\$0.03
	Storm Surcharge	7 kWh @ \$0.02121/kWh	\$0.15
	Florida Gross Receipt Tax		\$0.52
	Electric Service Cost		\$20.77

Avg kWh Used Per Day



Current Month's Electric Charges

\$20.77

Billing information continues on next page →



Sub-Account #: 211007995155
Statement Date: 05/01/2026

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

Meter Read

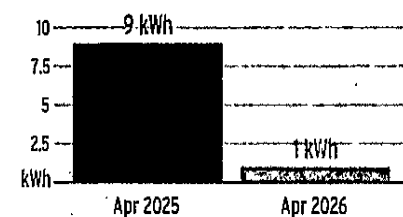
Service Period: 03/04/2026 - 04/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000327189	04/01/2026	20,780	20,748	32 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	32 kWh @ \$0.09202/kWh	\$2.94
Fuel Charge	32 kWh @ \$0.03516/kWh	\$1.13
Storm Protection Charge	32 kWh @ \$0.00568/kWh	\$0.18
Clean Energy Transition Mechanism	32 kWh @ \$0.00418/kWh	\$0.13
Storm Surcharge	32 kWh @ \$0.02121/kWh	\$0.68
Florida Gross Receipt Tax		\$0.62
Electric Service Cost		\$24.82

Current Month's Electric Charges

\$24.82

Billing information continues on next page →



Sub-Account #: 211007995353
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/04/2026 - 04/01/2026

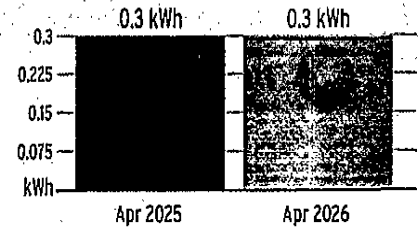
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325662	04/01/2026	708	700		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
	Electric Service Cost		\$20.93

Avg kWh Used Per Day



Current Month's Electric Charges

\$20.93

Billing information continues on next page →



Sub-Account #: 211007995601
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/04/2026 - 04/01/2026

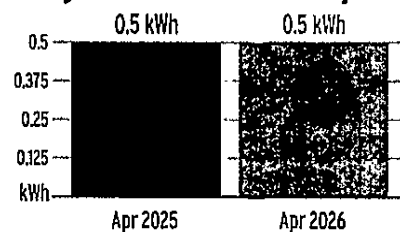
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000325668	04/01/2026	810	795	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
Electric Service Cost			\$22.07

Avg kWh Used Per Day



Current Month's Electric Charges

\$22.07

Billing information continues on next page →



Sub-Account #: 211007995809
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/04/2026 - 04/01/2026

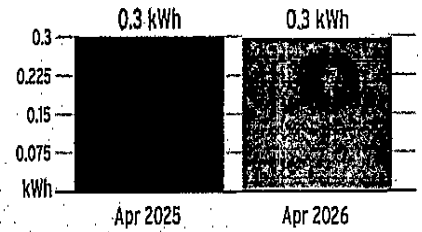
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000881416	04/01/2026	270	262		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
Electric Service Cost		\$20.93

Avg kWh Used Per Day



Current Month's Electric Charges

\$20.93

Billing information continues on next page →



Sub-Account #: 211007996054
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/04/2026 - 04/01/2026

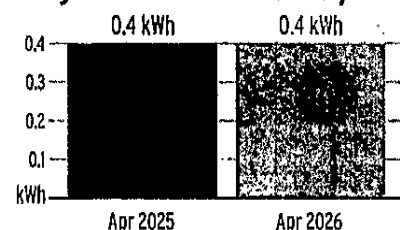
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329568	04/01/2026	880	869		11 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
	Energy Charge	11 kWh @ \$0.09202/kWh	\$1.01
	Fuel Charge	11 kWh @ \$0.03516/kWh	\$0.39
	Storm Protection Charge	11 kWh @ \$0.00568/kWh	\$0.06
	Clean Energy Transition Mechanism	11 kWh @ \$0.00418/kWh	\$0.05
	Storm Surcharge	11 kWh @ \$0.02121/kWh	\$0.23
	Florida Gross Receipt Tax		\$0.54
	Electric Service Cost		\$21.42

Avg kWh Used Per Day



Current Month's Electric Charges

\$21.42

Billing information continues on next page →



Sub-Account #: 211007996286
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/04/2026 - 04/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000330312	04/01/2026	704	696		8 kWh	1	29 Days

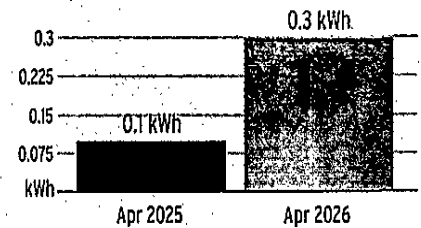
Charge Details



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
Electric Service Cost		\$20.93

Avg kWh Used Per Day



Current Month's Electric Charges

\$20.93

Billing information continues on next page →



Sub-Account #: 211007996567
Statement Date: 05/01/2026

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

Meter Read

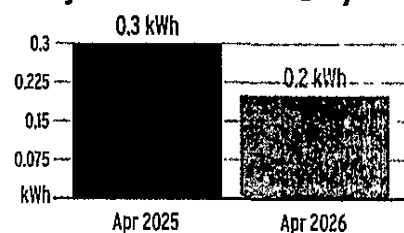
Service Period: 03/04/2026 - 04/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347026	04/01/2026	722	715		7 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	7 kWh @ \$0.09202/kWh	\$0.64
Fuel Charge	7 kWh @ \$0.03516/kWh	\$0.25
Storm Protection Charge	7 kWh @ \$0.00568/kWh	\$0.04
Clean Energy Transition Mechanism	7 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	7 kWh @ \$0.02121/kWh	\$0.15
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.77

Current Month's Electric Charges

\$20.77

Billing information continues on next page →



Sub-Account #: 211007996765
Statement Date: 05/01/2026

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

Meter Read

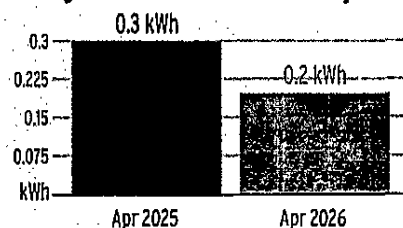
Service Period: 03/04/2026 - 04/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347027	04/01/2026	553	546		7 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	7 kWh @ \$0.09202/kWh	\$0.64
Fuel Charge	7 kWh @ \$0.03516/kWh	\$0.25
Storm Protection Charge	7 kWh @ \$0.00568/kWh	\$0.04
Clean Energy Transition Mechanism	7 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	7 kWh @ \$0.02121/kWh	\$0.15
Florida Gross Receipt Tax		\$0.52

Electric Service Cost

\$20.77

Current Month's Electric Charges

\$20.77

Billing information continues on next page →



Sub-Account #: 211007997011
Statement Date: 05/01/2026

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

Meter Read

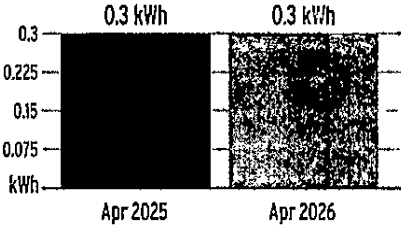
Service Period: 03/04/2026 - 04/01/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000331067	04/01/2026	655	647		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
Electric Service Cost		\$20.93

Avg kWh Used Per Day



00000003-0000032- Page 28 of 28

Current Month's Electric Charges \$20.93

Total Current Month's Charges \$3,892.68

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01683H

Date 05/15/2026

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

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

Description

Amount

Serial # 26-01683H

\$63.44

Notice of Qualifying Period for Candidates for the Board of Supervisors

RE: Lake St Charles CDD Board of Supervisors Qualifying Period Commence at noon on Monday 6/8/26 and Close at noon on 6/12/26

Published: 5/15/2026

Important Message

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

Paid

()

Total

\$63.44

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

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

INVOICE

Legal Advertising

SAMPLE NOTICE OF QUALIFYING PERIOD

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Lake St. Charles Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at Fred B. Karl County Center 601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602. The Supervisor of elections may be contacted by phone at (813) 272-5850. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Lake St. Charles Community Development District has two (2) seats up for election through the general election process, specifically Seats 1 and 2. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

May 15, 2026

26-01683H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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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.: 8820
Terms: Due on receipt
Invoice date: 05/03/2026
Due date: 05/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Monthly invoice regarding all community dog stations and waste receptacles. Included also in this estimate are janitorial services that will be offered as a bonus to provided service agreement regarding dog/waste services. 1. Dog stations and waste receptacles: 15 each totaling 30. Twice weekly, we will empty contents of all stations. Provide new liners and hand bags at service providers expense. All trash and waste will be collected and removed from property. 2. Janitorial services: These services reflect only restrooms, four in all. Two men's and two women's. Sweep and mop floors. Wipe down all items, toilets, urinals, mirrors, faucets and light switches. In addition, service provider will maintain and supply all toilet paper, hand towels, and hand soap. These services will be added at no additional cost for incentive in agreement of dog station services. Services for all will commence twice weekly.	1	\$1,200.00	\$1,200.00

Fees: Dog/waste stations, labor, fuel, insurance (WC and GL) and all materials, will be a flat fee of \$1200 billed once monthly at the 1st of each month.

The breakdown is \$10 per each dog and waste station, which equates to \$300 weekly, \$1200 monthly.

