



Rizzetta & Company

Lake St. Charles Community Development District

Board of Supervisors' Meeting September 2, 2026

6801 Colonial Lake Drive
Riverview, Florida 33578
813.533.2950

www.lakestcharles.org

**LAKE ST. CHARLES
COMMUNITY DEVELOPMENT DISTRICT**

6801 Colonial Lake Drive Riverview, FL 33578

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

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

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

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

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

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

Board of Supervisors
Lake St. Charles
Community Development District

August 26, 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, September 2, 2026**, at **5:00 p.m.**, located at 6801 Colonial Lake Drive Riverview, Florida, 33578.

- 1. CALL TO ORDER/ ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. District Counsel**
 - i. Consideration of Proposals for District Management Services
 - a. Vesta District ServicesTab 1
 - b. GMS – TampaTab 2
 - ii. Consideration of RFQ for Engineering ServicesTab 3
 - iii. Discussion of Crosspoint Deficiency Notice
 - B. District Engineer**
 - C. Operations Manager**
 - i. Monthly Status Report..... Tab 4
 - ii. Presentation of Trail Proposals Tab 5
 - iii. Ratification of Alvarez Plumbing Proposal..... Tab 6
 - D. District Manager**
- 4. BUSINESS ITEMS**
 - A. Discussion of Dock Area**
 - B. Discussion of Audits and Filing**
 - C. Discussion of Hardeman Recovery Efforts**
 - D. Discussion of Landscaping Agreement**
 - E. Discussion of Deposit Recovery Efforts for Coastal Creations Pools**
 - F. Discussion of ADP Closure**
 - G. Discussion of HOA Pickleball Tournament**
 - H. Consideration of Resolution 2026-17; Approving Fiscal Year 2026-2027 Meeting ScheduleTab 7**
 - I. Discussion of Maintenance Technical Job DescriptionTab 8**
 - J. Presentation of 2nd Quarterly Website AuditTab 9**
 - K. Ratification of LMP Proposal.....Tab 10**
 - L. Presentation of Project Evaluation CriteriaTab 11**
 - M. Presentation of Budget Oversight ItemsTab 12**
 - N. Presentation of License AgreementsTab 13**
 - O. Presentation of Adopted Amenity Rate Schedule and Resolution 2026-10.....Tab 14**
 - P. Presentation of Current Vendor Form Used Under \$2,000Tab 15**
 - Q. Presentation of Adopted Pool RulesTab 16**
 - R. Presentation of Adopted Suspension and Termination of Access RuleTab 17**

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
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- S. Presentation for Reimbursement of Unsupported March 2026 ExpensesTab 18
- 5. **BUSINESS ADMINISTRATION (Consent Agenda)**
 - A. Consideration of Minutes of the Board of Supervisors Meeting Held on April 1, May 6, June 3, July 1, and August 5, 2026,.....Tab 19
 - B. Consideration of Operations and Maintenance Expenditures for June 2026.....Tab 20
 - C. Review of Financial Statement for May through June 2026.....Tab 21
- 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

Proposal for District Management

Lake St. Charles
Community Development District



Vesta District Services

Your *Community*, Our *Commitment*

250 International Pkwy #208 | Lake Mary, FL 32746 | (321) 263-0132



FLORIDA'S COMMUNITY MANAGEMENT SPECIALIST
A 30-YEAR TRACK RECORD WORTHY OF YOUR TRUST



**CELEBRATING 30 YEARS OF SERVICE
TO OUR COMMUNITIES
1995 - 2025**

August 25th, 2026

Re: Lake St. Charles CDD – Proposal for District and Amenity Management

Dear Board of Supervisors,

On behalf of Vesta Property Services Inc., it is my pleasure to submit the following proposal for District Management-related services for your Community Development District. This submission outlines our company's qualifications and capabilities, in hopeful anticipation of providing these important services to the Board and residents of your District.

Vesta has extensive experience managing transitions between management companies for large districts and understands the importance of a strong initial commitment. We have successfully supported previous transitions by providing both amenity and field operations assistance, and we are fully familiar with the unique challenges and service requirements involved. Our team is enthusiastic about the opportunity and ready to begin immediately, bringing trusted professionals you can rely on. Our existing Amenity Management partnership means there will be no lapse in service, as well as a significant head-start in knowledge of district business and operations.

Vesta's proposal includes the services of our talented and experienced District Manager Barry Jeskewich, with Heath Beckett as the backup District Manager, overseen and supported by our local Director of Operations, Kyle Darin (see bios within). You will also have the assistance of our uniquely qualified financial, accounting, and administrative leadership and support teams to resolve any immediate issues and to forward plan for the benefit of the residents of the District. You will also receive Vesta's industry-leading Amenity Management support, with unparalleled access to resources designed to enhance the resident and board experience. Of special note, I am pleased to be able to say our proposal offers a significant savings when compared to the current proposed 2027 budget.

Thank you for your consideration of our proposal. We very much look forward to the opportunity to serve the community and work with the District, the Board of Supervisors, and other District staff. Should you have any questions or require additional information, please feel free to contact me directly at (321) 263-0132 x742 or kdarin@vestapropertyservices.com.



Most respectfully,

Kyle Darin
Regional Director, Operations
250 International Pkwy #208
Lake Mary, Florida 32746
(321) 263-0132 x742





OUR STORY



ABOUT US

Founded in 1995 and headquartered in Jacksonville, Florida, **Vesta's success has been driven by three key factors** :

- Our commitment to meeting our clients' needs, first and foremost.
- Our Culture is our "secret sauce" and allows us to source and hire the best associates in the industry.
- The close Teamwork between our (1) Senior Management team, (2) Shared Services associates both in our corporate headquarters and part of our close regional support, and (3) industry's best-in-class Frontline Managers and their teammates in a variety of operational disciplines.



MISSION & VALUES

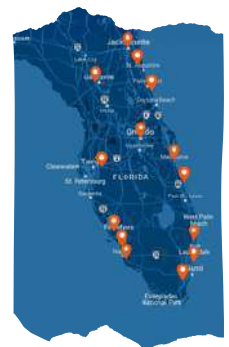
Vesta's Mission is to provide communities with exceptional associates delivering unparalleled management and lifestyle services. To that end, we ensure outstanding support for our clients & associates.

Our Three Core Values are:

- Be Accountable
- Act Respectfully
- Serve Honorably

OUR REACH

We have fifteen (15) fully-staffed offices based throughout Florida including Lake Mary, Sun City, and Delray . Vesta successfully provides a wide-ranging suite of professional community management services from Amelia Island to Miami and almost every city in between.



OUR HISTORY: COMPANY OVERVIEW, TIMELINE & MILESTONES

Originally incorporated as Point Management in 1973, Vesta Property Services, Inc. provides financing, management, and ancillary services to developers of planned-unit communities and resident associations in connection with clubhouses, golf courses, amenity and infrastructure facilities, and commercial real estate, as well as Special District and governmental agency management. Below is a timeline featuring some key milestones that have marked our journey:

1995		THE LAUNCH OF VESTA PROPERTY SERVICES, INC. In Jacksonville, Florida, Frank Surface's trailblazing vision launches Vesta Property Services to be a single source for: (1) affordable and flexible financing, (2) expert community management services, and (3) creative and thriving lifestyle services - all under one umbrella, consistently improving and growing, and propelled by a best-in-class Senior Leadership Team.
2011		AMENITIES LEADERSHIP Vesta acquires Florida's leading, statewide provider of amenities management services - Amenity Services Group, Inc. - specializing in serving the vital operations, maintenance, and lifestyle needs of Community Development Districts since 1997.
2020	 	DISTRICT SERVICES / STATEWIDE OFFICES Vesta brought our vision of becoming a premier full-service community management company to life by acquiring DPF Management & Consulting, LLC - a specialist in district management and financing - in 2020.
Present		GROWTH Vesta now has 15 offices throughout Florida, manages over 600 communities and special districts, and employs 1,200 associates for our clientele.

OFFICE INFORMATION

Business Information:

- Proposer Name: Vesta Property Services, Inc.
- Address: 245 Riverside Avenue #300
- City Jacksonville State Florida Zip Code 32202
- Telephone (904) 355-1831 Fax no. (904) 204-2469
- 1st Contact Name: Scott Smith Title: Vice President, District Services
- 2nd Contact Name: Kyle Darin Title: Regional Director, District Services

- Parent Company Name (if any) PMG Holdings
- Street Address 5401 N. Central Expressway #290
- P. O. Box (if any)
- City Dallas State TX Zip Code 75205
- Telephone (214) 272-4074 Fax no. (214) 751-2397
- 1st Contact Name Jose B. Maldonado Title Treasurer
- 2nd Contact Name Jason Villalba Title Secretary

- Vesta's statewide footprint includes 18 offices throughout Florida, encompassing over 1,100 associates supporting local operations.

- Proposer's Corporate Form: **Corporation**
- In what State was the Proposer organized? **Florida** Date **November 12, 1995**
Charter No. P95000090161

Vesta is aware and in compliance of the following disclosures:

- Public Entity Crimes: Proposers should be aware of, and in compliance with, all requirements under Section 287.133, Florida Statutes, on Public Entity Crimes. A representation of compliance will be included in the Agreement.
- Scrutinized Companies: Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies. A representation of compliance will be included in the Agreement.
- E-Verify. Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements. A representation of compliance will be included in the Agreement.
- Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, if a proposer submits a proposal the proposer will provide an affidavit, signed by an officer or a representative of the Proposer representing that they do not use coercion for labor or services as defined in the statute, addressed to the District, as required by Section 787.06(13), Florida Statutes. **See following page.**

OFFICE INFORMATION

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, [name] Scott V. Smith as [position] Vice President on behalf of [company] Vesta District Services (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

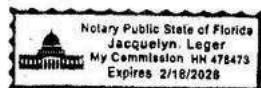
COMPANY: Vesta District Services
By: [Signature]
Name: Scott V. Smith
Title: Vice President
Date: 12/19/25

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me ☒ physical presence or ☐ remote notarization by Scott Smith, as Vice President of Vesta District Services who is ☒ personally known to me or ☐ who produced _____ as identification this 9 day of December, 2025.

(Notary Seal)

Notary Public



Outstanding Litigation:

All prior cases (e.g., slip-and-fall, wrongful termination, dram shop liability, age discrimination) have been dismissed or settled by insurance; no pending or threatening litigation that would impact service viability.

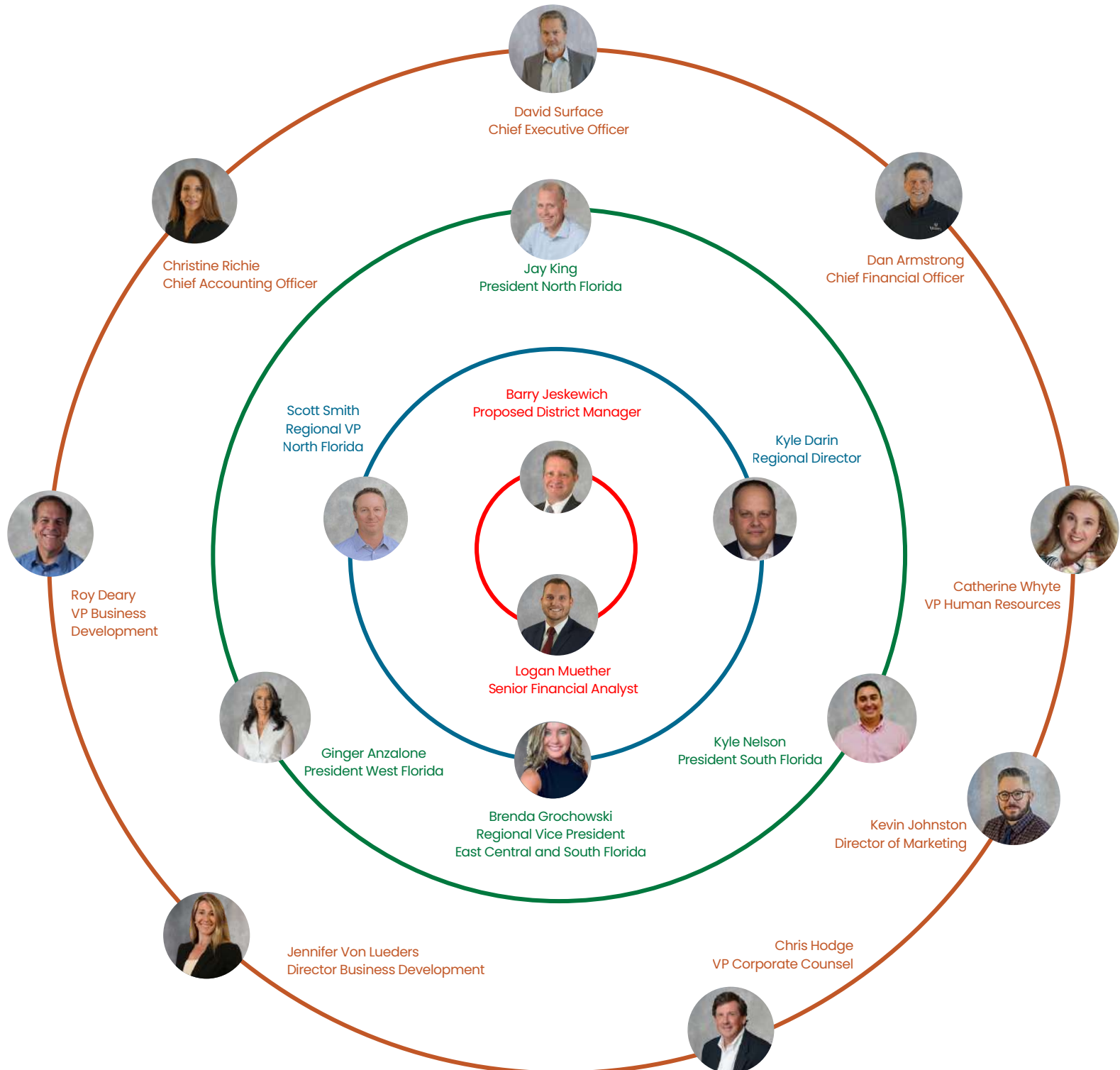
DISTRICT MANAGEMENT ORGANIZATIONAL CHART

Corporate Support Team

Leadership Team

Support Team

On-Site Team





DISTRICT MANAGEMENT



EXPERIENCE AND LOCATIONS

Vesta District Management Services currently is contracted by the following CDDs below:

- Avalon Groves CDD
- Beach CDD (Tamaya) CDD
- Bridgewater of Wesley Chapel CDD
- Cabot Citrus Farms CDD
- Cascades at Groveland CDD
- City Center CDD
- Epperson North CDD
- Epperson Ranch CDD
- Fleming Island Plantation CDD
- Grand Haven CDD
- Harbour Isles CDD
- Hawk's Point CDD
- Heritage Harbor CDD
- Magnolia Park CDD
- Marshall Creek CDD
- Panther Trace CDD
- Panther Trace II CDD
- Parkland Preserve CDD
- Radiance CDD
- Saddle Creek CDD
- Seminole Palms CDD
- Solterra Resort CDD
- Stoneybrook at Venice CDD
- Sweetbay CDD 1
- Sweetbay CDD 1 Non-Residential
- Sweetbay CDD 2
- Sweetbay CDD 2 Non-Residential
- Sweetbay CDD 3
- Sweetbay CDD 4
- Sweetbay CDD 5
- Sweetbay CDD 6
- Sweetbay CDD 7
- Sweetwater Creek CDD
- The Preserve at South Branch CDD
- The Preserve at Wilderness Lake CDD
- Union Park East CDD



Vesta is a proud recipient of the

**FLCAJ
READERS CHOICE**
Diamond Award

For the **8th** consecutive year!

EXPERTISE

The following outlines Vesta's specific experience, qualifications, and duties related to general District Management services.

M

Meetings, Hearings, Workshops, Capital Planning

- Plan, Organize, Lead, and Facilitate/Conduct all Meetings, Workshops and Public Hearings.
- Supervisor Orientations, Training and Serving as a Trusted Advisor.
- Lead Boards in Executive Goal Setting for the District.
- Bond Refinancing, Assessment Methodology, Establishments.

C

Capital Planning

- We offer Strategic long-term Capital Planning, using reserve studies and financial outlook analysis modeling.
- Executive level experience in all aspects of long-term infrastructure budget management.

R

Records

- We maintain a robust, highly organized filing system when it comes to District records. Everything from communications to meeting minutes, invoices and check registers are archived and maintained by our professional team of Administrators.
- Like our Accounting team, our Administrators are readily available to assist with any document or record required by Supervisors, and to respond to Public Records requests of the District. The administrator will be proficient in providing requested information quickly.

D

District Operations

- Plan, organize and lead in the operational oversight of CDDs with operations and capital budgets in excess of \$25 million.
- Oversee performance of Amenity and Field Operations personnel, vendors, and District contracts.
- Experienced District Managers with prominent level of Facilities Operations knowledge in public works, infrastructure improvements including, storm water systems, roads, and bridges and highly amenitized facilities.

A

Accounting & Reporting, Audits, Budgeting, Administration, Assessments & Revenue Collection

- Accounting administration of combined operational and debt service budgets in excess of \$41.3 million.
- Placing special assessments on County tax bill, and/or collect directly, for 21,487 parcels throughout 10 counties in Florida.
- Provided construction accounting for capital improvement programs in excess of \$80 million.
- Assessment consultant on 55 CDD bond issuances; issuing, refunding, or restructuring debt in excess of \$450 million.

EXPERTISE

Approach, Methodology & Experience

Philosophy and Approach

- Vesta's approach is centered on transparency, accountability, and resident experience, guided by:
- Executive-level planning and oversight for CDDs exceeding \$25M in operational budgets.
- Emphasis on capital planning, fiscal control, and board partnership.
- Training for Supervisors and Executive Goal Setting sessions.

Technology Platforms

- Accounting: In-house district accounting division using GASB-compliant systems.
- Maintenance Management: Preventative maintenance, inspections, and QR/barcode tracking systems for field operations.
- Enumerate Engage Software

Staff Continuity and Turnover

Vesta emphasizes associate retention through culture, training, and benefits, with low turnover across comparable Florida CDDs. District Managers are cross-trained and supported by backup managers to ensure continuity during absences.

Compliance & Legal Standing

- No active governmental enforcement actions, suspensions, or OSHA citations.
- No active worker injuries or lost-time incidents in five years.
- Not barred or suspended from any federal, state, or local contracting.
- No recent litigation.

Best Practices & Resident Engagement

- Development of Landscape Accountability Tool for measurable vendor scoring.
- Resident engagement through Q&A sessions, digital newsletters
- Leverage of industry leading engineers and attorneys, along with our extensive experience in community turnover from developers to resident boards.
- Speeding/Parking guidance: collaborative solutions involving patrol coordination, signage, and communication campaigns.

COMMUNICATION PLATFORM

Utilizing the latest technology, we created Vesta Vantage Pro® as a communication and productivity tool for boards, committees, and residents. Easy-to-use and maintain, Vesta Vantage Pro® provides your community with a platform to distribute information, educate, and support the community. Our online services will help you efficiently and economically:

- Target and send group emails.
- Collect resident information.
- Support resident services and access to information.
- Provide education on procedures and rules.

Your Community Website and/or downloadable applications can be sent to your mobile device, so residents and stakeholders will experience the ultimate level of service, convenience, savings, and management efficiency.

Online Forms:

Bring our management office online for convenience and "an office that never closes."

Board Member Access:

Board Members can access all financial reports, maintenance reports, homeowner accounts, violation history and all other community information.

Online Resource Center:

Offers a secure, easy-to-organize, centralized location for important documents such as covenants and bylaws, board and committee meeting minutes and newsletters. Association information is in one place – online and available 24 hours a day, 7 days a week.

Messenger Service:

Notify individual residents, board members, or committee members of matters requiring immediate attention; to send a reminder about an upcoming event; and to distribute documents electronically (governing documents, newsletters, etc.).

For Our Employees:

Vesta's Managers are equipped with the latest software to access Community documents, edit, sign, and send while out in the field.

Community Inspections: (see details on next page) are efficiently managed through our ability to send pictures and notes of homeowner violations (regarding our HOA Management engagements) or Vendor issues direct to our database for documentation.



PERSONNEL



ON-SITE TEAM

Barry Jeskewich Proposed District Manager



Operations, Service, Leadership, and Problem-Solving are key passions of Barry, who forecasts, identifies efficiencies, and coordinate teams to deliver results. Barry has garnered national exposure for multiple professional achievements; the transfer of land ownership from the Indiana Department of Natural Resource decommissioned Avoca Fish Hatchery to the Marshal Township residents, crowdfunding the development of mixed-use public greenspace for the City of Bedford, and the importance of summer camps for development in the lives of our youth.

Barry earned a bachelor's degree in Parks, Recreation, and Leisure Management from Purdue University, is a Licensed Community Association Manager, and a graduate of both the NRPA Directors School and the School of Park Foundations. He has participated in a number of think tank workshops, Podcasts, and mentoring programs.

Before joining Vesta, Barry was the onsite Director of Operations for a large (2,000+ homes) master planned community and CDD in St. Augustine, Florida called Shearwater.