Total	\$1,200.00
-------	------------



CC043026

0 LAKE ST CHARLES 0

ACCOUNT SUMMARY

Credit Limit	\$20,000.00
Credit Available	\$18,363.00
Statement Closing Date	April 30, 2026
Days in Billing Cycle	30
Previous Balance	\$2,316.30
Payments & Credits	\$2,591.64
Purchases & Other Charges	\$1,911.98
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$1,636.64

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	\$1,636.64
Minimum Payment Due	\$1,636.64
Payment Due Date	May 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
04/27	04/27	F151500G500CHGDDA	AUTOMATIC PAYMENT - THANK YOU	2,316.30-
03/31	04/01	1230202FA01XB59AY	SHERWIN-WILLIAMS702444 RIVERVIEW FL MCC: 5231 MERCHANT ZIP:	41.95
04/02	04/02	5543286FQ5V461HGA	AMAZON MKTPL*BG5I98KJ1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	29.95
04/02	04/02	5270715FD09FX5W83	THE HOME DEPOT #6380 RIVERVIEW FL MCC: 5200 MERCHANT ZIP: 33578000	145.70
04/06	04/06	1230202FG00J596G4	MICROSOFT*MICROSOFT 36 REDMOND WA MCC: 5818 MERCHANT ZIP:	9.99
04/09	04/09	5543286FK5XB1AT9Z	AMAZON.COM*BC4140MJ0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	42.99
04/09	04/09	5543286FK5X5ZNX0W	AMAZON MKTPL*BC3MA2XS0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	54.99
04/09	04/09	1230202FK02PL4RAV	SHERWIN-WILLIAMS702444 RIVERVIEW FL	64.90

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date	May 25, 2026
New Balance	\$1,636.64
Minimum Payment Due	\$1,636.64
Past Due Amount	\$0.00

Amount Enclosed:

\$

Make Check
Payable to:

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

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
04/09	04/09	5270715FL09FH8GS7	MCC: 5231 MERCHANT ZIP: THE HOME DEPOT #6380 RIVERVIEW FL	196.75
04/11	04/11	5543286FM5XSHZ399	MCC: 5200 MERCHANT ZIP: 33578000 AMAZON MKTPL*BY7U30GQ2 SEATTLE WA	265.97
04/12	04/12	5543286FN5YB3V0Q3	MCC: 5942 MERCHANT ZIP: AMAZON.COM*BC3SR0RC0 SEATTLE WA	38.95
04/12	04/12	8230509FNEHNGSAV5	MCC: 5942 MERCHANT ZIP: CANVA* I04849-34718982 AUSTIN TX	20.00
04/14	04/14	5543286FR5YX2GTAS	MCC: 7333 MERCHANT ZIP: AMAZON.COM*BY7YW4RI2 SEATTLE WA	27.50
04/14	04/14	1230202FR00LYB2LN	MCC: 5942 MERCHANT ZIP: MAILCHIMP ATLANTA GA	20.00
04/16	04/16	5543286FS5ZGZQ93K	MCC: 5818 MERCHANT ZIP: AMAZON.COM*BS9UW2TU2 SEATTLE WA	54.95
04/16	04/16	5543286FS5ZH61F87	MCC: 5942 MERCHANT ZIP: AMAZON.COM*BS5824JG2 SEATTLE WA	15.21
04/16	04/16	7230606FSS66GK5E4	MCC: 5942 MERCHANT ZIP: PINCH A PENNY 159 RIVERVIEW FL	13.99
04/16	04/16	5270715FV09FHVP9Q	MCC: 5996 MERCHANT ZIP: THE HOME DEPOT #6380 RIVERVIEW FL	244.87
04/17	04/17	5543286FV5ZPPLAFS	MCC: 5200 MERCHANT ZIP: 33578000 AMAZON MKTPL*BS0SS80X2 SEATTLE WA	135.00
04/17	04/17	5543286FV5ZP6S73P	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*BS02S10M2 SEATTLE WA	19.99
04/17	04/17	5543286FV5ZWMB5E4	MCC: 5942 MERCHANT ZIP: AMAZON MKTPLACE PMTS SEATTLE WA CREDIT	126.34-
04/17	04/17	5543286FV5ZXK2ZHG	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*B70KY2880 SEATTLE WA	25.66
04/18	04/18	5543286FW60AY31T7	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*BY2PJ9EM1 SEATTLE WA	79.99
04/18	04/18	5543286FW605W0BAG	MCC: 5942 MERCHANT ZIP: AMAZON.COM*BS90D0552 SEATTLE WA	45.98
04/18	04/18	5270715FX09FYL2Z2	MCC: 5942 MERCHANT ZIP: THE HOME DEPOT #6380 RIVERVIEW F CREDIT	149.00-
04/19	04/19	5543286FX60F26KP6	MCC: 5200 MERCHANT ZIP: 33578000 RACKSPACE EMAIL & APPS WINDCREST TX	316.70
			MCC: 4816 MERCHANT ZIP: 22222	

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,636.64 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 05/25/26. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$44.74	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$4.09	\$0-\$500,000 = 0.25%
New Cashback Balance	\$48.83	\$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	30	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Here is your cash rewards schedule:

<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>

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)
4/30/2026

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Clubhouse	Clubhouse	Clubhouse
				Maintenance & Repair	Office Supplies	Misc Contingency
				001-57200- 4647	001-57200- 5101	001-57900- 6409
Date	Vendor Name	Description	Amount			
03/31/26	Sherwin-Williams	Paint, Supplies	41.95	41.95		
04/02/26	Amazon	Handicap Parking Stencil	29.95			29.95
04/02/26	The Home Depot	Maintenance Supplies	145.70	145.70		
04/06/26	Microsoft Store	Office Supplies - Monthly Subscription	9.99		9.99	
04/09/26	Amazon	Bounty Paper Towels	42.99			42.99
04/09/26	Amazon	Trash Bags	54.99			54.99
04/09/26	Sherwin-Williams	Paint	64.90	64.90		
04/09/26	The Home Depot	Maintenance Supplies	196.75	196.75		
04/11/26	Amazon	Enclosed Bulletin Board	265.97		265.97	
04/12/26	Amazon	Trailer Jack	38.95			38.95
04/12/26	Canva	Office Subscription - No Receipt Provided	20.00		20.00	
04/14/26	Amazon	Copy Printer Paper	27.50		27.50	
04/14/26	Mailchimp	Monthly Email Service ACH - No Receipt	20.00		20.00	
04/16/26	Amazon	Gel Pens, Webcam for Meetings	54.95		54.95	
04/16/26	Amazon	Hand Sanitizer	15.21			15.21
04/16/26	Pinch a Penny	Plastic Pole Hanger	13.99			13.99
04/16/26	The Home Depot	Spray Paint, Brush, Kitchen Bags, Vacuum	244.87	244.87		
04/17/26	Amazon	Pro Stripe Line Marking Paint	135.00	135.00		
04/17/26	Amazon	ID Cards with Slot Hole Punch	19.99		19.99	
04/17/26	Amazon	Enclosed Bulletin Board - Refund	(126.34)		(126.34)	
04/17/26	Amazon	Post-it Notes, Sticky Notes	25.66		25.66	
04/18/26	Amazon	Striping Line Marking Machine	79.99	79.99		
04/18/26	Amazon	Professional Inverted Striping Spray Paint	45.98	45.98		
04/18/26	The Home Depot	Vacuum - Refund	(149.00)	(149.00)		
04/19/26	Rackspace Email & Apps	Office Supplies - No Receipt Provided	316.70		316.70	
	TOTAL	001-10114	1,636.64	806.14	634.42	196.08



SHERWIN-WILLIAMS.

RIVERVIEW Store 702444

7221 US HIGHWAY 301 S
RIVERVIEW FL 33569 4346
(813)672-6326
Fax (813) 672-4176
www.sherwin-williams.com

SALE 11:24am
Tran # 5187-4 03/31/26
E79/14868 10
Gavin PO# DAVE

LAKE ST. CHARLES COMMUNITY DEV
Account XXXX-2913-4
Job 1 LAKE ST. CHARLES COMMUNITY DEV
Tax Record Card 194784

6509-70825 104301400 4 INCH
CS POLY KNIT 4 X 3/8
No Tax 2.00 @ 5.59 11.18
Discount (% 15.00) -1.68
6503-27133 B97WD2434 GALLON B97WD2434
PRO PARK MB WHITE
No Tax 1.00 @ 32.45 32.45
SUBTOTAL BEFORE TAX 41.95
7.500% SALES TAX:1-103356900 0.00
TOTAL \$41.95

-41.95

STORE HOURS

SUNDAY 10:00 AM - 4:00 PM
MONDAY - FRIDAY 6:00 AM - 6:00 PM
SATURDAY 8:00 AM - 5:00 PM

Purchases are subject to Sherwin-Williams
Terms and Conditions of Sale located at
sherwin-williams.com/terms-and-conditions.

----- Thank You -----
receipt required for refund



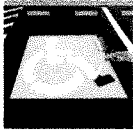
Customer Copy

Order Summary

Order placed April 1, 2026 Order # 112-2145169-5473045

Ship to	Payment method	Order Summary	
David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Mastercard ending in 5814 View related transactions	Item(s) Subtotal:	\$29.95
		Shipping & Handling:	\$0.00
		Total before tax:	\$29.95
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$29.95
Placed by David Eskra			

Arriving Friday



Handicap Parking Stencil, 36"x36" Reusable Silicone Stencil for Disabled Parking Spaces, 1mm Thick Foldable & Flexible - Ideal for Asphalt, Concrete, Pavement Painting (White Translucent)

Sold by: Eunika Direct
Supplied by: Other

\$29.95

[Back to top](#)



English

United States



How does
get more done.