Heath Beckett Backup District Manager



Heath Beckett is the District Manager overseeing the Tampa and Orlando markets. Heath brought to Vesta over 23 years of experience in the hotel and hospitality industry. Heath has held various leadership roles throughout his career, quickly rising through the ranks to become a General Manager at Hilton and, most recently, at Marriott properties.

With a strong background in operations and a passion for delivering exceptional customer experiences, Heath's expertise aligns seamlessly with the community management industry. His hands-on approach and dedication to service excellence make him a valuable asset to the Vesta team.

Heath holds a degree in Data Communications from Cincinnati State College. His combination of technical knowledge and hospitality experience allows him to bring a unique perspective to his role, ensuring communities receive top-tier service and operational efficiency.

SUPPORT TEAM

Kyle Darin

Regional Director, District Services



Kyle has been with Vesta Property Services since 2021, first serving as our onsite General Manager at MiraBay (Harbor Bay CDD) in Apollo Beach. Prior to Vesta, Kyle held executive leadership roles in world-class hotels and resorts in Tampa, Boca Raton, Las Vegas, and Orlando. Kyle specializes in operations and process management, having led several optimization and efficiency initiatives during his operational career at locations such as the Boca Raton Resort & Club (a Waldorf Astoria Resort), The Hilton and Waldorf Astoria Bonnet Creek, and The Venetian | The Palazzo Las Vegas.

With over 17 years of leadership experience, Kyle has managed budgets in excess of \$100M, teams as large as 4,000 associates, oversaw and managed several capital projects, hotel and community clubhouse renovations and rebranding, and brings with him a passion for service excellence, employee training, and effective management of staff. In his role as District Manager, Kyle is able to provide valuable counsel to boards, sharp insight during the budget process, professional and effective communication, and skilled leadership and management of vendors and fellow staff. Kyle prides himself on building, maintaining, and improving relationships across all industries, and is able to leverage those relationships to the benefit of his clients.

Scott Smith

Vice President, District Services



Scott Smith has over 17 years of experience working with special districts and communities throughout the state of Florida. He joined Vesta in 2020 and became the Vice President of District Services in 2022.

He oversees and supports the District Services team in all aspects throughout the state. Prior to joining Vesta, he was a Director of Operations for another District Management firm out of Tampa for 12 years where he worked as a District Manager, Onsite Amenity Manager & an Association Manager during his tenure with that firm and has experience in all aspects of Community Management. Scott also worked in the hospitality industry before starting in Property Management and held management positions with Universal Studios and The Florida Aquarium in Tampa. Scott is currently involved in multiple industry associations and is also a graduate of the Leadership Tampa Bay Class of 2020.

SUPPORT TEAM

Michael Bush Field Service Manager



Michael is a dedicated Field Manager with over 15 years of experience in the property management industry. Throughout his career, he has developed a strong passion for creating outstanding living environments and building lasting relationships with both residents and property owners.

Michael has overseen a diverse portfolio of properties, including multi-family residential units and commercial spaces. These experiences have deepened his understanding of the unique challenges and opportunities that each property type presents. He believes that effective property management extends beyond maintaining buildings—it's about enhancing the quality of life for residents while maximizing value for property owners.

In his role as Field Manager, Michael has successfully led teams across multiple locations, implementing industry best practices and fostering a culture of collaboration. Known for his strong communication skills and supportive leadership style, he takes pride in mentoring his team and helping them grow professionally. His commitment to excellence and team development consistently leads to high resident satisfaction and strong operational outcomes.



Everyone is professional, courteous and follow through with everything they do! You can tell they care, No complaints!!

Patrick (Tampa, FL)



Logan Muether Senior Financial Analyst



Logan Muether is Vesta District Services Senior Financial Analyst with experience relating to special district formation, implementation, financing and management. He has been working with DPFG/Vesta since 2019 and became the Senior Financial Analyst in 2021. Logans primary responsibilities include management and applications of special assessment bonds and methodologies, strategic financial planning, and financial analysis for clients.

As Senior Financial Analyst of our District Management Services Division, Logan develops and prepares the annual budgets and administers all annual assessment rolls for Vesta District Services. During his tenure, Logan has developed budgets totaling over \$200M in special assessments on behalf of the special districts. Logan holds a Bachelor's of Science in Business Administration with a focus in finance from Florida Southern College.

SUPPORT TEAM



Chrissy Richie
Chief Accounting Officer

Christine was appointed Corporate Controller for Vesta Property Services in June 2013, overseeing accounting and human resources functions. She previously served as CFO for a multimillion-dollar healthcare provider operating in 14 states. With over 25 years of leadership experience, Christine has built financial infrastructure for multiple start-ups, including accounting systems, compliance, risk management, employee benefits, and organizational development.



Patricia Kehr
Account Manager

Ms. Kehr has 27 years of Governmental accounting experience, ranging from the Federal Government to Municipalities to Community Development Districts. Before joining Vesta, she worked for the Dept. of Defense, the Dept. of Justice, and a County in Florida.

Her responsibilities have included handling several major funds and the fixed assets on behalf of a large municipality. She conducted annual fixed asset training and annual Disaster Assessment training. Ms. Kehr was part of the accounting team that prepared the Comprehensive Annual Financial Report for the County for eleven years.

Ms. Kehr is well-versed in GAAP and GASB Standards, FEMA accounting requirements, financial analysis and reporting, and GL reconciliation.



Jacquelyn Leger
Senior Administrator

Ms. Leger is responsible for managing our Special Districts Administration Department. She oversees all the administrative responsibilities including the departments records management procedures and implementation guidelines through the State of Florida, Division of Library and Information Services and Bureau of Archives and Records Management.



AMENITY MANAGEMENT



COMMUNITY LIFESTYLE

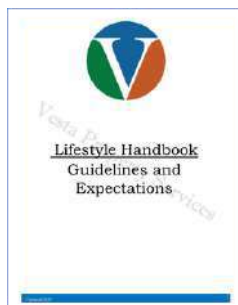
Events at a Glance

Events below are examples of events we have done at our communities within the last five years.

- Donuts and Coffee
- Summer Kickoff
- Luau
- Polar Plunge
- Vendor Fairs
- Carnivals
- Potlucks
- Cook-offs
- Live music
- Scavenger Hunts
- Ice Cream Socials
- 5Ks and Triathlons
- Slide Races
- DJs
- Pool games
- Science Demos
- Mother-Son Dances
- Spring Fling
- Halloween/Fall Festival
- Santa Claus Visit
- Golf Cart Parade
- Letters to Santa
- Memorial Weekend
- Independence Day Celebration
- Daddy Daughter Dances
- Valentine's Crafts
- Rock Your Shamrock – St. Patrick's Day
- Veteran's Day Celebration
- Easter Egg Hunts
- Mad Hatter Tea Party
- Barks and Brews
- Social Hours with Live Music
- Stand Up Comedy Nights
- Mixology Classes
- Cooking Classes
- Murder Mystery Parties
- Local liquor tastings with cigars
- Chocolate Making Class
- Axe Throwing
- Food Truck Nights
- Science Comes Alive!
- Yoga at the Park
- Classic Cars and Coffee
- Foam Parties
- Not So Newlywed Game
- Adult Rodeo



Resources and Support For Vesta's Property Managers



- Director of Resident Experience with 20+ years of experience in events and programming, 10 years specializing in Active Adult entertainment and website management.
- Vesta's 50-page Lifestyle Handbook used for training and reference.
- Hands-on help with staff turnover/transitions and Managers' use of PTO benefits.
- Preferred Vendors List, enabling some of the best pricing in the industry.
- Quarterly customer service centered Newsletter; featuring new vendors, customer service stories and principals, new ideas, and much more.
- Monthly Training sessions; Quarterly Idea-Sharing sessions with all Managers.
- Shared Expertise: Community event budgets ranging from \$9,000-\$105,000/yr.

COMMUNITY PROGRAMMING

AMENITY ATHLETICS

Powered by Vesta – The only in-house amenity produced and managed athletics league in Northeast Florida.



Amenity Athletics goal is to provide a co-ed, "recreational league" environment where families can have fun, learn the fundamentals for the game, and improve performance while promoting good sportsmanship and teamwork. We allow coach and friend requests for team placement. Come play sports with your friends and make some new ones while you're at it. We are a co-ed recreational league that uses parents as volunteer coaches. Coaches must pass a background check and child safety training. We currently produce Spring and Fall youth soccer, Summer and Winter Flag Football and Spring Basketball leagues with over 2500 participants per year in North Florida.



Managing Lifestyle/Recreation Programs for All Demographics

- Zumba
- Body Boot Camp
- Aqua Fitness
- Yoga
- Pilates
- Soccer Shots
- Pilates
- Spin/Cycle
- S.T.E.M. programs for kids
- Barre
- Adult Foreign Language
- Ballroom Dance
- Tai Chi
- F-45 Boot Camp Days
- Swim Lessons
- Self Defense
- CPR and AED
- Meditation
- Les Mills Programs
- Skateboarding lessons
- Stretching
- Golf Training
- Summer Camps
- Baking Classes
- Dance: Hip Hop and Ballet
- Basketball Lessons





“

Our HOA has been with Vesta Property Services since they purchased our former Property Services company. They have provided excellent service, advice and dedication to our operational needs.

Vincent Priore

”

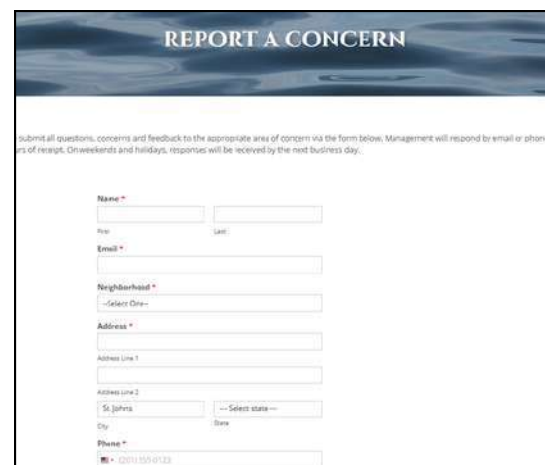
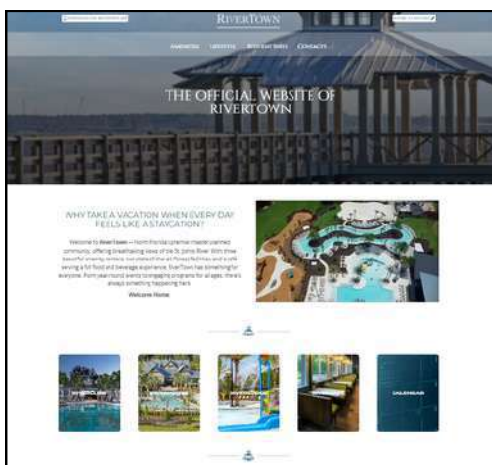
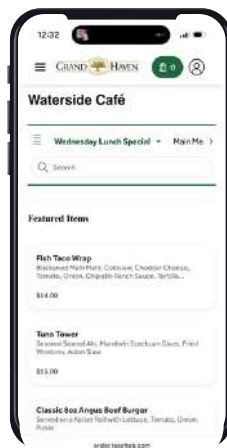


AMENITIES WEBSITE

Vesta develops, produces, and manages dynamic community websites which include but are not limited to the following features:

Details include:

- Resident directory
- Online ordering for F and B operations
- Program and activity flyers and information
- Club information
- Event calendar
- Rental information and reservation links
- Hours and contact info
- Additional features available upon board request



- Vesta Data Servers are primarily hosted in Atlanta at a secure data hosting facility. For backup functions we host at several locations in Utah and Idaho.
- All DATA on our servers is protected by several layers of protection. DATA is encrypted on the physical devices at the DATA Facilities. Access to any files is limited by group policy to only necessary internal employees. And all devices are covered by IT's antimalware solutions and policies.

RESIDENT ENGAGEMENT

- Comprehensive, creative, and high-quality lifestyle and maintenance newsletters, flyers, e-blasts, and other forms of resident engagement.
- Engaging bulletin boards throughout the community filled with flyers and newsletters.
- Our teams are trained to take photos and video at community events and programs to share our real-time resident engagement.
- QR Code Surveys assess resident feedback throughout the year in order for us to make adjustments according to community wants and needs.
- Constant onsite discussions with residents during the year help us understand expectations.



QUALITY ASSURANCE

Vesta's Approach to Quality Assurance

Our local Regional Support Team, in partnership with our onsite teams, Boards, and other stakeholders, have developed scalable and customizable Best Practices tailored to each account and scope-of-service, to ensure an optimal experience for our residents. Our approach has and continues to evolve with feedback, advances in technology, and further experience.

Vesta's approach, while varied in application, is designed to eliminate issues before they occur – or at least quickly and efficiently address them as they are identified – to provide the best possible experience for all stakeholders.

****We do not use all of these tools at every account, but we do use most them at our largest accounts based on amount of resources, scope of services and Board driven priorities to ensure the best use of finite resources.***



NOTE: These 8 components of Vesta's approach to Quality Assurance are explained further on the following pages.

OPERATIONAL ANALYSIS

For new accounts, our regional team will develop an operational analysis plan and timeline (who, what, and when) within the first 45 days of starting the contract, to share with the Board prior to implementation. This approach will allow time for familiarization and review of current operations, engagement with all stakeholders, and finally recommendations to "optimize" the overall resident experience, daily operations, and opportunities for financial efficiencies.

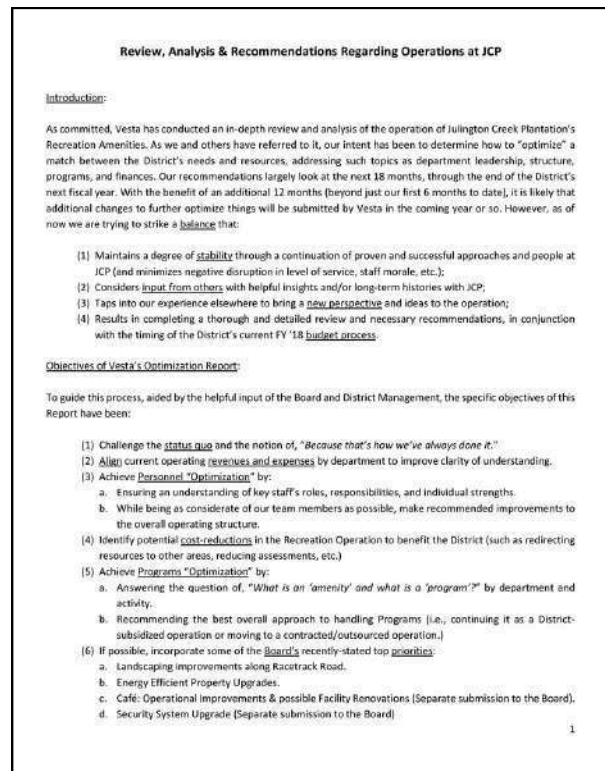
Julington Creek Plantation CDD Example

The most relevant example of this same type of in-depth analysis is our undertaking at Julington Creek Plantation CDD, which at the time we began our operations there was already a 20+-year-old community of nearly 5,900 homes, and largely staffed by CDD-employed associates. Over the course of our first 6 months, Vesta conducted an "Optimization Study," resulting in a detailed, 20-page analysis of all aspects of the amenity/recreation operation along with recommendations.

The implementation of our recommendations resulted in:

- *A savings to the CDD of 23% or \$373,000 annually in 2022 dollars (using a general ledger, line-by-line comparison with the year before we started).*
- *Simultaneously improving stakeholders' (Residents, Board, District Staff, and Vesta onsite team members) satisfaction with our operation.*

(Yes, "the best of both worlds!")



BOARD REPORTING AND ENGAGEMENT

We keep track of **action items from your CDD meetings**, confirm we have them correctly captured within 48 hours of the meeting via email, and then provide to all board members and staff. We then provide updates until completion of each item to ensure nothing is dropped and expectations are managed accordingly. Our Master Task List is developed during facility walk/inspections. This list also includes capital and regular project list costs.

2-Year Plan - Replacement of Trees & Landscape	RECDD I	05.21.25	KM/RL/EC	Review of 2-year plan for replacement of trees and landscape.	05.27.2025 Update: Supervisor Baron requested review of projected 2-year cost of replacements. Will get with Kevin McKendree and Yellowstone to start this process. 06.05.2025 Update: Discussion will continue for format to move forward 06.25.2025 Update: Will bring back up in October due to summer schedule.
Fountain Replacement - Keystone Corners	RECDD II	05.21.25	KM/RL	Purchase of fountain replacement for the entrance of Keystone Corner Entrance	05.27.2025 Update: CDD approval with Selfmade Lake - 5 hp Airmax Lake series fountain(\$19,547). Kevin McKendree is coordinating invoice submission with request to expedite 50% deposit check so to order ASAP with Corbin Denagy's coordination with A/P - Dept 06.05.2025 Update: Kevin requesting issuing 100% of check to expedite assembly and installation of product. 06.21.2025 Update: We should receive fountain replacement within 3 weeks for installation.
Ligustrum @ round-a-bout - RiverTown Main	RECDD I	05.21.25	KM/RL	Supervisor White - Concern with health of ligustrum	05.27.2025 Update: Kevin McKendree waiting on report from Rae @ Yellowstone for update on condition. 06.04.2025 Update: Ligustrum treated in April and it looks like it is recovering. Will update in our weekly BOS Report. 06.18.2025 Update: Mike w/Yellowstone gave update to Sage White that ligustrum has been treated and is improving.
Standing Water - Roy Croft & Ruskin	RECDD I	05.21.25	KM/RL	Supervisor White - Concern with standing water	05.27.2025 Update: Kevin McKendree contacted SIC Roads & Bridges dept to file a complaint. The roadway is owned by St Johns County. Kevin has emailed several residents concerning same. Included in weekly BOS Report
Golf Cart Path - RiverLodge	RECDD III	05.21.25	KM/RL	Supervisor White - Golf Cart Path asphalt deteriorating around the RiverLodge	05.27.2025 Update: Kevin McKendree will have team try to locate area of concern. 06.04.2025 Update: Irrigation break that created crater in asphalt. Finishing repair. Included in weekly BOS Report
The Garden Neighbor Sign	RECDD I	05.21.25	KM/RL	Supervisor White - Missing letter on neighborhood entrance sign.	05.27.2025 Update: Kevin McKendree will review signage for missing letter and order/place accordingly. If warranted. 06.04.2025 Update: Kevin to perform full audit of neighborhood signs. Included in weekly BOS Report. 06.18.2025 Update: Kevin is reviewing quote proposal and will discuss when getting back from short respite.
Street Light @ The Preserves(Keystone Corners & Orange Branch Trail)	RECDD I	05.21.25	KM/RL	Supervisor White - Street light replacement at neighborhood.	05.27.2025 Update: Discussed with Kevin McKendree. 06.04.2025 Update: Kevin reviewing with the complexity of repairs. Included in weekly BOS Report.
Event Sponsorship Policy	RECDD I	05.21.25	KY/RL	Adopting a Policy for Event Sponsorship	05.21.2025 Update: Board approved adopting a policy for Event Sponsorships. Kim working with legal to tweak and finalize generic language for policy for Districts. 06.18.2025 Update: Discussion of RT residents/Business owners eligible for sponsorship agreement ONLY. Discussion continued with temporary policy in place through September and Lauren Gentry continuing to revise policy. Will notify RE 283 of revisions for unified policy.
Golf Cart Path Map/Plan/Additional Signs	RECDD II	05.21.25	RL/EM/KY/EC	Revising of Golf Cart Path Map/Plan to reflect correct pathway (labeling for walking path and implementation of additional golf cart signs for installation.	05.21.2025 Update: Ryan Stibel, Prosser engineers, has submitted revised plans to St Johns County for update on golf cart map. 06.05.2025 Update: Received approved Golf Cart Signage Plan from Ryan. Kevin has contacted vendor quotes on the new signs. 05.18.2025 Update: Golf cart map was revised by SIC on June 4, 2025. With maps implemented on RECDD 1, 2, 3 websites. Kim implementing for our rivertownamenity website. 10 additional golf cart signs were approved by board in the amount of \$12,091.00 - American Architectural Graphics; these will be ordered by Kevin. Waiting on installation of signs for closure of file. 06.18.2025