10151 BLOOMINGDALE AVE
RIVERVIEW, FL 33578 (813)246-5714

6380 00062 15784 04/02/26 11:51 AM
SALE CASHIER ISABEL

08430535546 HOMER BUCKET <A>	3.98N
5GAL HOMER BUCKET	
887480651881 M8 CAP SCW <A>	
M8X35 PLN SKT CAP SCW 2PC (24G)	
483.75	15.00N
077089200072 4IN RLR FRM <A>	
4 IN ROLLER FRAME - BLK HNDLE	
283.28	6.56N
078477277577 ALMD WALLPLT <A>	0.78N
1G LT ALMD NYL MIDWY DUPLEX WALLPLT	
077089145120 ROLL COVER <A>	
BETTER 9 X 3/4 IN KNIT POLY ROLLER	
285.27	10.54N
038902007322 KEYRETRIEVER <A>	7.47N
KEY RETRIEVER	
638060660089 3M MOUNTING <A>	9.98N
3M CLEAR MOUNTING TAPE 1IN X 125 IN	
030699335077 MEND PLATE <A>	4.67N
4 IN MENDING PLATE BLACK 4PK	
618842543830 2GAL WTR CAN <A>	4.97N
VIGORO 2GAL WATERING CAN	
840254200180 HDX 27 RED <A>	8.98N
HDX 27 GAL TOUGH TOTE RED LID	
086698841217 CORDMATE COV <A>	
CORDMATE CORD COVER-IVORY	
287.94	15.88N
761475921343 NIFTY NABBER <A>	19.97N
UNGER 36" NIFTY NABBER	
030192750063 K5 GREEN <A>	
KLEAN STRIP GRN MURIATIC ACID GAL	
289.98	19.96N
017541668521 128OZ CHL SG <A>	
128 OZ CHLORINATING LIQUID - SINGLE	
288.48	16.96N

SUBTOTAL 145.70
SALES TAX 0.00

TAX EXEMPT
TOTAL \$145.70

USD\$ 145.70
TA

AUTH CODE 002788/4627618
AUTH MODE - ISSUER
Contactless
AID A0000000041010 Mastercard

P.O.#/JOB NAME: DAVE

6380 04/02/26 11:51 AM



6380 62 15784 04/02/2026 2963

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 07/01/2026

Order Summary

Order placed April 8, 2026 Order # 112-0834043-9807407

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:	\$42.99
Shipping & Handling:	\$0.00
Total before tax:	\$42.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$42.99

Placed by

David Eskra

Arriving Friday



Bounty Quick-Size Paper Towels, White, 12 Family Triple = 40 Regular Rolls
Sold by: Amazon.com
Supplied by: Other
\$42.99

[Back to top](#)



English

United States

Order Summary

Order placed April 8, 2026 Order # 112-5793864-5590632

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:	\$54.99
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$54.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$54.99

Placed by

David Eskra

Arriving tomorrow 10 AM – 3 PM



Reli. SuperValue 65 Gallon Trash Bags | 120 Count | Made in USA | Heavy Duty | Bulk | Black Multi-Use Garbage Bags
Sold by: Reli.
Supplied by: Other
\$54.99

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English

United States



SHERWIN-WILLIAMS.

RIVERVIEW Store 702444

7221 US HIGHWAY 301 S
RIVERVIEW FL 33569 4346
(813)672-6326
Fax (813) 672-4176
www.sherwin-williams.com

SALE 1:05pm
Tran # 0786-9 04/09/26
E79/15103 10
Gavin PD# DAVE

Order # OE0432384A702444
LAKE ST. CHARLES COMMUNITY DEV
Account XXXX-2913-4
Job 1 LAKE ST. CHARLES COMMUNITY DEV
Tax Record Card 194784

6503-27133 B97WD2434 GALLON B97WD2434
PRO PARK WB WHITE
No Tax 2.00 @ 32.45 64.90

SUBTOTAL BEFORE TAX 64.90

7.500% SALES TAX:1-103356900 0.00
TOTAL \$64.90

-64.90

Auth # 00994/
Contactless
AID:A0000000041010

STORE HOURS
SUNDAY 10:00 AM - 4:00 PM
MONDAY - FRIDAY 6:00 AM - 6:00 PM
SATURDAY 8:00 AM - 5:00 PM

Purchases are subject to Sherwin-Williams
Terms and Conditions of Sale located at
sherwin-williams.com/terms-and-conditions.

----- Thank You -----
receipt required for refund



15103/07869-04-09-2026

Customer Copy



How doers
get more done.

10151 BLOOMINGDALE AVE
RIVERVIEW, FL 33578 (813)246-5714

6380 00062 36350 04/09/26 01:53 PM
SALE CASHIER MICHELLE

078477277577 ALMD WALLPLT <A> 0.78N
1G LT ALMND NYL MIDWY DUPLEX WALLPLT
030699336869 HOOK <A>
SINGLE ROBEHOOKS NEW ORB
283.84 7.68N
045242307661 STEPBIT #4 <A> 49.97N
MKE #4 BLACK OXIDE 12 HOLE STEP BIT
085334612976 TELESCOPING <A> 27.98N
HDX TELESCOPIC SKIMMER 4'-8'
044365024059 HOSE REEL <A> 59.98N
SC 150' WICKER HIDEAWAY HOSESTOREAGE
017541668521 128OZ CHL SG <A>
128 OZ CHLORINATING LIQUID - SINGLE
398.48 25.44N
070183000319 DUALACT REFI <A> 24.92N
ROUNDUP DUALACTION W&GK 1.25G REFILL

	SUBTOTAL	196.75
	SALES TAX	0.00
TAX EXEMPT	TOTAL	\$196.75

USD\$ 196.75
TA

AUTH CODE 009955/7621044
AUTH MODE - ISSUER
Contactless
AID A0000000041010

Mastercard

P.O.#/JOB NAME: DAVE
6380 04/09/26 01:53 PM



6380 62 36350 04/09/2026 2314

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	07/08/2026

Order Summary

Order placed April 8, 2026 Order # 112-3437065-3815415

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:	\$265.97
Shipping & Handling:	\$0.00
Total before tax:	\$265.97
Estimated tax to be collected:	\$0.00
Grand Total:	\$265.97

Placed by

David Eskra

Arriving Monday



2 INNOVART Enclosed Bulletin Board 36"x24", Lockable Cork Noticeboard with Black Aluminum Frame, Outdoor Enclosed Bulletin Board Weatherproof, Wall Display Case with Swing-Open Door Information Cabinet
Sold by: INNOVART
Supplied by: Other
\$126.34



Stainless Steel Life Ring Buoys Holder Horseshoe Bracket Plastic Mount Well
Sold by: HoffenMade
Supplied by: Other
\$13.29

[Back to top](#)



English

United States



Final Details for Order #112-0528846-9200243

Order Placed: March 2, 2026

Amazon.com order number: 112-0528846-9200243

Order Total: \$38.95

Shipped on March 3, 2026	
Items Ordered	Price
1 of: VEVOR 5000 lbs A-Frame Traller Jack, 15" Vertical Travel, Adjustable Drop Leg, for Horse, Utility, Yacht Trailers	\$38.95
Sold by and invoiced on behalf of: Amazon (seller profile)	
Business Price	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$38.95
David Eskra	Shipping & Handling: \$0.00
6801 Colonial Lake Drive	-----
Riverview, FL 33578	Total before tax: \$38.95
United States	Sales Tax: \$0.00
Shipping Speed:	-----
FREE Prime Delivery	Total for This Shipment: \$38.95

Payment information	
Payment Method:	Item(s) Subtotal: \$38.95
MasterCard Last digits: 5814	Shipping & Handling: \$0.00
Billing address	-----
David Eskra	Total before tax: \$38.95
6801 Colonial Lake Drive	Estimated Tax: \$0.00
Riverview, FL 33578	-----
United States	Grand Total: \$38.95
Credit Card transactions	MasterCard ending in 5814: April 12, 2026: \$38.95
	MasterCard ending in 5814: March 3, 2026: \$38.95

To view the status of your order, return to [Order Summary](#) .

Order Summary

Order placed April 13, 2026 Order # 112-7824115-9890653

Ship to	Payment method	Order Summary	
David Eskra 6801 Colonial Lake Drive Riverview, FL 33578 United States	Mastercard ending in 5814 View related transactions	Item(s) Subtotal:	\$27.50
		Shipping & Handling:	\$2.99
		Free Shipping:	-\$2.99
		Total before tax:	\$27.50
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$27.50
Placed by		David Eskra	

Arriving tomorrow 10 AM – 3 PM



Amazon Basics Multipurpose Copy Printer Paper, 20 lb, 8.5 x 11 Inches, 5 Reams (2,500 Sheets), 92 Bright White

Sold by: Amazon

Supplied by: Other

\$27.50

[Back to top](#)



English

United States

Order Summary

Order placed April 15, 2026 Order # 112-6580021-9634640

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:	\$54.95
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$54.95
Estimated tax to be collected:	\$0.00
Grand Total:	\$54.95

Placed by

David Eskra

Arriving tomorrow 10 AM – 3 PM



2 **\$14.98**
PILOT G2 Premium Refillable & Retractable Rolling Ball Gel Pens, Bold Point, Black Ink, 12-Pack (31256)
Sold by: Amazon.com
Supplied by: Other



\$24.99
Logitech Brio 101 Full HD 1080p Webcam for Meetings, Streaming, Desktop, Laptop, PC - Built-in Mic, Shutter, Works with Zoom, Microsoft Teams, Nintendo Switch 2's new GameChat Mode, USB-A,-Black
Sold by: Amazon.com
Supplied by: Other

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English

United States

Order Summary

Order placed April 15, 2026 Order # 112-6415109-2443420

Ship to

David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Payment method

Mastercard ending in 5814
[View related transactions](#)

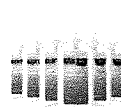
Order Summary

Item(s) Subtotal:	\$15.21
Shipping & Handling:	\$0.00
Total before tax:	\$15.21
Estimated tax to be collected:	\$0.00
Grand Total:	\$15.21

Placed by

David Eskra

Arriving Friday



Amazon Basic Care Hand Sanitizer with Aloe Vera, 62% Ethyl Alcohol, Vitamin E Enriched, 12 fl oz, Pack of 6
Sold by: Amazon
Supplied by: Other
\$15.21

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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 00062 57174 04/16/26 01:53 PM
SALE CASHIER ANDRIA

051115036835 2090 <A>
SCOTCHBLUE 1.88" 2090
206.78 13.56N
037000543442 FEBRZ REFL <A> 12.97N
FBRZ PISO 3CT LINEN & SKY
6953781016033 2"UTLTYBRUSH <A> 3.98N
ECON 2.0 FLAT BASIC BRUSH
071497194206 2-1/2 IN. GR <A> 13.47N
WSTR GRIPTech 2.5 THN AGL SASH AP
079340648883 LOCPGAPCPP <A> 9.98N
LOCTITE POWER GRAB PRESSURE PK 6 OZ
840254201217 6.5QT TOTE <A> 2.98N
HDX 6.5QT TOUGH TOTE
073257016155 HDX BAGS <A> 17.97N
HDX 13G 200CT FRESH KITCHEN BAG
648846023175 16 GAL VAC <A> 149.00N
RIDGID 16 GAL DETACH BLOWER W/D VAC
020066259389 SPRAY PNT <A>
PRO STRIPING WHITE 180Z
2010.48 20.96N

SUBTOTAL 244.87
SALES TAX 0.00

TAX EXEMPT

\$244.87

USD\$ 244.87
TA

AUTH CODE 016278/0622180
AUTH MODE - ISSUER
Contactless
AID A0000000041010

Mastercard

P.O.#/JOB NAME: DAVE

6380 04/16/26 01:53 PM



6380 62 57174 04/16/2026 8058

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 07/15/2026

PINCH-A-PENNY POOL-PATIO-SPA

Pinch A Penny 159
6347 US Highway 301 South
Riverview FL 33578
813-672-7669

Sales Receipt

Transaction #: 714207
Account #: 8139907555
Customer: Mark Cooper
Date: 4/16/2026 Time: 2:12 PM
Cashier: Ryan Cansler Register #: 2

Item	Description	Amount
02130136	PLASTIC POLE HANGER 2 PK WHITE	\$13.99
Sub Total		\$13.99
Total		\$13.99
SIDE TERMINAL Tendered		\$13.99
Change Due		\$0.00

AMOUNT: \$13.99
*****SIDE TERMINAL -- 13.99

Approval Code: 016481
Entry Method: INSERT
Card Type: MASTERCARD
Last 4: 5814
AppLabel: Mastercard
AID: A0000000041010
ARC: 00
CVM: none
IAD: 0110A040012200000000000000000000FF
TSI: E800
TVR: 0000008001



Thank you for shopping
Pinch A Penny 159
We hope you'll come back soon!

Order Summary

Order placed April 15, 2026

Order # 112-1238489-2717814

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:	\$135.00
Shipping & Handling:	\$0.00
Total before tax:	\$135.00
Estimated tax to be collected:	\$0.00
Grand Total:	\$135.00

Placed by

David Eskra

Arriving Friday



Pro Stripe Line Marking Paint – Courts, Parking Lots & Surface Restoration - (Safety

Blue, 1 Gallon)

Sold by: SlipDoctors

Supplied by: Other

\$135.00

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English

United States

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Order Summary

Order placed April 15, 2026 Order # 112-1220271-0098631

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:	\$19.99
Shipping & Handling:	\$0.00
Total before tax:	\$19.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$19.99

Placed by

David Eskra

Arriving Friday



Getmorv 100 PCS 125KHz RFID Proximity ID Cards with Slot Hole Punch Key Token
Tag Card for Entry Access Control System for Electronic Door Cabinet Lock EM4100
TK4100 Read-Only

Sold by: Getmorv

Supplied by: Other

\$19.99

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English

United States

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Order Summary

Order placed April 17, 2026 Order # 112-9787488-3369006

Ship to

David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Payment method

Mastercard ending in 5814
[View related transactions](#)

Order Summary

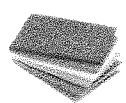
Item(s) Subtotal:	\$25.66
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$25.66
Estimated tax to be collected:	\$0.00
Grand Total:	\$25.66

Placed by

David Eskra

Arriving today 10 AM – 3 PM

- 

Post-it Notes, 3 in x 3 in, 18 Sticky Notes Pads, 100 Sheets per Pad, The Iconic Canary Yellow Note, School Supplies and Office Products
Sold by: Amazon.com
Supplied by: Other
\$16.71
- 

Lined Sticky Notes 4X6 in Bright Ruled Stickies Colorful Super Sticking Power Memo Pads, 45 Sheets/pad, 6 Pads/Pack
Sold by: Vanpad
Supplied by: Other
\$8.95

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English

United States

Order Summary

Order placed April 17, 2026 Order # 112-2020893-2887447

Ship to

David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Payment method

Mastercard ending in 5814
[View related transactions](#)

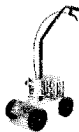
Order Summary

Item(s) Subtotal:	\$79.99
Shipping & Handling:	\$0.00
Total before tax:	\$79.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$79.99

Placed by

David Eskra

Arriving Tuesday



CAROD Stripping Line Marking Machine, Parking Lot Stripping Machine, Compatible with Professional Inverted Stripping Spray Paint, Line Striper Machine for Fast and Accurate Marking, Yellow
Sold by: ZZM Direct
Supplied by: Other
\$79.99

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[English](#)

[United States](#)

Order Summary

Order placed April 17, 2026 Order # 112-3785320-0882628

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:	\$45.98
Shipping & Handling:	\$0.00
Total before tax:	\$45.98
Estimated tax to be collected:	\$0.00
Grand Total:	\$45.98

Placed by

David Eskra

Arriving Monday



Rust-Oleum P2593849-6PK Professional Inverted Striping Spray Paint, 18 oz, White, 6 Pack
Sold by: Amazon
Supplied by: Other
\$45.98

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[English](#)

[United States](#)



PO BOX 489
NEWARK, NJ 07101-0489

Account: 842082173-00001
Invoice: 6141888531
Billing period: Mar 24 - Apr 23, 2026
Due date: 05/15/26

KEYLINE
|||
-LAKE ST CHARLES COMMUNITY DIS
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Manage your account at
verizon.com/mybusiness

We updated the design of your bill. Learn
more about these updates at
verizon.com/business/billupdates

We appreciate your business with this account since 11/30/2015.

Snapshot of your bill

(details on page 5)

Balance from last bill	\$27.09
Payment - Thank You	-\$27.09
Balance Forward	\$0.00
This month's charges due by May 15, 2026	\$26.99
Total due	\$26.99

Auto Pay is scheduled for 05/12/26 - Thank You.

Review your bill online

Scan QR code with your camera app
or go to verizon.com/business/bill



-LAKE ST CHARLES COMMUNITY DIS
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Bill Date April 23, 2026
Account Number 842082173-00001
Invoice Number 6141888531

Total Amount Due

Deducted from bank account on 05/12/26
DO NOT MAIL PAYMENT **\$26.99**

PO BOX 16810
NEWARK, NJ 07101-6810



61418885310108420821730000100000002699000000026997



Account: 842082173-00001
Invoice: 6141888531
Billing period: Mar 24 - Apr 23, 2026
Due date: 05/15/26

Payment Summary

Previous Balance	\$27.09
Payment - Thank You	
Payment Received 04/12/26	-\$27.09
Total Payments	-\$27.09
Balance Forward	\$0.00

Questions about your bill?
verizon.com/business/support
800-922-0204

You may be eligible for a discount by enrolling in Auto Pay and paper-free billing, depending on your plan.

See eligible plans at verizon.com/business/payoptions

You can enroll in Auto Pay by:

1. Logging in or Registering for My Business at verizon.com/mybusiness.
2. Calling our Automated Payment Option Enrollment system at 866-868-3882.
3. Signing the remit slip below and mailing with check.

You can enroll in paper-free billing by:

1. Logging into your My Business Account > Billing > Manage payments > Paper-free billing.

Eligible payment methods for potential discount include:

1. Bank Account
2. Verizon Business Mastercard

Written notations included with or on your payment will not be reviewed or honored. Please send correspondence to:
Verizon Wireless Attn: Correspondence Team PO Box 15069 Albany, NY 12212

Automatic Payment Enrollment for Account: 842082173-00001 -LAKE ST CHARLES COMMUNITY DIS

By signing below, you authorize Verizon Wireless to electronically debit your bank account each month for the total balance due on your account. The check you send will be used to setup Automatic Payment. You will be notified each month of the date and amount of the debit 10 days in advance of the payment. You agree to receive all Auto Pay related communications electronically. I understand and accept these terms. This agreement does not alter the terms of your existing Customer Agreement. I agree that Verizon Wireless is not liable for erroneous bill statements or incorrect debits to my account. To withdraw your authorization you must call Verizon Wireless. Check with your bank for any charges.

1. Check this box.
2. Sign name in box below, as shown on the bill and date.
3. Return this slip with your payment. Do not send a voided check.



Your April bill is \$26.99

Due May 15

Changes since your last bill

Last month you paid \$27.09.

Your bill decreased by \$0.10.

Review details online at verizon.com/mybusiness/bill.

Bill summary (details on page 4)

Balance Forward	\$0.00
Monthly charges	\$25.00
Usage & Purchase Charges	\$0.00
Surcharges and Other charges & credits	\$1.99
Taxes, Governmental Surcharges & Fees	\$0.00
Total Current charges due by 05/15/26	\$26.99
Total Charges	\$26.99

Auto Pay is scheduled for 05/12/26 - Thank You.

Account: 842082173-00001
Invoice: 6141888531
Billing period: Mar 24 - Apr 23, 2026
Due date: 05/15/26

Ways to pay



My Verizon for Business App

You can check your bill easily with the My Verizon for Business app available in App Store or Google Play.



Scan the QR code to download the app



Online via My Business Portal

Go to verizon.com/mybusiness and sign in to review and pay your bill.



Scan the QR code to log in



By Phone

Simply dial #PMT (#768) on your Verizon phone and follow the prompts to pay.



In Person

Go to verizon.com/stores to find a Verizon store near you.