Rivers Edge Community Development District Projects - FY 25							
Cost Share Ratio - FY 25		31.72%	33.21%	35.07%			
Project Start Date	Amenity Center - Repair & Replacement	RE 1 Contribution	RE 2 Contribution	RE 3 Contribution	General Fund Contribution	Notes	Completion Date
	Lounge Chairs at pools (RE 1) - Lap pool	\$6,344.00	\$6,642.00	\$7,014.00	\$20,000.00	Texcraft - \$11,932.84	Completed
	Upholstery Cleaning	1,665.30	1,742.53	1,841.18	5,250.00	SteamLux - \$1,305.00, completed 04/01/25(RC)	Completed
	Slide Skirt Rusted-Bolt Changeout(Non-Budgeted)	5,392.40	5,645.70	5,961.90	17,000.00	Sterling - \$7,350.00 - April 3, 2025 start date?	Completed
	Slide Re-Surface	5,709.60	5,977.80	6,312.60	18,000.00	Maintenance completed - FY 26 Budget Item	Maint. Completed
	Slide Frame Weld Repairs(Non-Budgeted)	5,709.60	5,977.80	6,312.60	18,000.00	Sterling - \$13,560.00 - April 3, 2025 start date?	Completed
	New Holiday Decor	6,344.00	6,642.00	7,014.00	20,000.00	GetLinx - \$30,000.00, completed	Completed
	Total Amenity Center Expenditures	\$31,164.90	\$32,628.83	\$34,456.28	\$98,250.00		
	(Grounds Maintenance - Other Grounds & Maintenance)						
	Waterfall Grates - RiverTown Main & Longleaf Pine(Non-Budgeted)	\$6,930.82	\$7,256.39	\$7,662.80	\$21,850.00	Sterling - \$12,350.00 - Waiting on start date	Pending Completion
	Total Ground Maintenance Expenditures	\$6,930.82	\$7,256.39	\$7,662.80	\$21,850.00		
	Total Contribution (General Fund)	\$38,095.72	\$39,885.21	\$42,119.07	\$120,100.00		
Project Start Date	Capital Budget	RE 1 Contribution	RE 2 Contribution	RE 3 Contribution	Capital Funding Contribution	Notes	Completion Date
	Family Pool Re-Surface (RiverHouse)	\$94,314.66	\$98,744.95	\$104,275.38	\$297,335.00	Start Date - 09/02/2025	
	Lap Pool Re-Surface (RiverHouse)	67,950.59	71,142.47	75,126.96	214,220.02	Start Date - 09/02/2025	
	Re-furnishing of the RiverHouse inside and outside	25,376.00	26,568.00	28,056.00	80,000.00	Reviewing at this time	
	Painting of the RiverClub	12,688.00	13,284.00	14,028.00	40,000.00	Interior completed - 03/15/25. Ext. painting ongoing 4-1	Completed
	Total Contribution (Capital)	\$200,329.25	\$209,739.42	\$221,486.35	\$631,555.02		
Project Start Date	Priority of Projects	RE 1 Contributor	RE 2 Contributor	RE 3 Contributor	General Fund Contribution	Notes	Completion Date
	Family Pool Re-Surface (RiverHouse)					Start Date - 09/02/2025	
	Lap Pool Re-Surface (RiverHouse)					Start Date - 09/02/2025	
	Lounge Chairs at pools (RE 1) - Lap pool					Texcraft - \$11,932.84	Completed
	Slide Frame Weld Repairs(Non-Budgeted)					Sterling - \$13,560.00 - April 3, 2025 start date?	Completed
	Waterfall Grates - RiverTown Main & Longleaf Pine(Non-Budgeted)					Sterling - \$12,350.00 - Waiting on start date	Maint. Completed
	Slide Skirt Rusted-Bolt Changeout(Non-Budgeted)					Sterling - \$7,350.00 - April 3, 2025 start date?	Completed
	Asphalt Repair around Pond on Main Street					Completed - Waiting on seal coating 04/2025	Completed
	Total Expenditures						
	Total Contribution (General Fund Non-Budgeted)						
	Total Contribution (Capital Non-Budgeted)						
Project Start Date	Annual Project List	RE 1 Contributor	RE 2 Contributor	RE 3 Contributor	General Fund Contribution	Notes	Completion Date
	Mulching of the community					11.4.2024 Update: Proposals will be presented at the January meeting for consideration. Included under separate cover will be a proposal RE 1 and RE 3 as well. These are cost share items. 01.15.25 Update: Proposals will be submitted at the February board meeting for approval. Work will be started in April around the community 03.04.25 Update: In progress at this time 06.19.2025: Mulching project has been 11.5.2024 update: Proposals will be presented at the December meeting for consideration. Included under separate cover will be a proposal for buffer trimming at the RiverFront Park as well. These are both cost share items. 01.15.2025 Update: Buffer 01.17.2025 Update: Kevin had walk-thru with Jason & Zac. Reviewed structure and seams and feels refurbishment not needed till F.Y. 04.01.25 Update: RiverClub Facility completed today by SteamLux	06.18.2025
	Buffer Trimming (FF Park & RC RiverFront)						01.03.25
	Slide Re-Surface						01.03.25
	Upholstery Cleaning (Steam)						04.01.25



BOARD REPORTING AND ENGAGEMENT

Our onsite management team will provide **weekly and monthly board updates** via email on any items of interest to ensure the whole Board is kept up to speed efficiently. **Per board feedback, our reports at Grand Haven are streamlined.**

Board Reporting Includes:

- Recap of significant operational events
- Highlight upcoming events and recaps of previous events, reporting of all community lifestyle
- Status of projects and ongoing maintenance items
- Update on Board Action Items

 Monthly Amenity Update Date of report: 5/6/2024 Submitted by: John Lucansky Amenities: • Update: ◦ April was a very busy month. • 158 guest passes were issued. • Resident ID checks have gone very smoothly. As of 5/5 only four residents didn't bring their card. • Two incident reports were filed for repeat offenders. • April Events: ◦ Pickleball Fest was held Saturday April 13th. • Event went very well. ◦ CHPT Tennis Tournament Saturday April 13th. • Tournament and lounge went very well. ◦ Murder Mystery dinner show was Saturday April 13th. • Huge success with out the pit! Café: • Special/Monthly Events: ◦ Braggs was fully attended (no participants) all residents asked to produce I.D. cards at the door no issues to report. ◦ Tennis was very well attended, 100% capacity.	◦ Since that Time was held 5/5, we were at 75% capacity for the month. ◦ Egg Easter Egg Hunt was held on Saturday 5/11 at the Village Center with the young ones by Boice courts. • 100 kids participated. 2000 eggs were given out, along with marshmallow peeps and chocolate bunnies. Café/Online Ordering: ◦ Online orders have been steadily increasing each month. Boice: • The Spring Boice league started March 9th and is going very well. ◦ Expanding the league to 5 hours/day, 2 days a week (Wednesday and Thursday) increasing participants to 125. • Boice court has QR code online ordering for food and drink. ◦ Delivery only when the league is playing. ◦ 4 high top cocktail tables have been purchased for boice courts. • Established resident groups still have their times on Monday, Tuesday, and Saturdays. Tiki Hut: ◦ Tiki Hut opening is scheduled for Sunday May 26th. Live music will be provided. Tennis Courts: • Courts are receiving their daily grooming.	◦ No issues to report. • Clay was added to courts 1 and 2. Tennis Instruction: ◦ Brian has offered beginners tennis clinic. Amenity office sent out an eblast and the clinic filled up in under a week. Amenities quality checks and reporting: • We continue to monitor and check all amenities. • We introduced the QR codes so the facilitators must physically go to the amenities (restrooms, tennis courts, etc.) scan the code and enter all required information. Below are some examples of the reports. • The facilitators also have a QR code for any issues/repairs that need to be reported to the CDD office. I checked these daily and forward them to CDD office staff. This ensures no delays in reporting.
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 Monthly Amenity Update Date of report: 5/6/2024 Submitted by: John Lucansky Amenities: • Boice league starts Wednesday Sept. 11th ◦ Wednesdays and Thursdays from 3-7pm ◦ 141 residents have signed up for the Fall season. • Concerns: ◦ We are receiving many non-CDD vendors using the Village center restrooms, taking away time that residents can use them, and leaving them dirty. This leads to staff taking time away from the daily duties to clean them. Tiki Hut: • Tiki Hut is now open Monday-Sunday 11am-7pm • Live entertainment scheduled monthly throughout café closure. Tennis Courts: • Due to all the rain, clay will need put down. ◦ We will schedule this once the weather cooperates. • Courts are receiving their daily grooming, weather permitting.	Boice Courts: • Clay was added to both courts and courts were leveled out. Amenities quality checks and reporting: • We continue to monitor and check all amenities. • We introduced the QR codes so the facilitators must physically go to the amenities (restrooms, tennis courts, etc.) scan the code and enter all required information. Below are some examples of the reports. • The facilitators also have a QR code for any issues/repairs that need to be reported to the CDD office. I checked these daily and forward them to CDD office staff. This ensures no delays in reporting.
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QR CODE CHECKLISTS

Using QR codes similar to how we produce our resident surveys, Grand Haven management uses QR codes that employees scan daily to go through their daily duties and checklists. See examples of the checklists and reporting below.

Village Center - Pool

B I U O T

Form description

Pool chemicals checked and logged? *

☐ Yes

☐ No

Pool walls brushed and bottom vacuumed?

☐ Yes

☐ No

Pool deck straightened and cleaned?

☐ Yes

☐ No

Pool feeders checked?

Village Center - Tot Lot

B I U O T

Form description

Play area checked? *

☐ Yes

☐ No

Equipment checked?

☐ Yes

☐ No

Leaves removed from area if needed? *

☐ Yes

☐ No

Facilitator name and comments.

Creekside - Men's Restroom

B I U O T

Form description

Showers Checked?

☐ Yes

☐ No

Toilet and Urinals Cleaned and stocked?

☐ Yes

☐ No

Mirrors and vanity cleaned?

☐ Yes

☐ No

Soap and paper products stocked?

☐ Yes

Village Center - Ladies Restroom

B I U O T

Form description

Showers Checked?

☐ Yes

☐ No

Toilet and stalls cleaned and stocked? *

☐ Yes

☐ No

Mirrors and vanity cleaned?

☐ Yes

☐ No

Soap and paper products stocked?

☐ Yes

Creekside - Fitness Center

B I U O T

Form description

Equipment wiped down? *

☐ Yes

☐ No

Mirrors and windows cleaned?

☐ Yes

☒ No

Waste containers emptied and cleaned?

☐ Yes

Village Center - Grand Haven Room

B I U O T

Form description

Lights and fans working properly? *

☐ Yes

☐ No

Windows cleaned?

☐ Yes

☐ No

Window shades checked?

☐ Yes

☐ No

Floor clean?

☐ Yes

Village Center - Tennis Court 1 and 2

B I U O T

Form description

Court, net, and windcreens checked? *

☐ Yes

☐ No

Water fountain check?

☐ Yes

☐ No

Trash bins emptied?

☐ Yes

☐ No

Ladies Restroom (Responses)

Print Form Date Tools Extensions Help

Download file "Ladies Restroom" Plus 276 of storage per user, larger table calls, and more with Google Workspace

Form	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Form	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

Report (Responses)

Print Form Date Tools Extensions Help

Download file "Report" Plus 276 of storage per user, larger table calls, and more with Google Workspace

Form	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Form	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100



RESIDENT SATISFACTION

We have found that “point-of-experience” (QR) surveying is far more valuable and less intrusive than formal, periodic, emailed resident surveys. So, we place them conveniently throughout our facilities to capture feedback.

QR Coded Resident Survey (example below)

- Located conveniently throughout facilities on aesthetically appropriate placards, to provide an opportunity for residents to easily provide feedback on their experience, and only when they want to do so.
- Surveys can be tailored based on location (tennis courts, events, reception area, pools, café, locker rooms, parks, etc.)
- Residents simply use their phone to complete the quick survey.
- Utilizes rating scale questions to provide benchmark analysis over time, as well as text boxes to provide detailed and open-ended feedback.
- If residents desire, they can be contacted directly by our team so that we can personally follow up on their experience.
- Survey links can also be placed on the app or website as desired and/or hard copies made available to suit resident-preference.
- Consistent feedback is then shared with the Board through manager reporting, along with any necessary action items.

JCP Creekside Café Questionnaire

Please rate your overall satisfaction with the café.

1 2 3 4 5
Poor ☐ ☐ ☐ ☐ ☐

Please rate the value of the food at the café.

1 2 3 4 5
Poor ☐ ☐ ☐ ☐ ☐ Excellent

Please rate the quality of the food at the café.

☐ Poor
☐ Okay
☐ Good
☐ Great
☐ Excellent
☐ N/A

Please rate the quality of the drinks at the café.

☐ Poor
☐ Okay
☐ Good
☐ Great
☐ Excellent
☐ N/A

at the café.

2 3 4 5
☐ ☐ ☐ ☐

How well?

How better?

Would you like us to follow up with you for any additional feedback or comments? If so, please leave your email or phone number.

Your answer

Submit



FACILITY INSPECTIONS

We take a couple of approaches to formal facility and infrastructure inspections in addition to those we support from District Engineer Reports and Reserve Studies.

- Our Regional Team performs periodic, customized inspections based on our scope-of-services, as needed (such as upon commencement of the contract, based on operational issues, turnover of key staff, etc.), to provide offsite accountability for Vesta's onsite team. We also want to ensure that we set everyone up for success, share best practices, and avoid "blind spots" by conducting these periodic "peer walks."
- Managers in similar positions are paired and provided the opportunity to walk each other's properties, point out opportunities and solutions, as well as share best practices for mutual and informal benefit. They then provide a summary of what they learned, so we can ensure there is sufficient value and best-determine how to plan subsequent experiences and/or development opportunities.

<u>Peer Site Review</u>	
Objective: Gain a thorough understanding of day-to-day operations. Discuss items such as current contracted services, staffing, project work, vendors, trends and challenges. Most importantly share best practices and look for opportunities to learn and provide input to one another. Take notes as both the host and the visitor. Submit to your supervisor for recording purposes.	
<i>Date:</i> 1/3/22	<i>Visitor:</i> James Robinson
<i>Property:</i> Durbin Crossing	<i>Host:</i> Ben Conner
<i>Notes/ Observations/ Best Practices</i>	
Get contact info for fitness preventative maint company from Ben. Durbin was pleased with professionalism and response time of the vendor.	
Recently did a paint RFP for facility exterior. Get the template to use for upcoming RFP	
Forward contact info from our current vendor , Welches Tennis. Durbin is looking to renovate	
Consider branding tennis windscreens. Looks sharp! Research budget	
Ben recently replaced his pool pump through A1 Pools. Do NOT USE. Poor workmanship with	



AUDITS

We conduct a variety of team member audits to ensure their training sticks and provides ongoing feedback and coaching to set us and our team up for success.

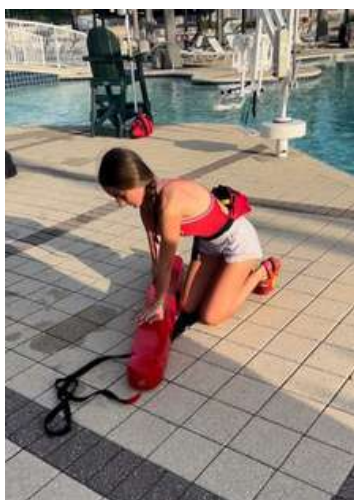
Audits

- When a leader witnesses an interaction between a resident and a team member that has opportunity to be improved or to be reinforced and celebrated, the individual is pulled aside informally at the first available moment to coach or congratulate.
- We have several audit checklists that our Regional teams use during site visits and walkthroughs which allow us to observe and make improvements where needed.

Date:		Grading Scale Value	
Community:		4 Evaluation demonstrates a high level of proficiency	
Onsite Manager(s):		3 Evaluation demonstrates proficiency	
Manager Title:		2 Evaluation demonstrates partial proficiency	
Supervisor:		1 Evaluation demonstrates minimal proficiency	
Supervisor Title:		0 No evidence of proficiency	
Scope of Services & Measurables		Value	Observations/Comments
		0 through 4	
A1 Upon entering the Amenity Center			
a. Amenity Center was clean and free of safety hazards			
b. Staff would be able to share the following:			
Hours of operation			
Amenities available to the residents			
Whom to contact to process a new resident			
Guest Pass Policy			
Crisis programming that may be provided			
Info on tags and coming events			
Where to locate the policies and procedures			
Ability to transition you to the Amenity/General Manager in a timely manner			
A2 Upon Meeting with the Manager			
a. Once agreed to be organized and well kept			
b. Manager was able to provide you with:			
Review camera's to ensure proper greetings by PAs			
SCOP's specific to the operation			
EAP's specific to the operation			
Emergency Response Plan			
Accident/Incident Report Examples			
Current staff's schedule			
Communication Log with staff (PDC)			
Recent Quality Checks			
Reporting examples to (MWDOS)			
Action items List for previous BOS meeting			
Completed Checklists			
A3 Manager has the ability to:			
a. Initiate the Hiring Process			
b. Access the Vap's Server			
c. Print NCES			
d. Print Manager's hours			
e. Print credit card receipts & reports			
f. Draft and post schedules through P-aycom			
g. Plan labor allocation			
h. Analyze most recent PIR, and identify opportunities			

Lifeguard Audits

- Our lifeguards are audited by their supervisors on an ongoing and random basis while they are working to ensure sustained proficiency in their lifesaving skillset. These audits include passive observations as well as active engagements to test their response times, CPR and first aid proficiency, ensure they have the required gear in their kits and the opportunity to save an actor who pretends to be drowning, etc.



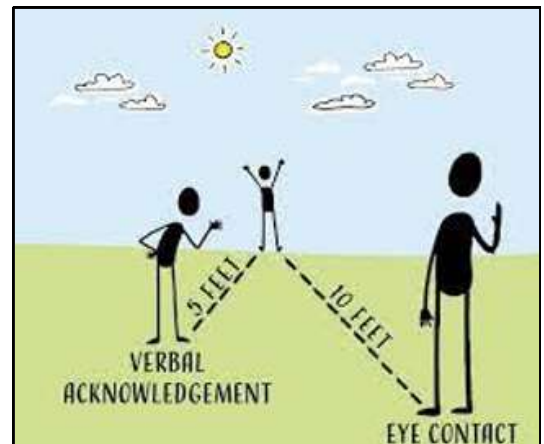
CUSTOMER SERVICE

Vesta has over eight hours of Customer Service Training modules featuring valuable information conveyed through presentation slides, video reenactments, and hands-on, role-play exercises that we developed to provide all of our team members with the very best in Customer Service Training.

These modules include specific training for hourly staff, mid-level managers, and general managers, and have been custom-made by Vesta to fit our specific needs.

Some of our training topics include the following:

- What is customer service?
- How to deliver proper customer service?
- Customer service challenges and potential solutions
- Defining our customers
- Identifying conflicts of all types and how to deescalate and resolve
- Body language and perception
- Anticipation
- Following through and following up
- Service recovery
- The HEART Model
- The 10-5 Rule



I'm very grateful for your stewardship that has supported and improved our community in so many ways. I'm thankful for our partnership with Vesta and the individual relationships I've built with each member of your team.

It is a group committed to our success, with a willing spirit that consistently goes above and beyond to serve our residents.

Chris Sexton, former Board Chairman; Julington Creek Plantation CDD

VENDOR MANAGEMENT

We've developed tools such as our "Landscape Accountability Tool" that ties a vendor's contract to efficient evaluation criteria, to best-ensure the highest levels of service and timely, specific, and measurable feedback. We have also worked to create more competition in the marketplace by using our local economies of scale to draw in new vendors as needed.