Account: 842082173-00001
Invoice: 6141888531
Billing period: Mar 24 - Apr 23, 2026
Due date: 05/15/26

Explanation of Charges: Account Charges and Line Charges

Usage and Purchase Charges

	Page Number	Monthly Charges	Usage and Purchase Charges	Equipment Charges	Surcharges & Other Charges and Credits	Taxes, Governmental Surcharges & Fees	Third-Party Charges (includes Tax)	Total Charges	Voice Plan Usage	Msg Usage	Data Usage	Voice Roaming	Msg Roaming	Data Roaming
Lines Charges														
813-624-4124 Admin Assistant	5	\$25.00	--	--	\$1.99	--	--	\$26.99	--	6	--	--	--	--
813-671-8339 Mark Cooper	9	--	--	--	--	--	--	--	--	--	--	--	--	--
Total Charges		\$25.00	\$0.00	\$0.00	\$1.99	\$0.00	\$0.00	\$26.99						

Account: 842082173-00001
Invoice: 6141888531
Billing period: Mar 24 - Apr 23, 2026
Due date: 05/15/26

Charges by line details

Admin Assistant
813-624-4124
Yealink T53W

\$26.99

Monthly Charges \$25.00

Plan

Business UNL Mob Clt/Dsk Phn 04/24 - 05/23 \$10.00

Features & Add Ons

One Talk Service 04/24 - 05/23 \$15.00

Usage and Purchase Charges \$0.00

Messaging		Allowance	Used	Billable	Cost
Text (03/24 - 04/23)	messages	unlimited	3	--	--
Unlimited M2M Text (03/24 - 04/23)	messages	unlimited	3	--	--
Total Messaging					\$0.00

Surcharges and Other Charges \$1.99

Surcharges

Fed Universal Service Charge \$1.78
 Regulatory Charge \$0.21

Total Current Charges for 813-624-4124 **\$26.99**

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

Account: 842082173-00001
Invoice: 6141888531
Billing period: Mar 24 - Apr 23, 2026
Due date: 05/15/26

Detail for Admin Assistant: 813-624-4124

Voice

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
3/24	8:00A	813-455-1264	Other	Wi-Fi	WiFi CL	Tampacen FL	1	---	---	---
3/24	9:04A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	---	---	---
3/24	10:22A	804-645-3479	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
3/24	1:13P	813-643-2292	Other	Wi-Fi	WiFi CL	Tampaest FL	2	---	---	---
3/24	1:25P	813-671-7355	Other	Wi-Fi	Tampa FL	Incoming CL	2	---	---	---
3/24	3:29P	813-379-5021	Other	Wi-Fi	WiFi CL	Tampacen FL	1	---	---	---
3/25	12:48P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	---	---	---
3/25	2:20P	813-643-2292	Other	Wi-Fi	WiFi CL	Tampaest FL	2	---	---	---
3/25	2:25P	364-500-5445	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
3/25	4:38P	813-790-2644	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
3/26	7:48A	813-699-3282	Other	Wi-Fi	WiFi CL	Tampaest FL	2	---	---	---
3/26	10:04A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	12	---	---	---
3/26	11:43A	313-351-8285	Other	Wi-Fi	Tampa FL	Incoming CL	2	---	---	---
3/26	11:54A	434-252-1656	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
3/26	12:12P	407-258-6691	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
3/27	10:13A	619-992-1002	Other	Wi-Fi	Tampa FL	Incoming CL	2	---	---	---
3/27	11:17A	434-253-2194	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
3/28	10:04A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	---	---	---
3/28	10:55A	813-503-7296	Other	Wi-Fi	WiFi CL	Tampa FL	7	---	---	---
3/28	11:05A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	6	---	---	---
3/28	1:44P	434-532-0757	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
3/30	9:24A	813-819-8394	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
3/30	9:40A	619-992-1002	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
3/30	10:15A	434-532-0688	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
3/30	11:56A	352-272-9321	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
3/30	1:33P	434-538-4298	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
3/30	2:03P	941-779-7007	Other	Wi-Fi	WiFi CL	Bradenton FL	2	---	---	---
3/30	2:16P	813-248-8888	Other	Wi-Fi	WiFi CL	Tampacen FL	3	---	---	---
3/30	2:24P	813-907-0618	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
3/30	3:19P	813-248-8888	Other	Wi-Fi	WiFi CL	Tampacen FL	1	---	---	---
3/31	9:02A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	---	---	---
3/31	11:02A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	---	---	---
3/31	11:04A	813-293-4691	Other	Wi-Fi	WiFi CL	Tampa FL	2	---	---	---
3/31	11:30A	813-503-7296	Other	Wi-Fi	Tampa FL	Incoming CL	3	---	---	---
3/31	1:43P	305-773-8494	Other	Wi-Fi	WiFi CL	Miami FL	2	---	---	---
3/31	2:02P	813-497-4590	Other	Wi-Fi	Tampa FL	Incoming CL	4	---	---	---
4/01	10:26A	305-773-8494	Other	Wi-Fi	Tampa FL	Incoming CL	6	---	---	---
4/01	10:47A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	---	---	---
4/01	10:49A	845-597-4665	Other	Wi-Fi	WiFi CL	Newburgh NY	1	---	---	---
4/01	10:49A	845-597-4665	Other	Wi-Fi	WiFi CL	Newburgh NY	1	---	---	---
4/01	10:57A	813-798-1885	Other	Wi-Fi	Tampa FL	Incoming CL	7	---	---	---
4/01	1:08P	845-597-4665	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
4/01	2:04P	313-351-8285	Other	Wi-Fi	Tampa FL	Incoming CL	2	---	---	---
4/02	9:13A	689-302-1195	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
4/02	10:31A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	---	---	---
4/02	10:33A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	4	---	---	---

Account: 842082173-00001
Invoice: 6141888531
Billing period: Mar 24 - Apr 23, 2026
Due date: 05/15/26

Detail for Admin Assistant: 813-624-4124

Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
4/02	11:04A	772-899-9668	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/02	1:53P	813-368-0006	Other	Wi-Fi	WiFi CL	Tampa FL	2	--	--	--
4/03	9:42A	727-748-2332	Other	Wi-Fi	Tampa FL	Incoming CL	4	--	--	--
4/03	10:23A	727-748-2332	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
4/03	10:56A	786-358-5297	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/03	11:02A	786-846-9252	Other	Wi-Fi	WiFi CL	Miami FL	1	--	--	--
4/03	11:36A	813-547-5580	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/03	1:07P	314-922-3767	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
4/03	1:09P	314-922-3767	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/03	1:19P	813-379-5021	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/06	8:23A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	3	--	--	--
4/06	9:34A	813-785-3383	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
4/06	12:13P	313-351-8285	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
4/06	12:54P	813-998-6011	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
4/06	2:21P	407-535-3878	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
4/07	9:11A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	4	--	--	--
4/07	10:14A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	3	--	--	--
4/07	12:06P	929-626-2318	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/08	1:12P	813-672-6326	Other	Wi-Fi	WiFi CL	Tampacen FL	4	--	--	--
4/08	2:17P	708-491-2036	Other	Wi-Fi	WiFi CL	LA Grange IL	1	--	--	--
4/08	4:16P	813-293-4728	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/09	9:18A	813-298-4053	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/09	10:22A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
4/09	12:21P	813-489-4072	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/09	2:50P	813-293-4728	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/10	9:26A	888-999-5625	Other	Wi-Fi	WiFi CL	Toll-Free CL	6	--	--	--
4/10	10:38A	813-998-6011	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
4/10	11:44A	800-277-1620	Other	Wi-Fi	WiFi CL	Toll-Free CL	2	--	--	--
4/10	11:57A	800-277-1620	Other	Wi-Fi	WiFi CL	Toll-Free CL	2	--	--	--
4/10	1:07P	689-686-1186	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/11	12:38P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
4/13	9:57A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
4/13	11:25A	862-377-5324	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/13	12:11P	813-508-0336	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
4/13	12:54P	813-644-5707	Other	Wi-Fi	WiFi CL	Tampacen FL	6	--	--	--
4/13	1:32P	888-999-5625	Other	Wi-Fi	WiFi CL	Toll-Free CL	1	--	--	--
4/13	3:01P	813-833-8755	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/14	9:03A	813-232-7600	Other	Wi-Fi	WiFi CL	Tampacen FL	3	--	--	--
4/14	10:02A	813-508-0336	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/14	10:45A	239-450-8234	Other	Wi-Fi	WiFi CL	No Naples FL	2	--	--	--
4/14	10:46A	856-264-2069	Other	Wi-Fi	WiFi CL	Mullica HI NJ	2	--	--	--
4/15	5:04P	813-228-0800	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/15	5:34P	800-541-9352	Other	Wi-Fi	WiFi CL	Toll-Free CL	6	--	--	--
4/15	6:18P	813-672-4176	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
4/15	6:19P	813-672-6326	Other	Wi-Fi	WiFi CL	Tampacen FL	2	--	--	--
4/15	6:35P	813-540-1556	Other	Wi-Fi	WiFi CL	Tampaest FL	5	--	--	--

Account: 842082173-00001
Invoice: 6141888531
Billing period: Mar 24 - Apr 23, 2026
Due date: 05/15/26