RECDD I, II and III Landscape Deficiency Report																										
Contracted Item Description		January				February				March				April				May				June				
		1/3-1/9	1/10-1/16	1/17-1/23	1/24-1/30	1/31-2/6	2/7-2/13	2/14-2/20	2/21-2/27	2/28-3/6	3/7-3/13	3/14-3/20	3/21-3/27	3/28-4/3	4/4-4/10	4/11-4/17	4/18-4/24	4/25-5/1	5/02-5/08	5/09-5/15	5/16-5/22	5/23-5/29	5/30-6/05	6/06-6/12	6/13-6/19	6/20-6/26
Reporting & Communication	Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month. (Friday each week) (pg.3)	5	5	5	5	5	5	5	5	5	5	5	4	4	5	5	5	5	5	5	5	1	4			
	Contractor shall then within the time period specified by the District Representative, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. (Tuesday each week) (pg.3)	4	4	4	4	4	4	3	4	4	5	5	5	3	3	3	4	2	3	4	4	3	3			
	A representative of the grounds maintenance service crew will report to the on-site management office immediately upon arrival to the site. A representative shall report to the on-site management upon departure from site. (pg.19)	5	5	5	5	5	5	5	5	5	4	5	5	5	5	5	5	1	5	4	4	2	2			
	Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. (pg.19)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Mowing, Edging & Trimming	This schedule shall state how many mowings per week during the growing season and dormant season. Notwithstanding the above, at no time will the turf grasses be allowed to grow beyond the following: Bermuda grass beyond a maximum height of two (2) inches; St. Augustine grasses beyond four and one half (4 1/2) inches; and Zoysia grasses beyond four (4) inches (pg.14)																									
	Mow Bermuda Turf - March 1 - November 1 - Once a week and November 1 - March 1 - Once a month. (pg.14)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	1	3			
	Mow St. Augustine Turf - March 1 - November 1 - Once a week and November 1 - March 1 - Once every two weeks. (pg.14)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	1	3		
	Mow Zoysia Turf - March 1 - November 1 - Once a week and November 1 - March 1 - Once every two weeks. (pg.14)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	1	3		
	Mow Bahia Turf - March 1 - November 1 - Once every two week and November 1 - March 1 - Once a month (pg.14)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	1	3		
Turf Management	Contractor is to include with its bid a detailed annual maintenance program to ensure optimum quality and performance of Bermuda St. Augustine, Zoysia and Bahia grasses. In addition to a detailed mowing schedule, program is to include detailed timed events such as fertilization, aeration and thatch removal. (pg.14)	3	3	4	4	4	5	4	3	4	4	5	5	5	5	5	5	5	5	4	4	3	3			
Pond Areas	Pond areas will be maintained within three (3) feet of the water's edge unless otherwise directed by the District. Vegetation within three feet of the water's edge will be controlled with use of a string/line trimmer or other mechanical means. Vegetation within these limits should be maintained in a clean condition with the rise and fall of the water line. (pg.15)	5	5	5	4	4	4	4	4	4	4	3	4	5	3	3	3	3	4	3	2	3	3			
	Any trash debris in the water within arm's reach of Contractor shall be removed and disposed of offsite. (pg.15)	5	5	4	3	4	4	3	3	3	3	4	4	4	3	4	3	2	3	3	3	4	4			
Tree & Shrub Care	Trees, hedges, plants, vines, and shrubs shall be pruned by Contractor on an ongoing basis removing broken or dead limbs at least once (1x) a month or more, as necessary, to provide a neat and clean appearance. All the plant beds around the pond perimeters are to be maintained in the same manner as all other plant beds within the community. (pg.16)	3	3	4	4	4	4	4	4	4	4	4	4	4	4	3	2	3	3	3	3	3				
	Ornamental grasses will be cut back once a year in late winter. (pg.16)			5	5	5	5	5																		
	All deciduous trees shall be pruned when dormant to ensure proper uniform growth. (pg.16)			5	5	5	5	5																		
	All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. (pg.16)																									
	Sucker growth at the base of all trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. (pg.16)	4	4	4	4	4	4	4	3	4	4	4	4	4	4	3	4	4	4	4	4	4	4			
	Branches and limbs shall be kept off buildings, including roofs, sign wall structures, and pruned over sidewalks and parking lots so as not to interfere with pedestrians or cars. (This is to include maintaining a minimum of six to eight (6-8) feet of clearance under all limbs over sidewalks and ten to twelve (10-12) feet clearance above all driveways and ROW's depending on location and species of tree.) Hedges, shrubs and ground covers are to be maintained twelve to eighteen (12-18) inches away from buildings, fences and other structures. (pg.17)	3	3	3	3	4	4	3	4	4	4	4	5	4	4	4	4	4	3	3	4	4	3	3		
	Trim buffer area along the Riverfront Park - Trimming of buffer area to four (4) feet high from the south lookout north 3,200 feet to the extent of the cleared portion of park. This to include any saplings, Sabal Palmetto fronds above four (4) feet and tall weeds. (pg.17)																									



VENDOR MANAGEMENT

Pond Scorecard with Map

Pond Number	Pond Location	Last Onsite Staff Inspect Date	Recent Treatment Date	Previous Treatment Date	Debris Removal	Algae	Submersed Vegetation	Shoreline Grass & Brush	Floating Weeds	Water Quality Enhancer/Oxygen test	Pond Dye Added	Phoslock/Phosphate Binder	Outfalls and Street Drains	Concerns Received
SC 1	Entry side of Leo from 210													
SC 2	Entry side from Leo to St. Johns Golf Dr.													
SC 3	Hole 16 after tee box on St. Johns Golf Dr.													
SC 4	Runs along Hole 17 to Hole 16													
SC 5	Between Holes 16 and 9													
SC 6	Between Leo and Hole 3													
SC 7	Near Hole 16 tee box													
SC 8	Runs along hole 15													
SC 9	Intersection of St. Johns Golf Dr. & Eagle Point													
SC 10	Between Hole 14 and 13													
SC 11	Behind Hole 13													
SC 12	Runs along Cross Pointe Way													
SC 12A	On Stonehedge Trail Ln													
SC 13	Backside of Cross Pointe Way													
SC 14	On Meadow View Ln													
SC 14A	Between Meadow View Ln and Leo (by JEA)													
SC 15	Runs along hole 2 and 3													
SC 16	Center of Hole 12 along St. Johns Golf Dr.													
SC 17	Behind Hole 7 closest to entry on Meadow Ln View													
SC 18	Center of Hole 7 on Eagle Point													
SC 20	Behind Hole 12 tee box on Forest Glen Way													
SC 21	By Hole 4 on Eagle Point													
SC 23	By Hole 6 and Glenfield Crossing													
SC 24	Runs through hole 6 & behind hole 5 between Eagle Point & Glenfield Crossing													
SC 24A	On Left Glenfield Crossing													
SC 24B	On right side of Glenfield Crossing and hole 6													
SC 25	Back of Crested Heron Way													
SC 25A	Back of Fox Tail Ct.													
SC 26	Back of Hampton Crossing Way													
														Complaints Received



MAINTENANCE AND ACCOUNTABILITY

In other communities, we utilize software and applications for work orders and accountability, selected according to the size and specific needs of each community. The software can be integrated into our website directly or used manually by staff and vendors to start, track, and complete work orders. This allows us to report the work, track time, show pictures and hold all parties responsible for completion of work.

 PICTURES



 VENDORS

 Vesta Property Services

Time & Cost Tracking

No time entries or costs recorded

Daily Pool Maintenance Checklist #2302706

Daily pool maintenance and chemical readings

Chlorine level*

The meter will be selected in the work order.

PH level*

The meter will be selected in the work order.

Total Alkalinity level*

The meter will be selected in the work order.

Cyanuric Acid level*

The meter will be selected in the work order.

Calcium Hardness level*

The meter will be selected in the work order.

Daily Pool Maintenance Checklist #2302706

Flow GPM*

The meter will be selected in the work order.

☐ Filters Clean*

☐ Pool Gutters Clean*

☐ Pool clean, vacuum/skim as needed*

☐ Sheppard's hook, life rings and skimmer in are in proper working condition*

of Patrons

Notes

Checklist Photos*

Amenity Center Daily Checklist #2331008

Daily Inspection of Amenity Center

☐ Open restrooms

☐ Open fitness center

☐ Pickup trash and debris at the amenity center, playgrounds, basketball courts, dog parks as needed

☐ Pickup trash and debris around entryway monuments and common areas as needed

☐ Blow off all areas of the amenity center & walkways as needed

☐ Ensure all stormwater drains around the amenity center are free of leaves and debris

Section #1

Notes

Checklist Photos*



MAINTENANCE AND ACCOUNTABILITY

Pool Chemical Readings - Cross Creek North

June 1, 2025 - July 22, 2025

Export to Excel

Date	Work Order ID	Technician	Main Pool Chlorine	Main Pool pH	Lap Pool Chlorine	Lap Pool pH	Splash Pad Chlorine	Splash Pad pH	Notes
06/26/2025	#43	Leniel Feliz	No data	No data	No data	No data	No data	No data	Daily maintenance completed
06/27/2025	#44	Leniel Feliz	No data	No data	No data	No data	No data	No data	Daily maintenance completed
06/30/2025	#75	Leniel Feliz	No data	No data	No data	No data	No data	No data	Daily maintenance completed
07/01/2025	#78	Leniel Feliz	2.0	7.8	10.0	7.4	10.0	8.0	Pools cleaned, equipment checked
07/02/2025	#88	Leniel Feliz	1.0	7.6	10.0	7.4	2.0	7.6	Pools cleaned, equipment checked
07/03/2025	#95	Leniel Feliz	1.0	7.6	10.0	7.4	3.0	7.4	Pools cleaned, equipment checked
07/04/2025	#114	Leniel Feliz	10.0	7.6	3.0	7.6	10.0	8.0	Pools cleaned, equipment checked
07/07/2025	#116	John Williams	0.0	8.0	1.0	7.6	10+	7.8	Let chlorine run manually for lap pool and main pool while unplugged for 3hrs from adding bicarb. Unplugged splash pad. Will adjust controllers after plugging back in.
07/08/2025	#120	Leniel Feliz	3.0	7.6	3.0	7.4	3.0	8.0	Pools cleaned, equipment checked
07/09/2025	#130	Leniel Feliz	5.0	7.6	7.5	7.8	10.0	8.0	Pools cleaned, equipment checked
07/10/2025	#136	Leniel Feliz	1.0	7.0	10.0	7.6	10.0	7.0	Added chemical and backwash
07/11/2025	#151	Leniel Feliz	10.0	7.4	7.5	7.4	10.0	8.0	Splash wasn't feeding acid, fixed it. Lower chlorine on the controller.
07/14/2025	#158	John Williams	10.0	7.6	7.5	7.4	P	7.0	Shocked main pool and splash pad. Draining main pool to bring down CYA.
07/15/2025	#159	John Williams	5.0	7.6	3.0	7.4	1.0	7.6	Pools cleaned, equipment checked
07/16/2025	#171	John Williams	10.0	7.6	5.0	7.4	1.0	7.8	Pools cleaned, equipment checked
07/17/2025	#176	John Williams	10.0	7.6	5.0	7.6	1.0	7.8	Adjusted dials on steners for splash pad
07/18/2025	#183	John Williams	10.0	7.6	5.0	7.8	1.0	7.8	Added CYA to all pools
07/21/2025	#186	John Williams	5.0	7.6	10.0	7.6	5.0	7.6	Did a phosphate treatment on the main pool and splash pad



MaintainX

BENEFITS

- Internal Work Order Management:** Create, assign and monitor work orders for staff. Assigned tasks range from routine maintenance to complex projects. Also tracks associated costs and labor hours.
- External Vendor Coordination:** Streamlines communication and tracking with large external service providers such as landscapers and pool maintenance contractors as well as other in oversight of complex capital projects.
- Daily Digital Checklists:** Develop and maintain structured checklists for hospitality staff, maintenance and management teams to ensure tasks are completed in a timely basis and quality standards are maintained.
- Reporting:** Provide detailed or summary reports for internal purposes and boards. Photos, timelines and comments may be included.
- Asset Inspection Management:** Schedule and oversee routine inspections of community facilities and corporate properties to maintain compliance and identify maintenance needs proactively.



MaintainX

FEES

- Full User:** Unlimited access to all components. Managers/Supervisors. Price below.
- Operator:** Limited capability for adequate. Maintenance technicians and hospitality staff \$380 per user.

Users	Volume Discount %	Discounted Price/User
0-10	10%	\$520
11-24	15%	\$560
25-49	20%	\$470
50-99	25%	\$441
100+	35%	\$382

Typical medium size account: 2 managers (Full User), 3 maintenance techs and 1 front desk (Operator) \$3,720 annually



WORK ORDER SUMMARY REPORT - JULY 2025

10 work orders were completed work order. All work orders were completed by maintenance staff John Williams and Leniel Feliz.

Preventive Maintenance (45% of orders)

- Daily chemical checks and pool and splash pad chlorine - 15 orders covering chlorine (all monitoring and general pool splash)
- Equipment maintenance - Filter cleaning, backwashing, chemical addition (bromine and cyanuric acid)
- Regulate temperatures - Landscape reports, pool treatment, fire extinguisher checks

Responsive Maintenance (55% of orders)

- Pool and water features - Equipment repairs, filter issues, pressure vessel issue
- Facility maintenance - Plating, soldering, cleaning windows, organizing space
- Equipment repairs - Cylinders equipment filter, door repair, sign maintenance
- Resident complaints - Fire extinguisher, air conditioning, general cleaning

Key Facility Areas Served

Aquatics

- MasterPool, LapPool, and Splash Pad daily monitoring
- Multiple filter cleaning and equipment repairs
- Chemical treatments including phosphate treatments late in the month

Amenity Center

- Cyanuric acid maintenance and repairs
- General landscaping
- Exterior painting and general cleaning
- Window cleaning and spider web removal

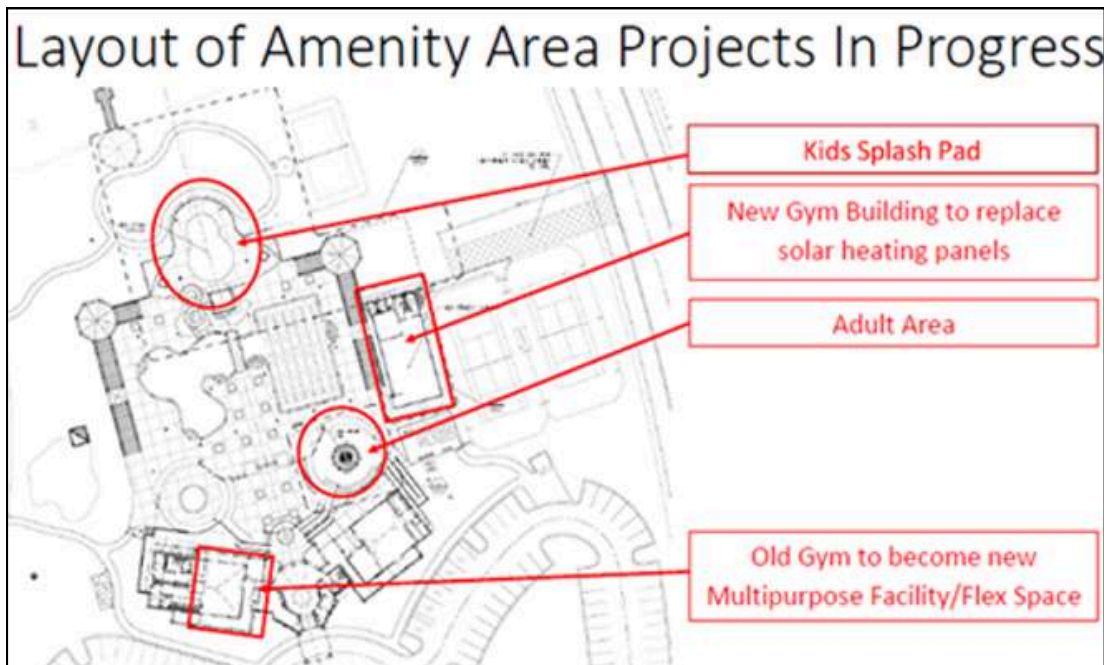
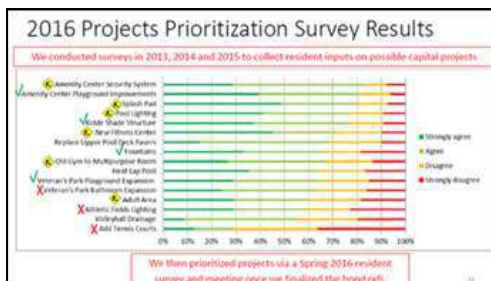
Common Grounds

- Tree removal incidents (and pile filler trees)
- Landscaping replacement water nursery and 1441 US and 1441 US
- Fire maintenance provide services at pool per contract (not included report)
- Landscaping removal of trees per contract (not included report)



PROJECT MANAGEMENT

- Vesta actively supports all aspects of projects that our client-CDDs undertake, from sourcing vendors, aiding the board in their decision-making process, and then working closely with hired vendors.
- We leverage our expertise and the vendors' while providing accountability regarding their quality of work and contracted scope of work, to best ensure that all stakeholders are engaged and kept updated on (1) work progress to-date; (2) that the work is completed on-time; and (3) that the best overall value is provided to the CDD.
- Vesta has many years of close experience with local vendors and we share our recommendations across all of our client locations. We have participated in regular capital work such as pool resurfacing, addition of pickleball courts, and complex, multi-million dollar enhancement projects. Examples are shown below.



TEAM MEMBER DEVELOPMENT

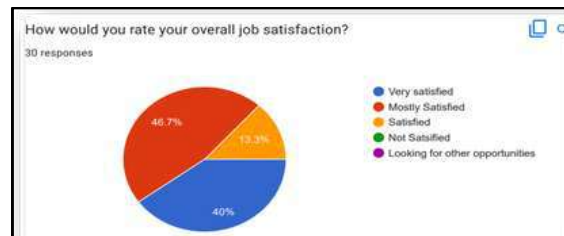
Our Team Members throughout Vesta are absolutely critical to our success in serving our customers, so it is essential that we invest in them. Our strong local presence provides our area team many opportunities for development and advancement, which helps us attract and retain the best talent.

Vesta employs customized, onsite operational training; supports our team to obtain specialized certifications; and provides Vesta-specific Customer Service Training to "set them up for success". We further build upon that with networking opportunities for managers at our pre-and-post season, all-manager meetings and through "peer walks."

- We also provide timely feedback through our **semi-annual check-ins**, which evolved from previous performance management reviews to a less formal, more frequent and empowering experience.



- We solicit manager feedback via **annual surveys** to ensure we are fully engaging, empowering and satisfying our onsite leadership teams.



- Most importantly, we actively foster our culture based upon our Vesta Core Values. One way we do this is through our annual **"Eagle Pride Day"**.



- **Vesta University** is our website-based training resource that provides third party vendor training aids as well as internally created Vesta-specific content developed by our subject matter experts. These training aids vary from videos to PowerPoint critical skill modules.



FACILITY AND MAINTENANCE REPAIR SERVICES

Vesta has a comprehensive on-site and insured maintenance service for small to medium-size projects which may be utilized by the district.

\$55.00/Hour+ Expenses



“

As long-time, active residents of Bartram Springs we are writing this letter to commend two of the girls who run the clubhouse and all the activities involved. Jayne and Julie are exceptional and an asset to the community. They are always welcoming and helpful to anyone who comes to the office, whether a long-time resident or a potential resident. They have both gone above and beyond in assisting with the year long Food Drive and the Christmas Toy Drive, which has made both drives so successful. Our community is lucky to have these girls.

Marty and Mimi Kaufman, Northeast Florida CDD Residents

”

HR RECRUITMENT AND ONBOARDING

At Vesta Property Services, we're committed to hiring exceptional talent and supporting every associate from recruitment through retention. Our streamlined hiring process, dedicated recruitment team, and strong HR partnership ensure a professional, welcoming, and efficient experience.

Fast & Effective Recruiting

- **Centralized Recruiting Department** Our specialized recruitment team manages all open positions across Vesta, ensuring consistency, quality, and positive candidate experience.
- **7–14 Day Hiring Turnaround** From the moment a job is posted, our recruiters begin sourcing immediately. Most positions are filled within 7 to 14 days, keeping our communities fully staffed and supported.
- **A High-Performing Recruiting Team.** Our recruiters excel in:
 - Identifying top talent quickly
 - Thorough screening for culture and skill alignment
 - Maintaining strong communication with hiring managers
 - Delivering high-quality candidates without compromising speed

Their work ensures Vesta remains staffed with capable, reliable, and motivated individuals.

Smooth & Welcoming Onboarding

- HR ensures all new hires experience a seamless start by:
 - Sending offers promptly
 - Initiating background checks right away
 - Guiding candidates through Paycom onboarding
 - Confirming certifications and compliance requirements
 - Preparing managers for Day One readiness

Our onboarding process provides clarity, support, and confidence—reducing downtime and boosting retention from the very start.

HR RECRUITMENT AND ONBOARDING

Retention Through Partnership

- Retention at Vesta is a shared commitment between HR, Recruiting, and Leadership. HR continues to support associates by:
 - Providing guidance throughout the employee life cycle
 - Ensuring strong communication and timely feedback
 - Facilitating growth, internal mobility, and training
 - Supporting managers in performance and engagement efforts
 - Maintaining compliance and consistency in expectations

A Collaborative Talent Strategy

- From posting the job to welcoming a new hire, our HR and Recruiting teams work hand-in-hand to ensure:
 - A strong talent pipeline
 - A smooth hiring and onboarding experience
 - Long-term support for every associate

At Vesta, we don't just hire people—we invest in them.