Detail for Admin Assistant: 813-624-4124

Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
4/15	7:00P	813-499-5171	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
4/16	7:35A	813-499-5171	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
4/16	7:47A	813-499-5171	Other	Wi-Fi	Tampa FL	Incoming CL	4	--	--	--
4/16	10:10A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
4/16	10:10A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	4	--	--	--
4/16	10:31A	813-314-2111	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
4/16	11:11A	347-452-3383	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/16	12:07P	727-606-2968	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/16	1:35P	813-728-9743	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
4/16	2:46P	813-585-9671	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
4/17	7:45A	330-573-8308	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/17	8:28A	800-541-9352	Other	Wi-Fi	WiFi CL	Toll-Free CL	6	--	--	--
4/17	10:59A	813-857-1543	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
4/17	12:01P	813-997-9618	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/17	12:56P	656-259-5098	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/17	1:06P	727-602-3489	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/17	1:42P	813-624-9361	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/18	10:03A	813-997-9618	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/18	10:14A	813-379-5021	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
4/18	10:19A	813-623-6830	Other	Wi-Fi	WiFi CL	Tampacen FL	5	--	--	--
4/18	10:24A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
4/18	10:31A	813-894-2559	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
4/18	11:03A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
4/20	11:10A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	7	--	--	--
4/20	11:17A	941-271-8980	Other	Wi-Fi	WiFi CL	Sarasota FL	1	--	--	--
4/20	1:10P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
4/20	1:20P	224-305-4601	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
4/21	9:03A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
4/21	10:44A	813-210-7162	Other	Wi-Fi	Tampa FL	Incoming CL	5	--	--	--
4/21	10:52A	813-210-7162	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
4/21	11:33A	813-407-2756	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
4/21	12:29P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
4/21	12:34P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
4/21	2:47P	813-687-9158	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
4/23	10:06A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	7	--	--	--
4/23	10:27A	434-250-7030	Other	Wi-Fi	WiFi CL	Danville VA	1	--	--	--
4/23	10:29A	772-579-5157	Other	Wi-Fi	WiFi CL	Fortpierce FL	3	--	--	--
4/23	1:54P	904-413-6629	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--



Account: 842082173-00001
Invoice: 6141888531
Billing period: Mar 24 - Apr 23, 2026
Due date: 05/15/26

Charges by line details

Mark Cooper 813-671-8339 Wireless Home Phone Lvp2	\$0.00
---	---------------

Your Plan

Nationwide Hunt G 100MB

Unlimited monthly minutes

100MB \$15/GB

\$15.00 per gigabyte

Account: 842082173-00001
Invoice: 6141888531
Billing period: Mar 24 - Apr 23, 2026
Due date: 05/15/26

Need-to-Know Information

More On Wireless Taxes And Surcharges

Your total charges for this month's bill cycle are \$26.99.

This includes charges for one or more bundled Verizon service plans that include voice, messaging, data, or other services for which you pay a monthly plan charge.

This bill cycle, your fixed monthly plan charges were \$10.00 (before applying any discounts or credits, and excluding other charges such as overage, late payment, taxes, Verizon surcharges, and equipment).

To accurately bill taxes and Verizon surcharges, we regularly look at past network usage by you and other customers with similar plans to allocate this fixed monthly plan charge among the services included in the bundle.

In this bill cycle, we have allocated this amount as follows: \$0.54 for voice, \$0.11 for messaging, \$9.35 for data, and \$0.00 for other services.

For more information, please go to vzw.com/taxesandsurcharges.

Bankruptcy Information

If you are or were in bankruptcy, this bill may include amounts for pre-bankruptcy charges. You should not pay pre-bankruptcy amounts; they are for your information only. In the event Verizon receives notice of a bankruptcy filing, pre-bankruptcy charges will be adjusted in future invoices. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.

Explanation of Surcharges

Surcharges include (i) a Regulatory Charge (which helps defray various government charges we pay including government number administration and license fees); (ii) a Federal Universal Service Charge (and, if applicable, a State Universal Service Charge) to recover charges imposed on us by the government to support universal service; and (iii) an Administrative Charge, which helps defray certain expenses we incur, including: charges we, or our agents, pay local telephone companies for delivering calls from our customers to their customers; fees and assessments on our network facilities and services; property taxes; and the costs we incur responding to regulatory obligations. **Please note that these are Verizon Wireless charges, not taxes. These charges, and what's included, are subject to change from time to time.**

Effective January 11, 2023, the definition of the Administrative Charge will be modified to help defray and recover certain direct and indirect costs we or our agents incur, including: (a) costs of complying with regulatory and industry obligations and programs, such as E911, wireless local number portability, and wireless tower mandate costs; (b) property taxes; and (c) costs associated with our network, including facilities (e.g. leases), operations, maintenance and protection, and costs paid to other companies for network services.

Please note that this surcharge is a Verizon Wireless charge, not a tax or government-imposed fee. This charge, and what's included, is subject to change from time to time.

California - Questions About Your Bill?

Call Customer Service at 800.922.0204. Send written disputes to: Verizon, PO Box 409, Newark, NJ 07101-0409. If you are disputing a charge because you contend it was not authorized, and we need time to investigate the complaint, you are not required to pay the disputed amount while our investigation is pending. If you have a complaint you cannot resolve with us, submit a complaint to the California Public Utilities Commission at Consumer Affairs Branch, 505 Van Ness Ave. Rm. 2003, San Francisco, CA 94102, or at <http://www.cpuc.ca.gov/complaints>, or call 800.649.7570. If you have hearing or speaking limitations and need California Relay Service, dial 711 (visit <http://ddtp.cpuc.ca.gov/> for further information). If you need to contact your wireless phone insurance provider, call 888.881.2622.

FUSC Change

The Federal Universal Service Charge (FUSC) is a Verizon wireless charge that is subject to change each calendar quarter based on contribution rates prescribed by the FCC. On April 1, 2026, the FUSC on separately billed interstate and international telecom charges decreased to 37.0%. For more details, please call 1-888-684-1888.

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.: 8502
Terms: Net 15
Invoice date: 03/01/2026
Due date: 03/16/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Commercial Pool Service	Monthly Full Service	1	\$2,125.00	\$2,125.00

Total \$2,125.00

Ways to pay

BANK

Payment Options

Mail to:
Zebra Cleaning Team
219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572

ACH Payments: Extra fees will be charged

Overdue 03/16/2026

View and pay

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.: 8538
Terms: Net 15
Invoice date: 03/26/2026
Due date: 04/10/2026

#	Product or service	Description	Qty	Rate	Amount
1.	1.65 SQ	\$397.18 - Zebra ate this cost, even though it was a different mechanical issue that caused it to fail and it isn't covered under manufacturers warranty. No warranty on the replacement expect for manufacturers warranty (no water damage).	1	\$0.00	\$0.00
2.	Shaft Seal		1	\$35.00	\$35.00
3.	Metal Motor Clamp	Clamp holding motor together	1	\$212.74	\$212.74
4.	Clamp Knob	Rubber screw knob on the clamp	1	\$30.63	\$30.63
5.	PVC Diverter Valve	Waste line 3 way valve	1	\$171.85	\$171.85
6.	Labor	1 1/2 hours	1.5	\$175.00	\$262.50

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

Total\$712.72

Overdue04/10/2026

CashApp to: (813) 446-0151
ACH Payments: Extra fees will be charged

View and pay

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.: 8565
Terms: Net 15
Invoice date: 04/01/2026
Due date: 04/16/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Commercial Pool Service	Monthly Full Service	1	\$2,125.00	\$2,125.00

Total \$2,125.00

Ways to pay

BANK

Payment Options

Mail to:
Zebra Cleaning Team
219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572

ACH Payments: Extra fees will be charged

Overdue 04/16/2026

View and pay

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.: 8588
Terms: Net 15
Invoice date: 04/07/2026
Due date: 04/22/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Chemical Pump	Kid feature chemical pump replacements on both acid and chlorine. A line blew and caused water to get down into the motors. we recommend getting covers for the top of them so that it doesn't happen again.	2	\$675.00	\$1,350.00

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

Total \$1,350.00

Overdue 04/22/2026

View and pay

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.: 8628
Terms: Net 15
Invoice date: 05/01/2026
Due date: 05/16/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Commercial Pool Service	Monthly Full Service	1	\$2,125.00	\$2,125.00

Total

\$2,125.00

Ways to pay

BANK

Payment Options

Mail to:
Zebra Cleaning Team
219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572

ACH Payments: Extra fees will be charged

View and pay

Tab 15



Rizzetta & Company

Lake St. Charles Community Development District

**Financial Statements
(Unaudited)**

May 31, 2026

Prepared by: Rizzetta & Company, Inc.

lakestcharles.org
rizzetta.com

Lake St. Charles Community Development District**Balance Sheet****As of 05/31/2026****(In Whole Numbers)**

	General Fund	Reserve Fund	Total Gvmnt Fund	Fixed Assets Group
Assets				
Cash In Bank	609,886	0	609,886	0
Investments	0	447,953	447,953	0
Accounts Receivable	11,261	0	11,261	0
Refundable Deposits	7,085	0	7,085	0
Fixed Assets	0	0	0	4,901,102
Total Assets	628,232	447,953	1,076,185	4,901,102
Liabilities				
Accounts Payable	50,519	0	50,519	0
Accrued Expenses	3,627	0	3,627	0
Other Current Liabilities	134	0	134	0
Deposits Payable	781	0	781	0
Total Liabilities	55,061	0	55,061	0
Fund Equity & Other Credits				
Beginning Fund Balance	231,204	310,480	541,684	0
Investment In General Fixed Assets	0	0	0	4,901,102
Net Change in Fund Balance	341,967	137,473	479,440	0
Total Fund Equity & Other Credits	573,171	447,953	1,021,124	4,901,102
Total Liabilities & Fund Equity	628,232	447,953	1,076,185	4,901,102

See Notes to Unaudited Financial Statements

Lake St. Charles Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	180	180	463	283
Special Assessments				
Tax Roll	1,077,974	1,077,974	1,087,478	9,504
Other Misc. Revenues				
Facilities Rentals	1,500	1,500	405	(1,095)
Miscellaneous Revenue	1,200	1,200	3,232	2,032
Vending Machine Revenue	475	475	0	(475)
Total Revenues	1,081,329	1,081,329	1,091,578	10,249
Expenditures				
Legislative				
Supervisor Fees	12,000	8,000	8,800	(800)
Total Legislative	12,000	8,000	8,800	(800)
Financial & Administrative				
Accounting Services	0	0	15,668	(15,668)
Administrative Services	0	0	3,426	(3,426)
Assessment Roll	0	0	4,500	(4,500)
Auditing Services	8,000	8,000	5,020	2,980
Bank Fees	200	133	75	59
District Engineer	50,000	33,334	24,739	8,593
District Management	0	0	17,136	(17,136)
Dues, Licenses & Fees	675	450	181	269
Financial & Revenue Collections	0	0	2,938	(2,937)
Legal Advertising	3,000	2,000	658	1,342
Postage & Delivery	250	166	0	166
Public Officials Liability Insurance	4,006	4,006	4,062	(56)
Training & Education	1,000	667	0	667
Website Hosting, Maintenance, Backup & E	4,000	3,179	2,338	842
Total Financial & Administrative	71,131	51,935	80,741	(28,805)
Legal Counsel				
District Counsel	50,000	33,333	71,771	(38,439)
Total Legal Counsel	50,000	33,333	71,771	(38,439)
Security Operations				
Security Monitoring Services	450	300	200	101
Security System Maintenance	5,000	3,334	812	2,521
Total Security Operations	5,450	3,634	1,012	2,622
Electric Utility Services				
Utility - Street Lights	0	0	9,796	(9,796)
Utility Services	57,750	38,500	19,808	18,692
Total Electric Utility Services	57,750	38,500	29,604	8,896
Gas Utility Service				
Utility Services	5,600	3,733	3,914	(181)

See Notes to Unaudited Financial Statements

Lake St. Charles Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Total Gas Utility Service	5,600	3,733	3,914	(181)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	5,000	3,334	3,132	202
Total Garbage/Solid Waste Control Services	5,000	3,334	3,132	202
Water-Sewer Combination Services				
Utility Services	9,800	6,533	6,952	(419)
Total Water-Sewer Combination Services	9,800	6,533	6,952	(419)
Stormwater Control				
Aquatic Maintenance	17,821	11,881	11,554	326
Fountain Service Repair & Maintenance	5,133	3,422	452	2,971
Fountain/Aeration Repairs & Maintenance	4,372	2,914	5,362	(2,448)
Lake - Buoy Monitoring & Maintenance	8,998	5,999	0	5,999
Midge Fly Treatments	1,500	1,000	0	1,000
Mitigation Area Monitoring & Maintenance	1,161	774	550	224
Total Stormwater Control	38,985	25,990	17,918	8,072
Other Physical Environment				
Entry & Walls Maintenance & Repair	15,500	10,333	1,200	9,133
General Liability / Crime	5,604	5,604	5,640	(36)
Irrigation Maintenance & Repair	10,000	6,667	2,777	3,890
Landscape - Miscellaneous	81,000	54,000	0	54,000
Landscape - Mulch	51,360	34,240	0	34,240
Landscape Maintenance	182,286	121,524	124,367	(2,843)
Property Insurance	28,330	28,330	28,084	246
Temp Help	3,000	2,000	0	2,000
Total Other Physical Environment	377,080	262,698	162,068	100,630
Parks & Recreation				
Computer Support, Maintenance & Repair	5,000	3,333	448	2,885
Dock Repairs and Maintenance	400	267	18	249
Employee - Workers Comp	0	0	2,736	(2,736)
Maintenance & Repairs	23,900	15,933	20,196	(4,262)
Management Contract	245,698	163,799	64,354	99,444
Office Supplies	3,900	2,600	4,198	(1,598)
Playground Equipment & Maintenance	3,000	2,000	0	2,000
Pool Repair & Maintenance	12,000	8,000	35,756	(27,756)
Pool Service Contract	27,204	18,136	17,000	1,136
Telephone, Internet, Cable	6,100	4,066	2,578	1,488
Trail/Bike Path Maintenance	105,514	70,343	196,925	(126,582)
Vehicle Maintenance	8,317	5,545	2,481	3,064
Total Parks & Recreation	441,033	294,022	346,690	(52,668)
Contingency				
Miscellaneous Contingency	7,500	5,000	17,109	(12,109)
Total Contingency	7,500	5,000	17,109	(12,109)
Total Expenditures	1,081,329	736,712	749,711	(12,999)

See Notes to Unaudited Financial Statements

Lake St. Charles Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Total Excess of Revenues Over(Under) Expenditures	0	344,617	341,867	(2,750)
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	100	100
Total Other Financing Sources(Uses)	0	0	100	100
Fund Balance, Beginning of Period	0	0	231,204	231,204
Total Fund Balance, End of Period	0	344,617	573,171	228,554

Lake St. Charles Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,173	9,173
Special Assessments				
Tax Roll	128,288	128,288	128,288	0
Total Revenues	<u>128,288</u>	<u>128,288</u>	<u>137,461</u>	<u>9,173</u>
Expenditures				
Contingency				
Capital Reserve	128,288	128,288	0	128,288
Total Contingency	<u>128,288</u>	<u>128,288</u>	<u>0</u>	<u>128,288</u>
Total Expenditures	<u>128,288</u>	<u>128,288</u>	<u>0</u>	<u>128,288</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>137,461</u>	<u>137,461</u>
penditures				
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	12	12
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>12</u>	<u>12</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>310,480</u>	<u>310,480</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>447,953</u>	<u>447,953</u>

Lake St. Charles CDD

Investment Summary

May 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2026</u>
Valley National Bank	Governmental Checking	\$ 447,953
Total Reserve Fund Investments		\$ 447,953

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Lake St. Charles Community Development District
Summary A/R Ledger
From 05/01/2026 to 05/31/2026

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
751, 162	751-001	751 General Fund	Hillsborough County Tax Collec- tor	AR00002836	12110	10/01/2025	11,261.11
Sum for 751, 162							11,261.11
Sum for 751							11,261.11
Sum Total							11,261.11

See Notes to Unaudited Financial Statements

Lake St. Charles Community Development District
Summary A/P Ledger
From 05/01/2026 to 05/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
751, 162						
	751 General Fund	05/15/2026	Aqua Creek Products	081206	Battery Kit 05/26	439.70
	751 General Fund	05/31/2026	Avalon Document Ser-	TMAY260006	Back Files 05/26	3,230.00
	751 General Fund	05/31/2026	vices Holdings, LLC			
	751 General Fund	05/31/2026	Avalon Document Ser-	TMAR260013	Back Files 04/26	2,660.00
	751 General Fund	05/20/2026	vices Holdings, LLC			
	751 General Fund	05/20/2026	Coastal Mechanical	2247	Service Call 05/26	395.00
	751 General Fund	05/01/2026	Inc.			
	751 General Fund	05/01/2026	Egis Insurance Advi-	32042	Policy #WC100124567	1,236.00
	751 General Fund	05/01/2026	sors, LLC		10/01/24-10/01/25	
	751 General Fund	05/01/2026	FCC Environmental	2396664	Waste Services - 6801	626.12
			Services, LLC		Colonial Lake Dr.	
	751 General Fund	05/01/2026	Hillsborough County	4678710000-061026	05/26	675.61
			BOCC			
	751 General Fund	05/15/2026	Jayman Enterprises,	4563	Gate Maintenance	250.00
			LLC		05/26	
	751 General Fund	05/15/2026	Kilinski Van Wyk,	14931	Legal Services 04/26	5,236.15
			PLLC			
	751 General Fund	05/01/2026	Kilinski Van Wyk,	15173	Legal Counsel 05/26	4,949.67
			PLLC			
	751 General Fund	05/31/2026	Landscape Mainte-	399967	Irrigation Repair 06/26	195.00
			nance Professionals,			
			Inc.			
	751 General Fund	05/31/2026	Landscape Mainte-	399970	Irrigation Repair 06/26	224.64
			nance Professionals,			
			Inc.			
	751 General Fund	05/31/2026	Landscape Mainte-	399968	Irrigation Repair 06/26	479.04
			nance Professionals,			
			Inc.			
	751 General Fund	05/20/2026	Landscape Mainte-	399969	Irrigation Repair 05/26	251.98
			nance Professionals,			
			Inc.			
	751 General Fund	05/13/2026	Leaf Commercial Cap-	20266912	Copier Lease 05/26	161.99
			ital, Inc.			
	751 General Fund	05/15/2026	Sniffen & Spellman,	52544	Legal Counsel 05/26	300.00
			P.A.			
	751 General Fund	05/01/2026	TECO	221005960721-06082	Electric Utility 05/26	21.66
				6		
	751 General Fund	05/31/2026	TECO	311000010257-06052	Electric Summary	1,381.54
				6	04/26	
	751 General Fund	05/31/2026	TECO	311000010257-06052	Electric Summary	2,483.15
				6	04/26	
	751 General Fund	05/31/2026	TECO Peoples Gas	221003603224-06082	Natural Gas 05/26	249.30
				6		
	751 General Fund	05/01/2026	TIGRIS Aquatic Ser-	4388443	Quarterly Fountain/	600.00
			vices, LLC		Aeration Service 03/26	
	751 General Fund	04/01/2026	Wahoo Pools Group,	20252382	Pool Repair 04/26	4,968.66
			Inc.			
	751 General Fund	05/15/2026	Wahoo Pools Group,	WP05152026	Pool Repair 5/26	8,923.79
			Inc.			
	751 General Fund	05/01/2026	Wahoo Pools Group,	WP051526-751	Pool Repair	10,580.35
			Inc.			
	Sum for 751, 162					50,519.35
	Sum for 751					50,519.35
	Sum Total					50,519.35

**Lake St. Charles Community Development District
Notes to Unaudited Financial Statements
May 31, 2026**

Balance Sheet

1. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

2. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.