“

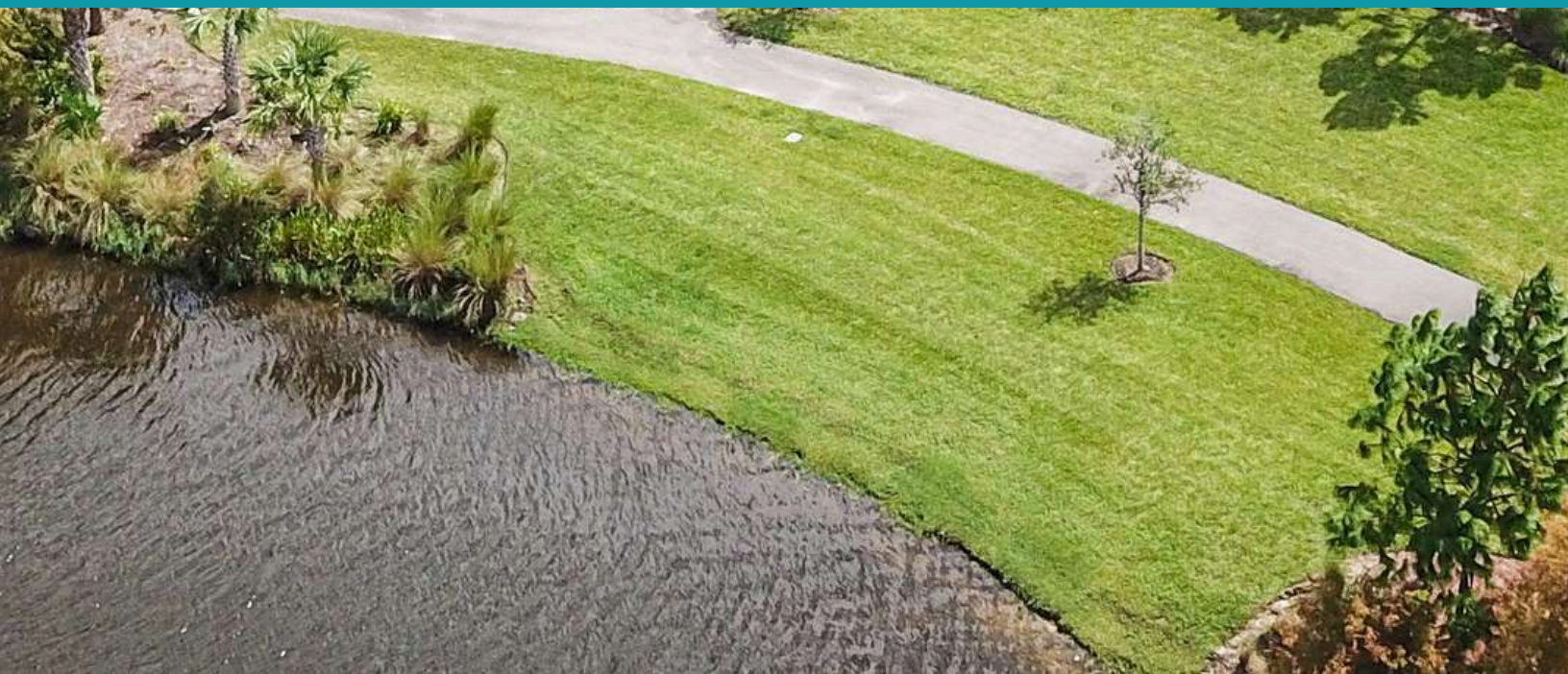
I live in ETown and Vesta does our Recharge Center. I want to give 5 stars to Vesta for doing a good job taking care of our Amenity Center and for Marcy who is our manager there. She does a wonderful job having so many fun activities for our community, and keeps everything nice and clean there too!

Angie A – Northeast Florida CDD Resident

”



COST AND REFERENCES



FEE SCHEDULE FOR VESTA'S PROPOSED SCOPE OF SERVICES:

Annual Fees

	Year 1	Year 2	Year 3
District Management	\$ 71,000.00	\$ 74,550.00	\$ 78,278.00
Amenity Management	\$ 160,811.26	\$ 166,907.71	\$ 171,498.08
Total	\$ 231,811.26	\$ 241,457.71	\$ 249,776.08

Amenity Management pricing is based on a cost-plus model. The community is only billed for labor that is actualized at the end of each month. Cost-plus prioritizes transparency and flexibility.

District Management Pricing Operations Pricing Detail

District Management Operations pricing is all-inclusive, and services are described below. There are no additional costs for project management, RFP management, records storage, or other work contained in the scope of services. Information related to the number of included meetings and their duration can be found under "Additional District Meetings." Any extra-cost items, such as postage and freight, are detailed below as well. There are no transition or on-boarding fees required.

Assessment Administration Services Include:

Preparation of the assessment roll and the timely submittal of the roll to the tax collector. Certification, direct billing, and funding request processing, as well as responding to property owner and realtors for Estoppel letters, bond payoff information and other collection related work.

“ Vesta has done an outstanding job and continues to adapt to the ever-changing environment and needs of the community and its residents. Vesta has seen the amenities are maintained in the most up-to-date manner and one the residents are proud of.

I, along with the rest of the Board, would highly recommend Vesta for any position for which they may be considered.

”

Jack Davidson, past President Federation Board, Kings Point Sun City Center

SCHEDULE OF ADDITIONAL SERVICES OFFERED AND FEE-SCHEDULE

Information Technology & Website Administration:

- Initial work to migrate, host the website and pages.
- Ensure updated district documentation and contacts are posted on a monthly bases.

NOTE: All annual fees for the Services listed above shall be billed on a monthly basis in 12 monthly installments. Any fees for additional services will be billed following services rendered.

1. **Additional District Meetings:** The Fees proposed are based upon the District holding up to twelve (12) regular meetings and one (1) budget workshop each year, that each last up to three (3) hours in length.
 - \$175/hour: An additional \$175/hour fee will be billed to the District, for each hour past the initial 3-hour meeting timeframe included in this proposal.
 - \$800 per meeting: Additional meetings or workshops outside of the aforementioned amount will be billed at a total fee of \$800 per meeting.
2. **Postage and freight are not included in this proposal.**
3. **Debt Service Fund Accounting & Assessment Collection Services:** If the District issues additional debt, the proposed fee for these services would be \$5,500 annually per bond issue.
4. **Assessment Methodology Consultant Services (Special Methodology Reports):**
 - New Bond Issuance Fee: \$25,000 per new bond issuance.
 - Refinance Fee: \$15,000 per bond refinance
 - Bond Anticipation Notes: \$15,000 per issuance.
5. **Additional Services:** Should Vesta Property Services, Inc. be requested to provide additional services not covered in this proposal, fees for such services shall be negotiated in accordance with the terms mutually agreed upon by the District and Vesta Property Services, Inc.

REFERENCES

Project Name/Location: Avalon Groves/Clermont

Contact: Gene Mestrangeli

Contact Email: seat5@avalongrovescdd.com

Contact Phone: (630) 638-8658

Project Type: Planned community of 1750 homes

Dollar Amount of Contract: \$54,000

Scope of Services for Project: District and Field Management

Dates Serviced: April 2016 - Present

Project Name/Location: Heritage Harbor CDD/Lutz, Florida

Contact: Shelley Grandon

Contact Email: shelleygrandon@proassurance.com

Contact Phone: (813) 205-5229

Project Type: Planned community of 669 homes

Dollar Amount of Contract: \$80,000

Scope of Services for Project: District Management

Dates Serviced: February 2016 - Present

Project Name/Location: Marshall Creek CDD/St. Augustine, Florida

Contact: Dr. Howard Entman, Chairman

Contact Phone: (901) 230-0922

Contact Email: hentmanmd@gmail.com

Project Type: Planned community of 1,500 homes

Dollar Amount of Contract: \$109,840

Scope of Services for Project: District Management, General Manager and Assistant General Manager

Dates Serviced: June 2023 - Present

Project Name/Location: Fleming Island Plantation CDD/Clay County, FL

Contact: Mike Cella

Contact Email: MCella@fipcommunity.com

Project Type/Description: CDD of 2,400 homes

Dollar Amount of Contract: \$773,743

Scope of Services for Project: Amenity Management, District Management, Field Operations Management, Facility Maintenance Services, and Lifestyle Programs & Events.

Dates Serviced: June 2024 - Present



Contact Us

250 International Pkwy #208
Lake Mary, FL 32746
(321) 263-0132



Tab 2



Governmental Management Services

Serving Florida's Communities

August 25th, 2026

The Lake St. Charles Community Development District Board of Supervisors
c/o Ms. Savannah Hancock, District Counsel
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Via email to Savannah@cddlawyers.com

RE: Proposal for District and Amenity Management Services

Dear Ms. Hancock,

Governmental Management Services-Tampa L.L.C. ("GMS") is pleased to provide for your review our Proposal associated with providing District and Amenity Management Services to the The Lake St. Charles Community Development District ("CDD"). We believe the Proposal demonstrates that we are the best choice for this project. Here are some of the reasons why:

- ❖ We are the leader in the Community Development District industry. We provide district management services to 300+ CDDs across the State of Florida.
- ❖ We have a team of management, financial, administrative, and operations professionals who are extremely qualified to provide these services and meet time and budget requirements.
- ❖ We have a proven approach, methodology, and philosophy towards providing these services that reflect our commitment and ability to deliver comprehensive services that exceed the expectations of our clients.
- ❖ We also have the ability to respond to individual client needs efficiently, effectively, and professionally. Our approach to providing the services for each of the responsibilities described in this RFP is to fully understand them and provide them in a manner that meets all the statutory requirements, customized to the approach preferred by the Board of Supervisors.

We thank you for this opportunity to submit our Proposal and would be happy to provide any additional information if requested. Please feel free to contact me at (865) 603-5101 or via email at DMossing@gmstnn.com if you have any questions or need additional information.

Sincerely,

Darrin Mossing

Darrin Mossing
GMS President

Enclosures

ORLANDO

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

JACKSONVILLE

1200 Riverplace
Boulevard, Suite 705
Jacksonville, FL 32207
(904) 288-7667

ST. AUGUSTINE

50 Ellis Street,
Suite 208
St. Augustine, FL 32095
(904) 288-7667

ST. AUGUSTINE

475 West Town Place,
Suite 114
St. Augustine, FL 32092
(904) 288-7667

FT. LAUDERDALE

5385 N. Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

TAMPA

4530 Eagle Falls Place
Tampa, FL 33619
(813) 344-4844

PALM COAST

393 Palm Coast
Parkway SW, Suite 4
Palm Coast, FL 33137
(904) 940-5850

KNOXVILLE

1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

District Management Services Proposal Prepared For The The Lake St. Charles Community Development District:



GOVERNMENTAL MANAGEMENT SERVICES-TAMPA, LLC

DISTRICT
MANAGEMENT
SERVICES



www.govmgtsvc.com

Submitted
August 25th, 2026

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COMPANY INFORMATION

Governmental Management Services ("GMS") is a family of limited liability companies that was established for the purpose of providing district management services to Special Taxing Districts. With encouragement from industry professionals and the development community, GMS was created to provide an alternative to the existing district management companies. GMS currently has offices in St. Cloud, Orlando, Tampa, Sunrise, Miami, Tallahassee, Port St. Lucie, St. Augustine, Palm Coast, Florida, and Knoxville, Tennessee. Company personnel who would be providing services are generally determined by geography of the District and required services. However, everyone at GMS works together to provide the most efficient, effective and comprehensive management services possible. GMS currently manages over 300 Community Development Districts across the State of Florida and fully understands the requirements of Chapter 190. As described in Section 3, the personnel at GMS are very well known and respected by people involved with Community Development Districts. Many of the personnel have worked with Investment Bankers, Bond Counsel, District Counsel, Engineers, Developers, and Boards of Supervisors across the State of Florida.

They have provided management, financial, administrative, and operational services to over 300 special taxing districts and homeowners associations. Our greatest strength is our ability to respond to individual client needs quickly, efficiently and professionally.

**GMS WAS ESTABLISHED TO
PROVIDE THE MOST EFFICIENT,
EFFECTIVE AND
COMPREHENSIVE MANAGEMENT
SERVICES FOR COMMUNITY
DEVELOPMENT DISTRICTS IN THE
STATE OF FLORIDA.**



HOW WE WORK

Established in 2004, Governmental Management Services has over 250 full-time and part-time employees and has offices across the State of Florida. Services are provided by seasoned professionals with well over 1,000 years of combined Community Development District management experience. Our commitment to serving our clients and providing the most efficient, effective, and comprehensive management services for Community Development Districts continues to fuel our growth.

Statement of Qualifications

GMS is the best-qualified provider of district management services because of the experience of the personnel who will be providing the management services for the District. GMS brings a wealth of experience in management, administration, accounting, financial reporting, field operations, and assessment certifications.

GMS focuses exclusively on the services necessary for the proper management of Community Development Districts. Our staff includes managers, accountants, financial analysts, recording secretaries, and operations managers all with experience with Community Development Districts and other special districts. We offer integrated management services including:

- General Management
- Recording Secretary Services
- Accounting and Financial Reporting
- Assessment Roll Administration
- Field Operations Management
- Amenity Management
- Facility Maintenance
- Dissemination Agent Services
- Utility Billing
- Other Services

FULLY INTEGRATED SERVICES



These management services are being provided by the principals of GMS to over 300 Community Development Districts in 25 counties across the State of Florida.

OUR VALUES

MISSION

The goal of GMS is to provide the most efficient, effective, and comprehensive management services for Community Development Districts in the State of Florida.



CORE VALUES

Governmental Management Services' greatest strength is its ability to respond to individual client needs quickly, efficiently, and professionally. Listed below are our GMS core values:



Customer Commitment

We keep customer needs at the center of all that we do to provide a superior customer experience.



Integrity

We are honest, open, ethical, and fair.

People trust us to do what's right.



Teamwork

We win together, not alone.

We work together, across divisions, to meet the needs of our customers.



Passion and Drive

We are proud of the services we provide.

We play to win and strive to help our customers do the same.



Empower Individuals

Our employees set us apart.

We value our employees, encourage their development, and reward their performance.



Quality

Details matter.

We provide consistent and unsurpassed service that, together, deliver premium value to our customers.

CONTACT INFORMATION

Corporate Office:

1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

As the largest CDD Management firm in the State of Florida, GMS is prepared to provide all CDD Management services directly and does not contemplate the need to subcontract services.

**GMS -
Central Florida**

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

GMS - Tampa

4530 Eagle Falls Place
Tampa, Florida 33619
(813) 344-4844

435 10th Avenue West,
Suite D
Palmetto, Florida
34221

**GMS - South
Florida**

5385 Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

**GMS - North
Florida**

475 West Town Place,
Suite 114
St. Augustine, FL 32092
(904) 940-5850

1200 Riverplace
Boulevard
Jacksonville, FL 32207

393 Palm Coast
Parkway SW, Suite 4
Palm Coast, FL 32137

We have additional satellite offices
throughout the State of Florida

GOVERNMENTAL MANAGEMENT SERVICES

DARRIN MOSSING
PRESIDENT

KEITH NELSON
CHIEF OPERATING
OFFICER

HUMAN RESOURCES • RECRUITING • TRAINING
COMPLIANCE • CORPORATE FINANCE

RIVERSIDE (NF)
ALBION MOSSING
VICE PRESIDENT

SOUTH FLORIDA
PATI POWERS
VICE PRESIDENT

CENTRAL FLORIDA
GEORGE FUJIT
VICE PRESIDENT

NORTH FLORIDA
JIM OLIVER
MANAGING PARTNER

TAMPA
JASON GREENWOOD
MANAGING PARTNER

FIELD OPERATIONS

- RICHARD GRAY
- CHERISH DALLINGER
- JEFF JOHNSON
- JAMES BOHLENZ

AMENITIES

- TIM WRIGHT
- NINA/C. CUM
- MARK CHAMBERS
- ROBERT ALAN
- FRANKIE OSA
- KIM L. BISHOP
- & 18 OTHERS

ACCOUNTING

- PATI POWERS, VP
- TIANA CRINA
- SHARON REARD
- ANSEL CASHIN
- NIKI MORGAN
- JIMMY B. WUNDERMAN, CPA

DISTRICT MANAGEMENT

- PAUL WHITELORN
- JULIANA DUGLE
- ANDREW GILL
- PATRICK BURGESS
- ANDRESSA PHILLIPS
- BEN QUINADA
- JESSIE LORENZO

ACCOUNTING

- KATE COLE, DIRECTOR
- TERESA VISCOSI
- HENRI ABUJO
- NICK CHARTERIS
- JASON SCOTT
- JESSIE LEBLANC
- CAROL WRIGHT
- SHEL NORTON
- & 6 OTHERS

DISTRICT MANAGEMENT

- JILL BURKE
- MICHAEL PATTERSON
- JASON SCOTT
- TARA ADAMS
- NICK SCOTT
- ROB SCOTTA
- CHRISTINE WELLS
- KATE O'Rourke

ACCOUNTING

- DEBRA KUMAR
- BRIGITTE PETERSON
- TODD POLSTRE
- TINA LEE
- SARAH FERRARO
- SHARON SCOTTA

DISTRICT MANAGEMENT

- MATTHEW BAGGETT
- COLEEN SCHMIDT
- MARLENE GILES
- DANIEL LAUGHRY
- JAMES PUGH

ACCOUNTING

- BRYNN HEMMEL, CPA
- HENRI HENRY
- LARI PETERA
- JEFFREY WOLCHANSKY
- ALAN HARRIS
- WOLFE, CPA

DISTRICT MANAGEMENT

- JASON GREENWOOD
- AMERICA FORGUSON
- RICHARD MCGRAW
- BRIAN YOUNG

MAINTENANCE

- THOMAS CARTER
- LUTHER NEWTON
- MARK CESSNA & 13 OTHERS

LIFEGUARDS & POOL ATTENDANTS

- 30 - 50 OTHERS ON SEASONAL AND/OR FLEX SCHEDULES

ASSESSMENT ADMINISTRATION

- RICHARD HARRIS, VP
- DARRIN MOSSING, JR.
- DANIEL HURLEY

ADMINISTRATION

- JENNIFER MCCRAWELL
- LUTHERA FLORES
- ELLEN ACOSTA
- REGINA LUGAS
- & 3 OTHERS

ASSESSMENT ADMINISTRATION

- DARRIN MOSSING, JR.
- MICHAEL CORTTEE

ADMINISTRATION

- ERIC VANDERBILT, DIRECTOR
- SAMANTHA HALL
- & 3 OTHERS

ASSESSMENT ADMINISTRATION

- SHARON FLICKS
- DARRIN MOSSING, JR.
- MARISSA SMARTO

ADMINISTRATION

- CHARLIE HOSSE
- LISA PICKER
- SARAH SWERTZ
- KATHLEEN BUCHA

ASSESSMENT ADMINISTRATION

- MICHAEL CORTTEE
- BRADYON NELSON

ADMINISTRATION

- NICOLE VIGORITO
- REBECCA BORTIS
- SHARON SCOTTA

FIELD OPERATIONS

- PATI SCOTTA
- PATRICK BURGESS
- JASON GILL
- JULIO PACHECA

FIELD OPERATIONS

- 7-15 DISTRICT EMPLOYEES FLEX SCHEDULES

AMENITIES

- 7-15 DISTRICT EMPLOYEES FLEX SCHEDULES

FIELD OPERATIONS

- ALAN SCHUBERT
- MARSHALL TADOL
- JACQUELYN WRIGHT
- ROY SCOTTA
- & 4 OTHERS

AMENITIES

- MARCIA CULLUM
- CHRISTINE WELLS
- ALAN SCHUBERT
- & 11 OTHERS

FIELD OPERATIONS

- JIM SCHUBERT
- ROBERT BROWN
- CHRISTINA DILLINGER
- THOMAS GILLES

AMENITIES

- KELLY MILLING
- DANIELLE DEANARD
- RYAN WALSON
- 7-15 DISTRICT EMPLOYEES FLEX SCHEDULES

FIELD OPERATIONS

- CLAYTON SMITH
- MARK SCHWAB
- GABRIEL DUBOS
- MARY ADAMS

AMENITIES

- KATHLEEN BUCHA
- DARRIN LONG
- MONROE
- HIRALDO
- & 14 OTHERS

MAINTENANCE

- ALBERT TALAYERA
- KYLE FLYNN
- STEVEN WENTZ
- JEFF BACHSLER
- & 3 OTHERS

INFORMATION TECHNOLOGY

- DON BUCKLEY

MAINTENANCE

- ANDREW GUDMAN
- JULIO COLOM
- ANDREW DEJESUS
- JAMES SOTO
- & 3 OTHERS



OUR TEAM



Although technology has tremendously impacted how services are provided for nearly every business today, GMS realizes an organization is only as good as the individuals working within it. If an organization is not able to retain hardworking, knowledgeable and dedicated employees that understand their client's needs, it is most certain to fail. It is for this reason that GMS has focused a significant effort on recruiting and retaining the best in the district management industry

STATEMENT OF STAFF CONSISTENCY

The District Management Team proposed remains the same for the duration of the contracts. Any changes in the District Management Team will be discussed and approved by the Boards of Supervisors. Members of the management team have worked together for years, and there is complete trust and loyalty in their abilities to provide the most efficient, effective and professional management services possible. In addition, these types of long-term personal relationship among GMS staff are reassuring to our clients because personnel turnover in any organization is extremely detrimental to its ability to provide the necessary services.

"GMS realizes an organization is only as good as the individuals working within it."

Proposed GMS District Management Service Team

Trusted & Service Oriented



Jason Greenwood
Partner,
District Manager



Leah Popelka
District Accounting



Richard McGrath
District Manager



Matt Azriel
Field Operations
Manager



Nicole Viverito
District Administration



See Page 7
Of Our Proposal
For The Rest
Of The
GMS Organization

DISTRICT MANAGEMENT:	DISTRICT ACCOUNTING:	DISTRICT ADMINISTRATION:	ASSESSMENT ADMINISTRATION:	DISTRICT AMENITY MANAGEMENT:	DISTRICT FIELD OPERATIONS:	DISTRICT FIELD MAINTENANCE:
• JASON GREENWOOD • AMANDA FERGUSON • RICHARD MCGRATH • BRIAN YOUNG	• SHAWN HENNING CPA • HANNAH HENRY • LEAH POPELKA • JUSTIN WOLCHANSKY • ALEXANDRA WOLFE CPA	• NICOLE VIVERITO • SAVANNAH • SZOZDA • REBECCA SANTOS	• DARRIN MOSSING JR. • MICHAEL CORTESE • LEAH POPELKA	• KAYLEE SANTANA • DREANA LONG • MARAMGELY HIRALDO	• CLAYTON SMITH • MICK SHEPARD • GARETT DUBOIS • MATT AZRIEL	• ALBERT TALAYERA • JEFF BACHELOR • KIEL FLYNN • STEVEN WENTZ • & 3 OTHERS

DISTRICT MANAGEMENT SERVICES

THE FOLLOWING MANAGEMENT SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Attend, record, and conduct all regularly scheduled Board of Supervisors Meetings including landowners' meetings, continued meetings, and workshops.
- Present the District's annual budget in accordance with Chapter 190, Florida Statutes.
- Ensure the District is in compliance with administrative and financial reporting for CDDs.
- Correspond and communicate with the Board of Supervisors and Staff to respond to the various needs of the District and Community.
- Review and approve agendas for circulation to the Board of Supervisors.
- Review and approve the annual budget, the annual audit, and monthly disbursements.
- Review annual insurance policy with the District so that it maintains proper insurance coverage.