Rizzetta & Company

Lake St. Charles Community Development District

Financial Statements (Unaudited)

June 30, 2026

Prepared by: Rizzetta & Company, Inc.

lakestcharles.org
rizzetta.com

Lake St. Charles Community Development District

Balance Sheet

As of 06/30/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Total Gvmnt Fund	Fixed Assets Group
Assets				
Cash In Bank	538,733	0	538,733	0
Investments	0	449,149	449,149	0
Refundable Deposits	7,085	0	7,085	0
Fixed Assets	0	0	0	4,901,102
Total Assets	545,818	449,149	994,967	4,901,102
Liabilities				
Accounts Payable	119,294	0	119,294	0
Accrued Expenses	19,941	0	19,941	0
Other Current Liabilities	139	0	139	0
Deposits Payable	1,481	0	1,481	0
Total Liabilities	140,855	0	140,855	0
Fund Equity & Other Credits				
Beginning Fund Balance	231,204	310,480	541,684	0
Investment In General Fixed Assets	0	0	0	4,901,102
Net Change in Fund Balance	173,759	138,669	312,429	0
Total Fund Equity & Other Credits	404,963	449,149	854,113	4,901,102
Total Liabilities & Fund Equity	545,818	449,149	994,967	4,901,102

See Notes to Unaudited Financial Statements

Lake St. Charles Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	180	180	511	331
Special Assessments				
Tax Roll	1,077,974	1,077,974	1,091,758	13,784
Other Misc. Revenues				
Facilities Rentals	1,500	1,500	405	(1,095)
Miscellaneous Revenue	1,200	1,200	3,587	2,387
Vending Machine Revenue	475	475	0	(475)
Total Revenues	1,081,329	1,081,329	1,096,261	14,932
Expenditures				
Legislative				
Supervisor Fees	12,000	9,000	8,800	200
Total Legislative	12,000	9,000	8,800	200
Financial & Administrative				
Accounting Services	0	0	17,626	(17,626)
Administrative Services	0	0	3,855	(3,855)
Assessment Roll	0	0	4,500	(4,500)
Auditing Services	8,000	8,000	5,020	2,980
Bank Fees	200	150	118	32
District Engineer	50,000	37,500	64,176	(26,676)
District Management	0	0	19,278	(19,278)
Dues, Licenses & Fees	675	506	175	331
Financial & Revenue Collections	0	0	3,305	(3,305)
Legal Advertising	3,000	2,250	658	1,592
Postage & Delivery	250	188	0	187
Public Officials Liability Insurance	4,006	4,006	4,062	(56)
Training & Education	1,000	750	0	750
Website Hosting, Maintenance, Backup & E	4,000	3,384	2,438	947
Total Financial & Administrative	71,131	56,734	125,211	(68,477)
Legal Counsel				
District Counsel	50,000	37,500	72,072	(34,572)
Total Legal Counsel	50,000	37,500	72,072	(34,572)
Security Operations				
Security Monitoring Services	450	338	199	139
Security System Maintenance	5,000	3,750	1,392	2,358
Total Security Operations	5,450	4,088	1,591	2,497
Electric Utility Services				
Utility - Street Lights	0	0	11,178	(11,178)
Utility Services	57,750	43,312	22,363	20,949
Total Electric Utility Services	57,750	43,312	33,541	9,771
Gas Utility Service				
Utility Services	5,600	4,200	4,165	36

See Notes to Unaudited Financial Statements

Lake St. Charles Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Total Gas Utility Service	5,600	4,200	4,165	36
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	5,000	3,750	3,757	(8)
Total Garbage/Solid Waste Control Services	5,000	3,750	3,757	(8)
Water-Sewer Combination Services				
Utility Services	9,800	7,350	7,552	(202)
Total Water-Sewer Combination Services	9,800	7,350	7,552	(202)
Stormwater Control				
Aquatic Maintenance	17,821	13,366	12,999	367
Fountain Service Repair & Maintenance	5,133	3,850	452	3,398
Fountain/Aeration Repairs & Maintenance	4,372	3,279	5,962	(2,683)
Lake - Buoy Monitoring & Maintenance	8,998	6,748	0	6,748
Midge Fly Treatments	1,500	1,125	0	1,125
Mitigation Area Monitoring & Maintenance	1,161	871	550	321
Total Stormwater Control	38,985	29,239	19,963	9,276
Other Physical Environment				
Entry & Walls Maintenance & Repair	15,500	11,625	1,200	10,425
General Liability / Crime	5,604	5,604	5,640	(36)
Irrigation Maintenance & Repair	10,000	7,500	4,025	3,475
Landscape - Miscellaneous	81,000	60,750	0	60,750
Landscape - Mulch	51,360	38,520	0	38,520
Landscape Maintenance	182,286	136,714	141,232	(4,517)
Property Insurance	28,330	28,330	28,084	246
Temp Help	3,000	2,250	0	2,250
Total Other Physical Environment	377,080	291,293	180,181	111,113
Parks & Recreation				
Computer Support, Maintenance & Repair	5,000	3,750	448	3,302
Dock Repairs and Maintenance	400	300	18	282
Employee - Workers Comp	0	0	2,736	(2,736)
Maintenance & Repairs	23,900	17,925	22,328	(4,403)
Management Contract	245,698	184,274	83,380	100,893
Office Supplies	3,900	2,925	4,697	(1,772)
Playground Equipment & Maintenance	3,000	2,250	0	2,250
Pool Repair & Maintenance	12,000	9,000	35,748	(26,748)
Pool Service Contract	27,204	20,403	19,125	1,278
Telephone, Internet, Cable	6,100	4,575	2,876	1,699
Trail/Bike Path Maintenance	105,514	79,135	263,227	(184,091)
Vehicle Maintenance	8,317	6,238	2,480	3,757
Total Parks & Recreation	441,033	330,775	437,063	(106,289)
Contingency				
Miscellaneous Contingency	7,500	5,625	28,706	(23,081)
Total Contingency	7,500	5,625	28,706	(23,081)
Total Expenditures	1,081,329	822,866	922,602	(99,736)

See Notes to Unaudited Financial Statements

Lake St. Charles Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Total Excess of Revenues Over(Under) Expenditures	0	258,463	173,659	(84,804)
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	100	100
Total Other Financing Sources(Uses)	0	0	100	100
Fund Balance, Beginning of Period	0	0	231,204	231,204
Total Fund Balance, End of Period	0	258,463	404,963	146,500

Lake St. Charles Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,369	10,369
Special Assessments				
Tax Roll	128,288	128,288	128,288	0
Total Revenues	<u>128,288</u>	<u>128,288</u>	<u>138,657</u>	<u>10,369</u>
Expenditures				
Contingency				
Capital Reserve	128,288	128,288	0	128,288
Total Contingency	<u>128,288</u>	<u>128,288</u>	<u>0</u>	<u>128,288</u>
Total Expenditures	<u>128,288</u>	<u>128,288</u>	<u>0</u>	<u>128,288</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>138,657</u>	<u>138,657</u>
penditures				
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	12	12
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>12</u>	<u>12</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>310,480</u>	<u>310,480</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>449,149</u>	<u>449,149</u>

Lake St. Charles CDD

Investment Summary

June 30, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2026</u>
Valley National Bank	Governmental Checking	\$ 449,149
Total Reserve Fund Investments		\$ 449,149

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Lake St. Charles Community Development District
Summary A/P Ledger
From 06/01/2026 to 06/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
751, 162						
	751 General Fund	06/30/2026	Crisdel Group Inc.	063026-751	Trail Modifications Contract 06/26	66,301.67
	751 General Fund	05/01/2026	Hillsborough County BOCC	4678710000-061026	6801 Colonial Lake Dr 05/26	675.61
	751 General Fund	06/30/2026	Hillsborough County BOCC - Citizen Board	751-062626	Clubhouse Violation 06/26	750.00
	751 General Fund	06/30/2026	Jayman Enterprises, LLC	4604	Fence Repair 06/26	175.00
	751 General Fund	06/01/2026	Jayman Enterprises, LLC	1378	Gate Maintenance 05/26	250.00
	751 General Fund	06/30/2026	Kimley-Horn and As- sociates, Inc.	35723869	Engineering Services - Task Work Order #4.1-4.4 04/26	512.54
	751 General Fund	06/30/2026	Kimley-Horn and As- sociates, Inc.	34883231	Engineering Services - Task Work Order #4.1-4.4 06/26	38,924.22
	751 General Fund	06/30/2026	Landscape Mainte- nance Professionals, Inc.	403620	Irrigation Repair 06/26	168.38
	751 General Fund	06/30/2026	Landscape Mainte- nance Professionals, Inc.	403623	Irrigation Repair 06/26	327.86
	751 General Fund	06/01/2026	Landscape Mainte- nance Professionals, Inc.	403622	Irrigation Repair 06/26	156.98
	751 General Fund	06/30/2026	Landscape Mainte- nance Professionals, Inc.	403621	Irrigation Repair 06/26	173.10
	751 General Fund	06/30/2026	Landscape Mainte- nance Professionals, Inc.	404153	Oak Tree Trimming 06/26	1,675.00
	751 General Fund	06/30/2026	Leaf Commercial Cap- ital, Inc.	20424235	Copier Lease 06/26	161.99
	751 General Fund	06/24/2026	Protegrity Restoration Services	751-062426	Dehumidifier Install Balance 05/26	500.00
	751 General Fund	06/24/2026	Rizzetta & Company, Inc.	INV0000109743	Personnel Reimburse- ment 05/26	3,753.40
	751 General Fund	06/30/2026	Rizzetta & Company, Inc.	INV0000110803	Cell Phone 06/26	50.00
	751 General Fund	06/30/2026	Rizzetta & Company, Inc.	INV0000110803	Cell Phone 06/26	174.15
	751 General Fund	06/30/2026	TECO	311000010257-07072 6	Electric Summary 05/26	2,555.64
	751 General Fund	06/30/2026	TECO	311000010257-07072 6	Electric Summary 05/26	1,381.54
	751 General Fund	06/30/2026	TIGRIS Aquatic Ser- vices, LLC	4388444	Quarterly Fountain/ Aeration Service 06/26	600.00
	751 General Fund	06/24/2026	Verizon Wireless	6146909563	Account #842082173-00001 06/26	27.02
	Sum for 751, 162					119,294.10
	Sum for 751					119,294.10
	Sum Total					119,294.10

**Lake St. Charles Community Development District
Notes to Unaudited Financial Statements
June 30, 2026**

Balance Sheet

1. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.