EDUCATION

Ohio University, 1988,
Bachelor of Science,
Major: Accounting

EXPERIENCE

38+ Years

- President and Founder – GMS Organization
- Corporate Operations & District Management

DARRIN MOSSING

PRESIDENT

Darrin Mossing is the President and Founder of the GMS organization. Mr. Mossing graduated from Ohio University with a Bachelor's degree in accounting in June 1988 and began his career as a staff accountant on September 1, 1988, for the Indian Trace Community Development District. In November 2004, Mr. Mossing established the GMS organization, which has grown to over 300 CDDs, Homeowners Association, and other Special Taxing Districts across the State of Florida.

JASON GREENWOOD

MANAGING PARTNER

Jason Greenwood provides management services to CDDs and property owners associations throughout the State of Florida. Mr. Greenwood has been committed to GMS since 2017, is a licensed Community Association Manager, and operates out of the Tampa, Florida office. Mr. Greenwood has BA degrees in Business and Finance with a minor in Marketing from Ashford University in Clinton, Iowa, and an MBA in Business Administration, specialization in Finance, from Lynn University in Boca Raton, Florida.

EDUCATION

B.A., Business, Finance,
Marketing minor,
Ashford University
MBA, specialization in
Finance, Lynn University

EXPERIENCE

9+ Years

- District Management
- Assessment Roll Administration

RICHARD MCGRATH

DISTRICT MANAGER

Richard McGrath also provides management services to CDDs throughout the State of Florida. Mr. McGrath is a licensed Real Estate Agent and operates out of our Tampa, Florida Office. He has a wealth of experience in customer service and management. Mr. McGrath earned his Bachelor's Degree in Business Administration from the University of Florida and continued his education by earning his Master's Degree in International Business also from the University of Florida.

ADMINISTRATIVE SERVICES

Amanda Ferguson leads our recording administration department. Amanda prepares agenda packages, meeting notices, public records administration, statutory compliance, and various other required administrative services. She is an Administration Management Professional, who has been committed to GMS since its establishment in 2004. Mrs. Ferguson has performed various functions in her 20+ years with GMS; including amenity center management at premier North Florida communities, contract compliance, managing programs and special events, lifeguard management, and transcription of board meetings. Mrs. Ferguson currently provides transcription and administrative services to 20 Community Development Districts in the Tampa Bay, Central Florida, and Southwest Florida Regions. **Nicole Viverito** joined the GMS organization in 2022 as a CDD Recording Administrator; she is known for her compliance discipline and customer service orientation.

THE FOLLOWING ADMINISTRATIVE SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Prepare agenda packages for transmittal to Board of Supervisors and staff seven days prior to Board of Supervisors' Meeting.
- Provide minutes for all Board of Supervisors' Meetings, including landowners' meetings
- Ensure compliance with all administrative statutes affecting the District which include but are not limited to :
 - Publish and circulate the annual meeting notice.
- Report annually the number of registered voters in the District by June 1 of each year.
- Maintain "Record of Proceedings" for the District within the County that the District is located which includes meeting minutes, agreements, resolutions, and other required records.
- Transmit Registered Agent information to Florida Commerce and local governing authorities.
- File Ordinance or Rule establishing the District to Florida Commerce.



ASSESSMENT ROLL CERTIFICATIONS & ADMINISTRATION

Darrin Mossing Jr, and Michael Cortese perform our assessment administration services for the Tampa, Central, and North Florida Divisions.

Our GMS Services Include:

- Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off-tax roll parcels/lots.
- Provide payoff information and pre-payment amounts as requested by property owners and collect prepayment of assessments as necessary
- Issue estoppel letters as needed for property transfers.
- Maintain the District's Lien Book, which records the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties.



ACCOUNTING SERVICES

Alexandra Wolfe manages the accounting and financial reporting for our clients. She is a Certified Public Accountant with over 15 years of accounting and financial reporting experience with Community Development Districts across the State of Florida. Ms. Wolfe's experience includes financial statement preparation, payroll, budget preparation, preparation of annual audit reports, statutory and bond compliance. She has a Bachelor of Business Administration Degree in International Business from George Washington University. Ms. Wolfe also has experience as an auditor completing annual reports required for CDDs.

EDUCATION

B.S. in Information Management,
Masters in Business Management and Accounting

EXPERIENCE

13+ Years
• Accounting
• Financial Reporting

EDUCATION

B.A. in International Business, George Washington University

EXPERIENCE

21+ Years, CPA
• Accounting
• Financial Reporting

Hannah Henry has over 13 years of experience managing the accounting and financial reporting for our clients. Ms. Henry serves as District Accountant to 12+ CDDs and Homeowner Associations. She has a Bachelors Degree from the University of Tennessee with Information Management and has a Masters Degree from King University in Business Management and Accounting.

THE FOLLOWING FINANCIAL SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, AND RULES AND REGULATIONS:

- Establish Governmental Fund Accounting System per the Uniform Accounting System prescribed by the Florida Department of Financial Services for Government Accounting. This system includes preparing monthly balance sheet and income statement(s) with budget to actual variances.
- Prepare accounts payable and present them to the Board of Supervisors for approval or ratification.
- Prepare annual budget for review and approval by the Board of Supervisors.
- Transmit the proposed budget to local governing authorities 60 days before adoption.
- Prepare year-end adjusting journal entries in preparation for the annual audit by an Independent Certified Public Accounting Firm.
- Maintain checking accounts with qualified public depository selected by the Board of Supervisors.
- Ensure compliance with financial and accounting statutes affecting the District which include but are not limited to:
 - Complete annual financial audit report within 9 months after the fiscal year end.
 - Circulate annual financial audit report and annual financial report to appropriate governmental agencies.
- Prepare annual public depositor report.
- Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bond holders and underwriters, annual/quarterly disclosure reporting, etc.
- Transmit Public Facilities Report to the appropriate agencies
- Bind necessary insurance for the District, which includes liability, property, workers' compensation, etc.

OPERATIONS MANAGEMENT SERVICES

GMS provides operations/field management services to 80+ Districts throughout Florida under the direction of **Clayton Smith**. He has a deep, and lengthy family history connected to CDD management, and has owned and operated his own maintenance company in the Central Florida area which carried out various undertakings, primarily for CDDs. He is a proud alumnus of the Florida State University. **Mick Sheppard** is our Operations Maintenance Manager, overseeing maintenance projects and providing maintenance services. Mick is equipped and capable of handling almost all CDD maintenance needs and specializes in maintenance projects specific to CDDs. Mick has a lengthy background in various maintenance services including but not limited to plumbing, HVAC repair, grounds maintenance, and property maintenance.

PROPER OPERATION OF THE DISTRICTS INCLUDE:

- Administer and manage maintenance contracts for landscaping, stormwater, wastewater and reuse systems management
- Respond to resident and Board of Supervisors inquiries regarding Maintenance Operations
- Coordinate and implement maintenance projects throughout the community with vendors
- Conduct site visits (day and nighttime) to ensure satisfactory operation of the district and prepare periodic reports to the Board.
- Review and approve construction contracts, change orders, payment request, etc. during construction phase
- We can also develop landscaping RFPs as requested at an additional hourly or flat rate fee.

FACILITY REPAIR & MAINTENANCE SERVICES

GMS has an in-house Facility repairs and maintenance department providing fully insured maintenance services in Tampa, Central Florida, and North Florida territories. Small to medium-size maintenance requests are coordinated through the District Manager and/or Field Operations Manager at the direction of the Board of Supervisors.

AMENITY MANAGEMENT & LIFESTYLE PROGRAMMING

Kaylee Santana is the Assistant Director of Amenity Management in Tampa. Kaylee brings over five years of experience in Amenity Management and has proudly served as Assistant Director for the past two years. She holds a Bachelor's degree in Health Administration and Management from DeVry University. As the Training Manager for the Amenities Department at GMS-Tampa, Kaylee plays a key role in developing team members and ensuring operational excellence across multiple communities. Her strong foundation in CDD operations and proven leadership skills enable her to effectively guide and support a large, dynamic team.

Dreama Long is the Assistant Director of Amenity Management in Tampa. Dreama has a wealth of leadership and operational experience at GMS-Tampa. Before entering the field of amenity management, Dreama dedicated over 20 years to law enforcement in Norfolk, Virginia, with specialized expertise in narcotics, homicide, and hostage negotiation. After retiring from law enforcement, Dreama relocated to Florida and discovered a new passion in property management. She served as Chairman of her CDD Board for several years, gaining valuable insight into community operations and governance. Today, as Assistant Director of Amenity Services, Dreama applies her extensive leadership experience and problem-solving skills to guide the Amenities Department. She is committed to fostering a healthy, collaborative work environment and ensuring exceptional service across all communities.



GMS has significant experience with highly amenitized CDD communities and is flexible regarding the approach taken to staffing, managing, and operating amenities. We typically see one of three approaches taken to amenity management:

- 1) District contracts with GMS for operations
- 2) District contracts with a third-party company for operations
- 3) District directly employs staff for operations

**UNDER THE FIRST APPROACH, THE FOLLOWING SERVICES ARE TYPICALLY PROVIDED
BY GMS TO ENSURE A FIRST CLASS, AMENITY CENTERED COMMUNITY:**

- Recruit, hire, train, and monitor Clubhouse and Facilities staff.
- Assume responsibility to manage a vibrant schedule of activities, events and lifestyle programming. GMS is structured to take a regional approach to serving its clients, but this structure does not preclude us from assigning the most talented and qualified individuals, regardless of their location, to appropriate roles.
- Communicate lifestyle opportunities and residential services information to owners and potential residents.
- Promote voluntary compliance with District rules, regulations and policies by communicating with residents.
- Maintain excellent level of customer service.
- Monitor the use of the amenities including resident barcode passes, security cameras, and other means of safeguarding the District.
- Maintain excellent level of customer service.
- Coordinate with vendors, contractors, internal and external stakeholders to ensure smooth operations of day to day and special activities.
- Maintain all relevant records of incidents, inspections, revenue, and other information as required by the District.
- Assist with budget preparation and reports, policy recommendations and enforcement, safety and/or security recommendations, collection of rental fees, maintaining records as needed.

Under the second and third approach, although the above services would not be provided directly by GMS, we would work to ensure that the contractor or direct employees were performing these and other necessary services.



SAMPLE SPECIAL EVENTS

Social events are for all residents and open to the public, and a critical component to the success of the community. Below are some examples of events currently provided at other communities that GMS has previously assisted in staffing.

SUMMER CAMP

Each week features an array of art activities, sports, games and a field trip. Campers are provided a t-shirt, daily snacks and extended care. A similar camp can also be provided during Spring Break.

FALL FESTIVAL

A fall celebration featuring hayrides, craft tables, carnival games, contests, bounce houses and other activities.

WINTER CELEBRATION

A holiday celebration including pictures with Santa, trolley rides, holiday decorations, cookies, hot chocolate and coffee.

KIDS NIGHT OUT/TEEN SCENE

DJ, games, food, drinks and more to entertain kids & teens.

ICE CREAM SOCIAL

Ice cream and beverages with contests, raffles and games.

SPRING FLING

An Easter egg hunt, pictures with the Easter bunny and a petting zoo. Bounce house, dunk tank, etc. can also be provided.

DIVE-IN MOVIE

View a movie by the pool with snacks and beverages while you enjoy the show.



REFERENCES

GMS prides itself on the timely delivery of quality services to its clients. As a result, our clients as well as the other CDD industry professionals have come to recognize and appreciate the quality of the services we provide. GMS encourages its prospective clients to call our references and learn what other district supervisors, developers, attorneys, engineers, and financial professionals are saying about us. The following table contains just a few of the clients and professionals who are pleased to serve as our references:

Glenn Roberts

Chair, Dupree Lakes CDD
22598 Cherokee Rose Place
Land O'Lakes, FL 34639
(502) 741-8013
seat4@dupreelakescdd.org

John Ford

Chair, Mirada CDD
31656 Cabana Rye Avenue
San Antonio, FL 33576
(516) 749-2322
johninmirada@gmail.com

Kristen Brooks

Chair, Belmont CDD
10109 Count Fleet Drive
Ruskin, FL 33573
(404) 723-1245
boardmember5@belmontcdd.com

Gerald Barkholz

Chair, Palms of Terra Ceia Bay CDD
2925 Terra Ceia Bay Blvd., Unit 3004
Palmetto, FL 34221
(941) 705-6329
jerrybarkholz@gmail.com

Paul Cilia

Chair, Forest Brooke CDD
5019 Grist Mill Court
Wimauma, FL 33598
(813) 419-8115
seat3@forestbrookecdd.org

Mark Hardee

Chair, Terra Bella CDD
23963 San Giovanni Drive
Land O Lakes, FL 34639
(301) 370-1183
terrabellacddseat5@gmail.com

GOVERNMENTAL MANAGEMENT SERVICES

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Table 2-1. District Management & Client Management Experience Summary

GMS Client #	GMS Client Name As of 2025-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
1	Aberdeen	St. Johns	✓	✓	✓		
2	Acacia Grove	Miami-Dade	✓	✓	✓		
3	Academical Village	Broward	✓	✓	✓		✓
4	Acree	Duval	✓	✓	✓		
5	Amelia Concourse	Nassau	✓	✓	✓		✓
6	Amelia Walk	Nassau	✓	✓	✓		✓
7	Anabelle Island	Clay	✓	✓	✓		✓
8	Armstrong	Clay	✓	✓	✓		
9	Astoria	Polk	✓	✓	✓		✓
10	Asturia	Pasco	✓	✓	✓		✓
11	Auburn Lakes	Brevard	✓	✓	✓		
12	Bahia Mar	Broward	✓	✓	✓		
13	Ballentrac Hillsborough	Hillsborough	✓	✓	✓		✓
14	Bannon Lakes	St. Johns	✓	✓	✓		
15	Banyan Drive Security Guard Spec	Miami-Dade	✓	✓			
16	Bartram Park	Duval	✓	✓	✓		
17	Bartram Springs	Duval	✓	✓	✓		✓
18	Bauer Drive	Miami-Dade	✓	✓	✓		
19	Bay Laurel Center	Marion	✓	✓	✓	✓	
20	Baytree	Brevard	✓	✓	✓		✓
21	Baywinds	Miami-Dade	✓	✓	✓		✓
22	Beacon Tradeport	Miami-Dade	✓	✓	✓		
23	Bella Collina	Lake	✓	✓	✓	✓	✓
24	Bella Tara	Osceola	✓	✓	✓		
25	Bellagio	Miami-Dade	✓	✓	✓		
26	Bellaviva	Osceola	✓	✓	✓		
27	Belmont	Hillsborough	✓	✓	✓		✓
28	Bent Creek	St. Lucie	✓	✓	✓		
29	Biscayne Drive Estates	Miami-Dade	✓	✓	✓		
30	Bonita Village	Lee	✓	✓	✓		
31	Bonnet Creek	Orange	✓	✓	✓		✓
32	Botaniko	Broward	✓	✓	✓		
33	Bradbury	Polk	✓	✓	✓		✓
34	Brandy Creek	St. Johns	✓	✓	✓		
35	Bridgewalk	Osceola	✓	✓	✓		✓
36	Bridgewater	Polk	✓	✓	✓		✓
37	By-The-Sea Security Guard Specia	Miami-Dade	✓	✓			
38	Campo Bello	Miami-Dade	✓	✓	✓		
39	Candler Hills East	Marion	✓	✓	✓		
40	Canopy	Leon	✓	✓	✓		✓
41	Capital Region	Leon	✓	✓	✓		
42	Captiva Erosion Prevention Distric	Lee	✓				
43	Central Lake	Lake	✓	✓	✓	✓	
44	Centre Lake	Miami-Dade	✓	✓	✓		✓
45	ChampionsGate	Osceola	✓	✓	✓		

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GMS Client #	GMS Client Name As of 2025-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
46	ChampionsGate Condominium Pro	Osceola	✓	✓	✓		
47	ChampionsGate Villas Building 1 C	Osceola	✓	✓	✓		
48	Chapel Creek	Pasco	✓	✓	✓		✓
49	City of Coral Gables**	Miami-Dade	✓	✓			
50	Coastal Ridge	Duval	✓	✓	✓		
51	Coconut Cay	Miami-Dade	✓	✓	✓		✓
52	Cocoplum Lights	Miami-Dade	✓	✓			
53	Cocoplum Security Rowing Special	Miami-Dade	✓	✓			
54	Copper Creek	St. Lucie	✓	✓	✓		✓
55	Copper Oaks	Lee	✓	✓	✓		
56	Coquina Shores	Flagler	✓	✓	✓		
57	Coral Bay	Broward	✓	✓	✓		✓
58	Coral Keys Homes	Miami-Dade	✓	✓	✓		
59	Cordova Palms	St. Johns	✓	✓	✓		✓
60	Cory Lakes	Hillsborough	✓	✓	✓		
61	Country Greens	Lake	✓	✓	✓		✓
62	County Road 33	Polk	✓	✓	✓		
63	Creekside	St. Lucie	✓	✓	✓		
64	Crossings	Osceola	✓	✓	✓		✓
65	Crossroads Village Center	Polk	✓	✓	✓		
66	Crosswinds East	Polk	✓	✓	✓		✓
67	Crosswinds West	Polk	✓	✓	✓		
68	Crystal Cay	Miami-Dade	✓	✓	✓		
69	Cypress Bluff	Duval	✓	✓	✓		
70	Cypress Cove	Broward	✓	✓	✓		✓
71	Cypress Park Estates	Polk	✓	✓	✓		✓
72	Cypress Ridge	Hillsborough	✓	✓	✓		✓
73	Darby	Duval	✓	✓	✓		✓
74	Davenport Road South	Polk	✓	✓	✓		✓
75	Deer Island	Lake	✓	✓	✓		✓
76	Deer Run	Flagler	✓	✓	✓		
77	Dewey Robbins	Lake	✓	✓	✓		
78	Double Branch	Clay	✓	✓	✓		✓
79	Dowden Central	Orange	✓	✓	✓		✓
80	Dowden West	Orange	✓	✓	✓		✓
81	Downtown Doral	Miami-Dade	✓	✓	✓		
82	Downtown Doral South	Miami-Dade	✓	✓	✓		✓
83	Dunes	Flagler	✓	✓	✓		
84	Dupree Lakes	Pasco	✓	✓	✓		✓
85	Durbin Crossings	St. Johns	✓	✓	✓		
86	Eagle Bend	St. Lucie	✓	✓	✓		
87	Eagle Hammock	Polk	✓	✓	✓		✓
88	Eagle Trace	Polk	✓	✓	✓		
89	East 547	Polk	✓	✓	✓		✓
90	Eden Hills	Polk	✓	✓	✓		✓

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GMS Client #	GMS Client Name As of 2025-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
91	Elevation Pointe	Orange	✓	✓	✓		
92	Enclave At Black Pointe Marina	Miami-Dade	✓	✓	✓		✓
93	Epmora	Miami-Dade	✓	✓	✓		
94	Estancia at Wiregrass	Pasco	✓	✓	✓		✓
95	Eureka Grove	Miami-Dade	✓	✓	✓		
96	Falcon Trace	Orange	✓	✓	✓		✓
97	Falls at Drake Pointe	Lake	✓	✓	✓		
98	Forest Brooke	Hillsborough	✓	✓	✓		✓
99	Founders Ridge	Lake	✓	✓	✓		
100	Fronterra	Collier	✓	✓	✓		
101	Gardens at Hammock Beach	Flagler	✓	✓	✓		
102	Golden Gem	Lake	✓	✓	✓		
103	Grand Oaks	St. Johns	✓	✓	✓		✓
104	Grande Pines	Orange	✓	✓	✓		✓
105	Green Corridor	Multiple	✓	✓			
106	Griffin Lakes	Broward	✓	✓	✓		✓
107	Hamilton Bluff	Polk	✓	✓	✓		
108	Hammock Lake Banyan Dr. Security	Miami-Dade	✓	✓			
109	Hammock Lakes Security Guard Service	Miami-Dade	✓	✓			
110	Hammock Oaks Golf and RV Resort	Sumter	✓	✓	✓		✓
111	Hammock Oaks Harbor Security Guard	Miami-Dade	✓	✓			
112	Hammock Reserve	Polk	✓	✓	✓		✓
113	Harbor Reserve	Osceola	✓	✓	✓		✓
114	Hartford Terrace	Polk	✓	✓	✓		✓
115	Hemingway Point	Broward	✓	✓	✓		✓
116	Heritage Park	St. Johns	✓	✓	✓		✓
117	Heron Isles	Nassau	✓	✓	✓		
118	Hickory Tree	Osceola	✓	✓	✓		
119	Hicks Ditch	Lake	✓	✓	✓		
120	Hidden Creek	Hillsborough	✓	✓	✓		✓
121	Highland Meadows	Polk	✓	✓	✓		✓
122	Highland Meadows West	Polk	✓	✓	✓		✓
123	Hilland Isle	Osceola	✓	✓	✓		✓
124	Holly Hill Road East	Polk	✓	✓	✓		✓
125	Hollywood Beach 1	Broward	✓	✓	✓		
126	Horseshoe Creek	Polk	✓	✓	✓		
127	Hunt Club Grove	Polk	✓	✓	✓		✓
128	Indigo	Volusia	✓	✓	✓		
129	Indigo East	Marion	✓	✓	✓		
130	Islands of Doral III	Miami-Dade	✓	✓	✓		
131	Isle of Bartram Park	St. Johns	✓	✓	✓		
132	Jennings Farms HOA	Clay	✓				
133	Kepler Road	Volusia	✓	✓	✓		
134	Kingman Gate	Miami-Dade	✓	✓	✓		✓
135	Kings Bay Security Guard Special	Miami-Dade	✓	✓			

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136	Knightsbridge	Osceola	✓	✓	✓		✓
137	Lake Ashton	Polk	✓	✓	✓		
138	Lake Ashton II	Polk	✓	✓	✓		
139	Lake Deer	Polk	✓	✓	✓		✓
140	Lake Emma	Lake	✓	✓	✓		✓
141	Lake Harris	Lake	✓	✓	✓		✓
142	Lake Lizzie	Osceola	✓	✓	✓		✓
143	Lake Mattie Preserve	Polk	✓	✓	✓		
144	Lakehaven	Lake	✓	✓	✓		✓
145	Lakes by the Bay South	Miami-Dade	✓	✓	✓		✓
146	LakeShore Ranch	Pasco	✓	✓	✓		✓
147	Lakeside Plantation	Sarasota	✓	✓	✓		
148	Landings	Flagler	✓	✓	✓		
149	Landings At Miami	Miami-Dade	✓	✓	✓		
150	Lawson Dunes	Polk	✓	✓	✓		✓
151	Live Oak Lake	Osceola	✓	✓	✓		✓
152	Lucaya	Lee	✓	✓	✓		
153	Lucerne Park	Polk	✓	✓	✓		✓
154	Mainstreet at Coconut Creek	Broward	✓	✓	✓		
155	Majorca Isles	Miami-Dade	✓	✓	✓		
156	Mayfair	Brevard	✓	✓	✓		
157	McCarthy's Choice	St. Lucie	✓	✓	✓		
158	McJunkin At Parkland	Broward	✓	✓	✓		
159	Meadowview At Twin Creeks	St. Johns	✓	✓	✓		
160	Mediterranea	Palm Beach	✓	✓	✓		
161	Metropica	Broward	✓	✓	✓		
162	Middle Village	Clay	✓	✓	✓		
163	Mirada (Lee)	Lee	✓	✓	✓		
164	Mirada (Pasco)	Pasco	✓	✓	✓		✓
165	Narcoossee	Orange	✓	✓	✓		✓
166	New River	Pasco	✓	✓	✓		
167	Newton Road	Miami-Dade	✓	✓	✓		
168	Nokomis Groves	Sarasota	✓	✓	✓		
169	North Boulevard	Polk	✓	✓	✓		✓
170	North Dade	Miami-Dade	✓	✓	✓		
171	North Powerline Road	Polk	✓	✓	✓		✓
172	North Springs	Broward		✓	✓	✓	
173	Northern Riverwalk	Palm Beach	✓	✓	✓		
174	Oakridge	Broward	✓	✓	✓		
175	Old Cutler Bay Security Guard Spr	Miami-Dade	✓	✓			
176	Old Hickory	Osceola	✓	✓	✓		✓
177	Orchid Grove	Broward	✓	✓	✓		✓
178	Osceola Chain of Lakes	Osceola	✓	✓	✓		✓
179	OTC	Duval	✓	✓	✓		
180	Palm Coast Park	Flagler	✓	✓	✓		

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GMS Client #	GMS Client Name As of 2025-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
181	Palm Glades	Miami-Dade	✓	✓	✓		✓
182	Palms of Terra Ceia Bay	Manatee	✓	✓	✓		
183	Panama City North	Bay	✓	✓	✓		
184	Park Creek	Hillsborough	✓	✓	✓		✓
185	Parkside Trails	Lake	✓	✓	✓		
186	Paulucci Acres	Orange	✓	✓	✓		
187	Peace Creek	Polk	✓	✓	✓		✓
188	Peace Creek Village	Polk	✓	✓	✓		✓
189	Pine Air Lakes	Collier	✓	✓	✓		✓
190	Pine Bay Estates Security Roving	Miami-Dade	✓	✓			
191	Pine Isles	Miami-Dade	✓	✓	✓		
192	Pine Ridge Plantation	Clay	✓	✓	✓		
193	Poinciana	Polk	✓	✓	✓		✓
194	Poinciana West	Polk	✓	✓	✓		✓
195	Pollard Road	Polk	✓	✓	✓		
196	Portofino Isles	St. Lucie	✓	✓	✓		
197	Portofino Landings	St. Lucie	✓	✓	✓		✓
198	Portofino Shores	St. Lucie	✓	✓	✓		✓
199	Portofino Springs	Lee	✓	✓	✓		
200	Portofino Vineyards	Lee	✓	✓	✓		
201	Portofino Vista	Osceola	✓	✓	✓		
202	Post Oak Ranch	Pasco	✓	✓	✓		
203	Preston Cove	Osceola	✓	✓	✓		✓
204	Princeton Commons	Miami-Dade	✓	✓	✓		
205	Quail Roost	Miami-Dade	✓	✓	✓		✓
206	Radiance	Flagler	✓	✓	✓		
207	Ranches at Lake McLeod	Polk	✓	✓	✓		✓
208	Rancho Grande	Miami-Dade	✓	✓	✓		
209	Randal Park	Orange	✓	✓	✓		✓
210	Randal Park POA *	Orange	✓	✓			
211	Randal Park THOA *	Orange	✓	✓			
212	Randal Walk HOA-	Orange	✓	✓			
213	Remington	Osceola	✓	✓	✓		✓
214	Renaissance	Lee	✓				
215	Reserve	St. Lucie	✓	✓	✓	✓	
216	Residences at Tohoqua Communit	Osceola	✓	✓			
217	Reunion East	Osceola	✓	✓	✓		✓
218	Reunion West	Osceola	✓	✓	✓		✓
219	Rhodine Road North	Hillsborough	✓	✓	✓		✓
220	Ridge at Apopka	Orange	✓	✓	✓		✓
221	Ridgecrest	Polk	✓	✓	✓		✓
222	Ridgewood Trails	Clay	✓	✓	✓		
223	River Place On The St. Lucie	St. Lucie	✓	✓	✓		✓
224	Riverbend	Hillsborough	✓	✓	✓		
225	Rivercrest	Hillsborough	✓	✓	✓		✓

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226	Rivers Edge	St. Johns	✓	✓	✓		
227	Rivers Edge II	St. Johns	✓	✓	✓		
228	Rivers Edge III	St. Johns	✓	✓	✓		
229	Riverwalk	Orange	✓	✓	✓		✓
230	Rolling Hills	Clay	✓	✓	✓		
231	Rolling Oaks	Osceola	✓	✓	✓		✓
232	Sabal Palm	Broward	✓	✓	✓		✓
233	Sampson Creek	St. Johns	✓	✓	✓		
234	San Diego Villas	Miami-Dade	✓	✓	✓		
235	San Simeon	Miami-Dade	✓	✓	✓		✓
236	Sand and Silica	Polk	✓	✓	✓		✓
237	Sandrine Road	Polk	✓	✓	✓		✓
238	Sawyer's Landing	Miami-Dade	✓	✓	✓		
239	Scenic Highway	Polk	✓	✓	✓		✓
240	Scenic Terrace North	Polk	✓	✓	✓		✓
241	Scenic Terrace South	Polk	✓	✓	✓		✓
242	Schaller Preserve	Polk	✓	✓	✓		
243	Seaton Creek Reserve	Duval	✓	✓	✓		✓
244	Sedona Point	Miami-Dade	✓	✓	✓		
245	Seminole Palms	Flagler	✓	✓	✓		
246	Seminole Palms of Flagler*	Flagler	✓	✓			
247	Shingle Creek	Osceola	✓	✓	✓		✓
248	Shingle Creek At Bronson	Osceola	✓	✓	✓		✓
249	Shotgun Road	Broward	✓	✓	✓		
250	Siena North	Miami-Dade	✓	✓	✓		
251	Silver Palms West	Miami-Dade	✓	✓	✓		
252	Six Mile Creek	Clay	✓	✓	✓		✓
253	Snapper Creek Lakes Security Guard	Miami-Dade	✓	✓			
254	Solterra	Miami-Dade	✓	✓	✓		
255	South Bay	Hillsborough	✓	✓	✓		
256	South Village	Clay	✓	✓	✓		
257	South Village New Smyrna Beach	Volusia	✓	✓	✓		✓
258	South-Dade Venture	Miami-Dade	✓	✓	✓		
259	St. Augustine Lakes	St. Johns	✓	✓	✓		
260	Stillwater	St. Johns	✓	✓	✓		
261	Stoneybrook South	Osceola	✓	✓	✓		✓
262	Stoneybrook South At CG	Osceola	✓	✓	✓		✓
263	Stoneybrook West	Orange	✓	✓	✓		✓
264	Storey Creek	Osceola	✓	✓	✓		✓
265	Storey Drive	Orange	✓	✓	✓		✓
266	Storey Park	Orange	✓	✓	✓		✓
267	Summit View	Pasco	✓	✓	✓		✓
268	Summit View II	Pasco	✓	✓	✓		
269	Sunrise Harbour Security Guard S	Miami-Dade	✓	✓			
270	Talis Park	Collier	✓	✓	✓		✓

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271	Tapestry	Osceola	✓	✓	✓		✓
272	Terra Bella	Pasco	✓	✓	✓		✓
273	Teasen	St. Lucie	✓	✓	✓		✓
274	The Crossings At Fleming Island	Clay	✓	✓	✓	✓	
275	The Gardner Trails	Polk	✓	✓	✓		✓
276	TIFA	Brevard	✓	✓	✓		
277	Tison's Landing	Duval	✓	✓	✓		
278	Tohoqua	Osceola	✓	✓	✓		✓
279	Tohoqua Crossings Townhomes H	Osceola	✓	✓			
280	Tohoqua Master Association *	Osceola	✓	✓			
281	Tohoqua Reserve *	Osceola	✓	✓			
282	Tolomato	St. Johns	✓	✓	✓		
283	Towne Park	Polk	✓	✓	✓		✓
284	Townhomes at Tohoqua *	Osceola	✓	✓			
285	Tranquility	Brevard	✓	✓	✓		
286	Turnbull Creek	St. Johns	✓	✓	✓		
287	Turtle Run	Broward	✓	✓	✓		✓
288	Valencia Water Control District	Orange	✓	✓	✓	✓	
289	Venice Grand Oaks	Sarasota	✓	✓	✓		
290	Ventana	Hillsborough	✓	✓	✓		✓
291	Veranda Landing	St. Lucie	✓	✓	✓		
292	Verano #1	St. Lucie	✓	✓	✓		
293	Verano #2	St. Lucie	✓	✓	✓		✓
294	Verano #3	St. Lucie	✓	✓	✓		✓
295	Verano #4	St. Lucie	✓	✓	✓		
296	Verano #5	St. Lucie	✓	✓	✓		
297	Verano Center	St. Lucie	✓	✓	✓		
298	Viera East	Brevard	✓	✓	✓		
299	Villa Portofino East	Miami-Dade	✓	✓	✓		
300	Villa Portofino West	Miami-Dade	✓	✓	✓		
301	Villages of Biscayne Park**	Miami-Dade	✓	✓			
302	Villages of Bloomingdale	Hillsborough	✓	✓	✓		✓
303	Villamar	Polk	✓	✓	✓		✓
304	Water Tank Road	Polk	✓	✓	✓		
305	Water's Edge	Manatee	✓	✓	✓		✓
306	Waterford Estates	Charlotte	✓	✓	✓		
307	Waterleaf	Hillsborough	✓	✓	✓		
308	Waterlin Stewardship District	Osceola	✓	✓	✓		✓
309	Waterstone	St. Lucie	✓	✓	✓		✓
310	Weiberg Road	Polk	✓	✓	✓		
311	Wellness Ridge	Lake	✓	✓	✓		✓
312	Westside	Osceola	✓	✓	✓		✓
313	Westside Haines City	Polk	✓	✓	✓		
314	Westview North	Miami-Dade	✓	✓	✓		✓
315	Westwood ODC	Orange	✓	✓	✓		

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316	White Clay	Polk	✓	✓	✓		
317	Willford Preserve	Clay	✓	✓	✓		✓
318	Willow Creek	Brevard	✓	✓	✓		✓
319	Willow Creek II	Brevard	✓	✓	✓		
320	Willowbrook	Polk	✓	✓	✓		
321	Wind Meadows South	Polk	✓	✓	✓		✓
322	Windsor at Westside	Osceola	✓	✓	✓		✓
323	Windsor Cay	Lake	✓	✓	✓		✓
324	Windward	Osceola	✓	✓	✓		✓
325	Woodland Crossing	Sumter	✓	✓	✓		
326	Woodland Ranch Estates	Polk	✓	✓	✓		
327	Woodlands Section 9	Broward	✓	✓	✓		
328	Wynnfield Lakes	Duval	✓	✓	✓		
329	Wynnmere West	Hillsborough	✓	✓	✓		✓
330	Yarborough Lane	Polk	✓	✓	✓		
331	Zephyr Ridge	Pasco	✓	✓	✓		✓
332							
333							
334							
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CLIENT LISTING

RISK MANAGEMENT REQUIREMENTS

ACORD				CERTIFICATE OF LIABILITY INSURANCE				DATE (MM/DD/YYYY)	
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.				08/24/2026					
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).									
PRODUCER Zelen Risk Solutions, Inc. 7964 Devos Street Jacksonville FL 32220				CONTACT NAME: Holly Howe PHONE: (904) 262-8080 FAX: (904) 262-1444 E-MAIL: holly@zelenrisk.com					
INSURED Governmental Management Services-Tampa, LLC 1001 Bradford Way Kingston TN 37763				INSURER(S) AFFORDING COVERAGE INSURER A: Northfield Insurance Company INSURER B: Hiscox Insurance Company INSURER C: RetailFirst Insurance Company INSURER D: INSURER E: INSURER F:				NAIC #	
COVERAGES				CERTIFICATE NUMBER:				REVISION NUMBER:	
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.									
INSURER	TYPE OF INSURANCE	ADDITIONAL SUBS	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS			
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR		WS700756	02/27/2026	02/27/2027	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000			
GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PERIOD ☐ LOG									
OTHER:									
AUTOMOBILE LIABILITY									
☐ ANY AUTO ☐ SCHEDULED AUTOS ☐ ALL OWNED AUTOS ☐ NON-OWNED AUTOS ☐ HIRED AUTOS									
UMBRELLA LIAB									
EXCESS LIAB									
DED RETENTION									
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY (ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED) (Mandatory in TN) If yes, describe under DESCRIPTION OF OPERATIONS below		0520-59463	09/01/2025	09/01/2026	EL EACH ACCIDENT \$1,000,000 EL DISEASE - SA EMPLOYEE \$1,000,000 FL DISEASE - POLICY LIMIT \$1,000,000			
B	Professional		MPL4245121.25	09/05/2025	09/05/2026	Each Claim \$1,000,000 Aggregate \$2,000,000			
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)									
Certificate holder, its officers, supervisors, agents, managers, engineers and staff are additional insureds with respect to the general liability when required by written contract. Coverage is primary and non-contributory. Waiver of subrogation applies in favor of the additional insureds when required by written contract.									
CERTIFICATE HOLDER				CANCELLATION					
Lake St Charles CDD 4530 Eagle Falls Place Tampa, FL 33619				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.					
				AUTHORIZED REPRESENTATIVE: <i>Vicky M. Zelen</i>					
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ACORD				CERTIFICATE OF LIABILITY INSURANCE				DATE (MM/DD/YYYY)	
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.				08/24/2026					
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).									
PRODUCER Edie Williams State Farm 330 A1A N Suite 324 Porte Vedra, FL 32082				CONTACT NAME: Stephanie Marciani PHONE: 904-425-4054 FAX: 904-425-4049 E-MAIL: Stephanie@EdieWilliams.com					
INSURED Governmental Management Services Tampa, LLC 1001 Bradford Way Kingston, TN 37763				INSURER(S) AFFORDING COVERAGE INSURER A: State Farm Mutual Automobile Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:				NAIC # 25178	
COVERAGES				CERTIFICATE NUMBER:				REVISION NUMBER:	
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.									
INSURER	TYPE OF INSURANCE	ADDITIONAL SUBS	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS			
	☐ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$			
GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PERIOD ☐ LOG									
OTHER:									
AUTOMOBILE LIABILITY									
☒ ANY AUTO ☒ SCHEDULED AUTOS ☒ OWNED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY									
UMBRELLA LIAB									
EXCESS LIAB									
DED RETENTION									
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY (ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED) (Mandatory in TN) If yes, describe under DESCRIPTION OF OPERATIONS below					EL EACH ACCIDENT \$ EL DISEASE - SA EMPLOYEE \$ FL DISEASE - POLICY LIMIT \$			
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)									
The LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is additional insured with regard to Auto Liability. The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle. Waiver of Subrogation under the Liability Coverage and Property Damage Coverage. If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page.									
CERTIFICATE HOLDER				CANCELLATION					
Lake St. Charles Community Development District 4530 Eagle Falls Place Tampa, FL 33619				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.					
				AUTHORIZED REPRESENTATIVE: <i>Stephanie Marciani</i>					
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Any additional insurance requirements will be treated as reimbursable expenses and invoiced to the District on an annual basis.

COST OF SERVICES

MANAGEMENT SERVICES

Management services will be provided for a fixed annual fee.

See Exhibits "A" and "B"

Reimbursable expenses such as copies, postage, courier services, printing, and binding will be billed on a monthly basis. Management fees are invoiced at the beginning of each month and due within 30 days of the invoice date. Subsequent management fees will be established based upon the adoption of the annual operating budget, which will be adjusted to reflect ongoing levels of service.



EXHIBIT “A” – DISTRICT MANAGEMENT FEE SCHEDULE

GMS Services Descriptions	FY '27 GMS Fees
Management, Administrative, Financial and Revenue Collection, and Accounting Services: - Annual Fee paid in equal monthly payments (plus, reimbursable expenses) - Our Agreement contemplates up to 12 meetings per year up to 3 hours in duration	\$66,000
Annual Assessment Administration: (Beginning with the first assessment to individual unit owners, direct assessment, or utilizing tax collector)	\$5,000
Dissemination Agent Services: \$2,500 Annual Fee for 1st Bond Issuance (\$2,500 for each additional series of Bonds)	\$0
Information Technology Fees & Annual Website Maintenance: Annual Fee paid in equal monthly payments (Does not include the cost of the creation of an ADA-compliant website, if applicable. No overage fees due to the number of pages stored by GMS.)	\$3,500
The GMS Proposal For The Fiscal Year '27 Budget Presented To The The Lake St. Charles Community Development District	\$74,500

EXHIBIT “A” – AMENITY MANAGEMENT FEE SCHEDULE

GMS Services Descriptions	FY '27 GMS Fees
Full-Time Amenity Management Services: • Annual Fee paid in equal monthly payments (plus, reimbursable expenses) • Dedicated, on-site full-time Amenity Manager five days a week, so residents and the Board always have a single point of contact for the amenity center • Owns the day-to-day: recruits, hires, trains, and supervises clubhouse and facilities staff • Builds and runs the lifestyle programming calendar (events, activities, communications to residents) • Enforces District rules and monitors amenity access (barcode passes, security cameras) to protect the asset and limit the District's liability exposure • Maintains incident, inspection, and usage records, and feeds budget input directly to the Board each cycle Part-Time Amenity Management Services: • Annual Fee paid in equal monthly payments (plus, reimbursable expenses) • This position is a part-time on-site position. • 3 Days per Week • 8 Hours per Day • Schedule varies based on the needs of the Community at the direction of the Amenity Manager or District Manager. Seasonal Amenity Management Attendant Services: • This position is a part-time seasonal on-site position. • 11 Weeks a Year • 70 Hours per Week • Schedule varies based on the needs of the Community at the direction of the Amenity Manager or District Manager.	\$149,353
Field Operations Management Services: • Monthly fee paid in equal monthly payments • Monthly on-site inspections and vendor Coordination • Two (2) Visits per Month on average	\$22,000
The GMS Proposal For The Fiscal Year '27 Budget Presented To The The Lake St. Charles Community Development District	\$171,353

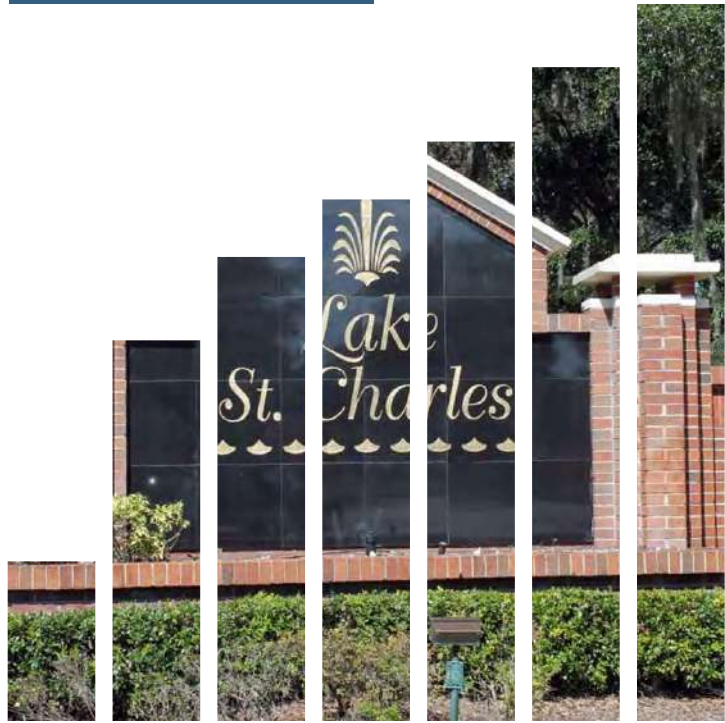
EXHIBIT “B” – MISCELLANEOUS FEES SCHEDULE

Item	Cost
Agenda Package Hardcopy (if Applicable)	\$2.50 per regular Agenda Mtg.
Copy	\$0.15 / black and white page
Binders, Envelopes, Storage Boxes, and other Office Supplies	Actual Cost
USPS / FedEx / UPS / Conference Calls	Actual Cost
Offsite Physical Records Storage and Archival	\$50.00/Month
Extended or Extra Board Meetings Any extra meeting(s) or meeting duration exceeding a three-hour duration may be charged a meeting overage fee rounded up to the nearest full hour.	\$2,000/Meeting \$ 250/Hour
Additional Services Available:	Cost
Other Services ** - New Bond Issuance Cost (per bond issue) - Refinance Bond Issuance Cost (per bond issue) - Debt Service Assessment Methodology Preparation - SERC Preparation & Assistance with Petition - Prepaid Estoppel Letter - One Lot - Prepaid Estoppel Letter - Multiple Lots - Prepaid Estoppel Letter - Partial Payoffs - Annual Construction Accounting Fee (while active) - Request For Proposal Scope Preparation Documents (per RFP request - Landscaping, Irrigation, Aquatic, etc.)	\$ 25,000 \$ 15,000 \$ 20,000 \$ 5,000 \$ 100 \$ 250 \$ 500 \$ 5,000 \$ 3,500
Other Requested Administrative Services As Requested By Bondholders, Dissemination Agent, District Counsel, or Boards of Supervisors - District Manager - District Accountant - District Administration - Field Operations Manager	\$ 175/Hour \$ 125/Hour \$ 80/Hour \$ 85/Hour
Facility Maintenance and Repair Services. GMS has a comprehensive on-site and insured maintenance service for small to medium-size projects which can be provided at the direction of the District Board Of Supervisors and/or the District Manager	\$55.00/Hour + Expenses

Miscellaneous fees are reviewed annually by GMS. An itemization of all miscellaneous fees and units consumed is included in the monthly invoice and presented to the Board of Supervisors for approval as part of the agenda packages. GMS strives to work with the District to minimize reimbursable expenses by utilizing electronic agendas and similar approaches. Any additional insurance requirements will be treated as reimbursable expenses and invoiced to the District annually.

TO THE BOARD OF SUPERVISORS OF THE

The Lake St. Charles CDD



THANK

YOU



SERVING
FLORIDA'S
COMMUNITIES



Address:
4530 Eagle Falls Place
Tampa, FL 33619



Direct Phone Line:
(865) 603-5101



Darrin Mossing, GMS President:
DMOSSING@GMSTNN.COM

Tab 3

NOTICE OF REQUEST FOR QUALIFICATIONS (“RFQ”) FOR ENGINEERING SERVICES FOR LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

Lake St. Charles Community Development District (“**District**”), located in Hillsborough County, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services as well as engineering services on an ongoing basis and for the design and construction administration associated with the District’s capital improvement plan. The District may select one or more engineering firms to provide engineering services on an ongoing basis.

Any firm or individual (“**Applicant**”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“**Qualification Statement**”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Hillsborough County, Florida; e) the geographic location of the Applicant’s headquarters and offices; f) the current and projected workloads of the Applicant. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, Florida Statutes (“**CCNA**”). **All Applicants must submit one (1) electronic copy of Standard Form No. 330 and Qualification Statement by 5:00 p.m. on [REDACTED], 2026, to the District Manager, [REDACTED], at [REDACTED] with a copy to [REDACTED] (“District Manager’s Office”).** It is anticipated that proposals will be evaluated at the regular meeting of the District’s Board of Supervisors (“**Board**”) on [REDACTED], 2026, at the **Lake St. Charles Clubhouse, 6801 Colonial Lake Drive, Riverview, Florida 33578**. Please note that all Applicants should plan to attend the Board meeting on [REDACTED], 2026, to present their proposals to the Board and participate in a question and answer session. Any and all questions relative to this project shall be directed in writing by e-mail only to the District Manager at [REDACTED] with a copy to District Counsel, Savannah Hancock, Esq., at savannah@cddlawyers.com.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager’s Office, and the highest-ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest-ranked Applicant, negotiations will cease and begin with the next-highest-ranked Applicant, and if those negotiations are unsuccessful, will continue to the third-highest-ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager’s Office, must be filed in writing with the District Manager’s Office, c/o [REDACTED], with an electronic copy to [REDACTED], within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid

Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a reasonable surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000).

District Manager

Publish on _____ (must be published at least 14 days prior to submittal deadline)

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
DISTRICT ENGINEER REQUEST FOR QUALIFICATIONS
COMPETITIVE SELECTION CRITERIA**

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation of respondent; etc.

3) Geographic Location (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

Tab 4

August 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

- **Brandon Business Machines completed the scheduled preventative maintenance on August 5, 2026.**
- **Alvarez Plumbing replaced three faulty control modules on three automatic faucets. One faucet will need to be replaced due to a faulty sensor and other issues with the faucet.**
- **Scheduled replacement of the faucet in the women's restroom; awaiting delivery of the replacement part.**
- **Cintas Fire completed the scheduled fire extinguisher maintenance on August 6, 2026.**
- **Contacted Solitude to assess the fountain on Colonial Lake Drive. The fountain was repaired.**
- **Contacted Zebra Pools to assess the non-functioning spa jets.**
- **Met with the Wahoo Pools vendor regarding the installation of the spa jet eyes. Approximately three jets are currently not producing bubbles. The current pool vendor will be contacted to assess the issue.**
- **Replaced a broken pool deck drain.**
- **Installed two new signs at the basketball court outlining items and activities that are not permitted on the court.**
- **Jayman Enterprise completed soft power washing of the playground.**
- **Met with DCSI regarding the tennis court access card reader, which was damaged during a storm. The access card reader has been repaired.**
- **DCSI ordered a replacement part for the playground restroom access card reader, which was damaged during the storm. The restroom will remain locked until the reader is repaired. Replacement part pending as of 8/21/2026.**
- **Cleared leaves from the trail using a leaf blower.**
- **Trimmed foliage encroaching on the trail to improve clearance and accessibility.**
- **Replaced the HVAC filters in the clubhouse main room and office.**

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

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

Lake St. Charles Community Development District

2026 Clubhouse Monthly Status Report

Activity	January	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	1					15
Cancelled Clubhouse Rentals	0	0	0	0	0	1	0	0					1
Resident Access Cards	8	4	9	18	10	7	8	7					71
Renter Access Cards	2	2	7	8	7	3	0	2					31
Guest Access Cards	0	0	0	0	0	0	1	0					1
Memorial Brick Engraving	0	0	0	0	0	0	0	0					0
Parking Stickers	6	3	20	5	0	2	7	4					47
Notary Services	3	1	3	9	1	2	2	4					25
Online Purchases	0	0	0	0	0	0	0	0					0
Monthly Total	21	14	44	42	24	20	24	20	0	0	0	0	209



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 Submitted 3 Bids for September 2 nd meeting	Pending Board Approval July 1 st meeting (Tabled) Submitted for approval for the Aug 5 th meeting Tabled	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	Villa's	LMP	Completed
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	Gathering vendors	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	County Repaired	TBD
6/3/2026	Review of Dumpster Service and Potential Service Reduction, if Warranted	Gathering information	Requested account information	Pending	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	COMPLETED 8/4/2026
6/30/2026	Fence located on Krycal along the villa's	Scheduled an assessment with Danielle Fence Outdoor Living	Submitted an estimate on 7/1/2026	Board Approved Danielle Fence & Outdoor Living estimate Approved at August 5 th meeting	Pending Vendor return of agreement
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 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 TABLED	TBD
7/1/2026	Cul-de-sac Follow up with LMP on	Emailed LMP 7/8/2026 Waiting on response	LMP will submit a proposal for the area of the Canon Dr. cul-de-sac	Pending Board Approval Aug 5 th meeting	Board declined approval for improvements

	recommendations for improvements				
7/1/2026	Pressure wash playground equipment,	Contact Jayman Enterprises	Received estimate from Jayman Enterprises	Scheduled	Completed
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. Will replace the 3 motors	Estimate submitted to the chair for approval 7/27/26	Completed 8/7/2026
8/10/2026	Women's bathroom faucet non-functions	Contacted Alvarez Plumbing & Air Conditioning	Will assess the issue on 8/10/26. Will replace the Faucet	Estimate submitted to the chair for approval 8/10/20206	Pending Part pending delivery

Tab 5



Proposal

Proposal No.: 411039

Proposed Date: 07/28/26

PROPERTY:	FOR:
Lake St Charles CDD Tiffany Judd 6801 Colonial Lake Drive Riverview, FL 33578	Controller at Jamestown Manor

Replace controller struck by lightning, this controller is inside the wall on Jamestown Manor by round a bout.

ITEM	QTY	UOM	TOTAL
Controller Replacement			
Lateral Components			\$2,114.67
Irrigation Tech Labor	2.50	HR	
Weathermatic Controller SmartLine Indoor/ Outdoor 4 Station Modular Base Unit	1.00	EA	
Weathermatic Smartline Zone Expansion Module 4 Station for SL1600 Controller	2.00	EA	
Weathermatic Weather Sensor Wireless	1.00	EA	
Fuel Surcharge 5%			\$105.63
Fuel Surcharge	1.00	EA	
Total:			\$2,220.30

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

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

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

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

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

_____ Signature (Owner/Property Manager)	_____ Date
--	----------------------

_____ Printed Name (Owner/Property Manager)	7/28/2026
_____ Signature - Representative	_____ Date



Proposal

Proposal No.: 411283

Proposed Date: 07/29/26

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

Pump control box for irrigation well was damaged due to lightning strike. This proposal is to replace the pump control box, an Ice Cube Relay switch, and to cap the pressure switch as this is a "Relay" system now.

ITEM	QTY	UOM	TOTAL
Pump Repair			
Pump Repair			\$1,905.00
5 HP Deluxe 230v 1PH	1.00	EA	
Misc Fittings	1.00	EA	
Installation	3.00	HR	
Total:			\$1,905.00

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

7/29/2026

Signature - Representative

Date



Proposal

Proposal No.: 411105

Proposed Date: 07/29/26

PROPERTY:	FOR:
Lake St Charles CDD Tiffany Judd 6801 Colonial Lake Drive Riverview, FL 33578	Cannon Round a bout

This proposal is for the replanting of the Round a bout on Cannon, this island has no irrigation and is reliant on rain. Therefore we can not warranty any plant or turf loss

Keeping the shapes of the current beds, keeping the Coontie palms & the Agave. This island currently has around 2-3 varieties of grass trying to grow, strip out the turf & go in with Bahia in the worse looking areas

On the sides of the Coontie install Society Garlic & in the tip fill it in with Blanket Flower giving the front of the island a small pop of color. In the back "Kidney" shape bed fill it in with Muhly grass

And install fresh new mulch.



ITEM	QTY	UOM	TOTAL
Cannon Round a bout			
Site Prep			\$780.00
Bed Prep - Plant, Sod, Debris Removal	12.00	HR	
Landscape Material			\$2,545.40
Society Garlic, 01 gallon - 01G	24.00	01g	
Muhly Grass, 01 gallon - 01G	65.00	01g	
Blanket Flower, 01 gallon - 01G	29.00	01g	
Bahia, 01 Square Foot - 01SF	800.00	01SF	
Mulch			\$848.24
Pine Bark, 03CF bag - 03CF	45.00	03CF	
Fuel Surcharge 5.0%			\$208.68
Fuel Surcharge	1.00	EA	
Total:			\$4,382.32

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

7/29/2026

Signature - Representative

Date

Tab 6



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

Alvarez Plumbing and Air Conditioning
1623 S 51st Street, Tampa, Florida 33619

(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

**ESTIMATE
269750978**

**ESTIMATE DATE
Jul 27, 2026**

JOB ADDRESS

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

Job: 88107

ESTIMATE DETAILS

Sloan Faucet Repairs : Three automatic Sloan faucets in the women's restroom are experiencing issues: one faucet does not shut off, and two do not activate as expected. Diagnostic efforts identified faulty control modules as the likely cause.

We recommend replacing the control modules in the affected faucets to restore proper function and ensure consistency. Benefits of replacement include improved reliability, better water management, and enhanced user experience.

Please confirm whether a community shutdown will be required prior to scheduling completion of this scope of work.

POTENTIAL SAVINGS	\$277.50
SUB-TOTAL	\$2,775.00
TOTAL	\$2,775.00
EST. FINANCING	\$34.69

SYNCHRONY FINANCING AVAILABLE - Ask about our easy application and fast funding solutions.

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. By signing or otherwise accepting, I confirm that I am the owner or authorized representative of the property, have read and agree to the attached Terms & Conditions, and authorize Alvarez Plumbing & Air Conditioning to perform the work described. I understand this is a good-faith estimate based on known conditions and that the final price may change if unforeseen conditions, material increases, or additional labor are required. I agree to pay all amounts due for work performed.

- This estimate is valid for thirty (30) days from the date issued.
- A 50% deposit is required prior to scheduling.

Sign here

A handwritten signature in black ink, appearing to be "J. E. Hall", written over a horizontal line.

Date

8/5/24



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

Plumbing #CFC019219 / Air Conditioning #CAC1827953

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.

Tab 7

RESOLUTION 2026-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT SETTING THE AMENDED ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board of Supervisors desires to adopt an amended annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 amended annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 2nd day of September 2026.

ATTEST:

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Amended Annual Meeting Schedule

EXHIBIT A:
LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors (“**Board**”) of the Lake St. Charles Community Development District (“**District**”) will hold their regular meetings for Fiscal Year 2027 at 6801 Colonial Lake Dr. Riverview, FL 33578, at 5:00 p.m. on the following dates, unless otherwise indicated as follows:

October 20, 2026
November 17, 2026
December 15, 2026
January 19, 2027
February 16, 2027
March 16, 2027
April 20, 2027
May 18, 2027
June 15, 2027
July 20, 2027
August 17, 2027
September 21, 2027

In accordance with sections 119.071(3)(a) and 286.0113(1), *Florida Statutes*, the District will hold a closed session as it relates to District’s security system plan. The closed session is expected to last approximately thirty (30) minutes but may end earlier or extend longer, depending upon the needs of the District. Immediately following the closed session, the Board will resume the regular meeting to discuss any business which may come before the Board.

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578; Phone: (813) 533-2950 (“**District Manager’s Office**”).

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (813) 533-2950 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

District Manager

Tab 8



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 9



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**

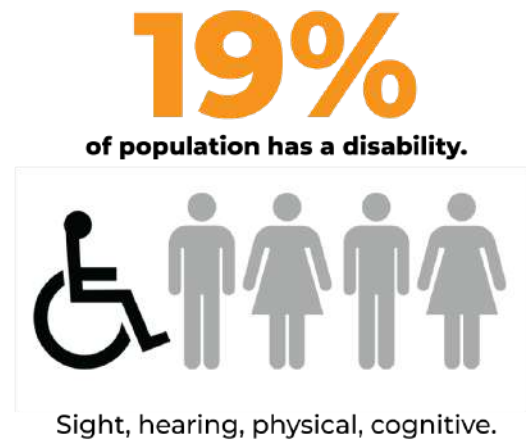
Compliance Criteria

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 10



Proposal

Proposal No.: 403002

Proposed Date: 06/05/26

PROPERTY:	FOR:
Lake St Charles CDD Tiffany Judd 6801 Colonial Lake Drive Riverview, FL 33578	301 Median Pump Repair

This proposal is for the repair of above ground components of the pump in the 1st Median at 301 & Lake St Charles.

This is to get the pump operational to determine if in-ground pump & motor will need additional repairs.

ITEM	QTY	UOM	TOTAL
Irrigation Renovation			
Pump Repair			\$1,705.00
5 HP Deluxe Control Box 230v 1PH	1.00	EA	
Hunter PSR- 52 Start Relay	1.00	EA	
Misc Fittings	1.00	EA	
Installation	2.00	HR	
Total:			\$1,705.00

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

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

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

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

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

John Marshall
John Marshall (Aug 7, 2026 11:21:40 EDT)

Signature (Owner/Property Manager)

Date

John Hines Marshall

Printed Name (Owner/Property Manager)

Signature - Representative

Date

LSC.301.403002

Final Audit Report

2026-08-07

Created:	2026-08-07
By:	wesley elias (welias@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6mEhbUvCdKkqiqUePYgraik9WTrRH8i

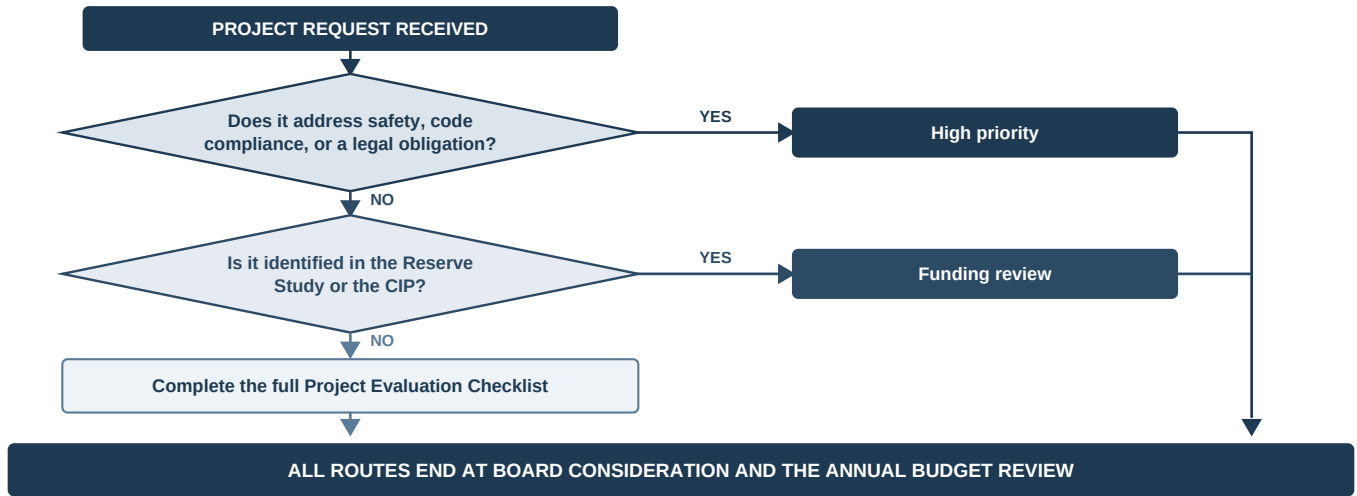
"LSC.301.403002" History

-  Document created by wesley elias (welias@rizzetta.com)
2026-08-07 - 2:59:46 PM GMT
-  Document emailed to John Marshall (jmarshall@lakestcharles.org) for signature
2026-08-07 - 2:59:50 PM GMT
-  Email viewed by John Marshall (jmarshall@lakestcharles.org)
2026-08-07 - 3:21:02 PM GMT
-  Document e-signed by John Marshall (jmarshall@lakestcharles.org)
Signature Date: 2026-08-07 - 3:21:40 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Agreement completed.
2026-08-07 - 3:21:40 PM GMT

Tab 11

Project Evaluation Criteria

A consistent framework for evaluating capital improvements, major repairs, and new amenity requests, balancing community needs, long term asset stewardship, and fiscal responsibility.



PROJECT EVALUATION CHECKLIST

Project: _____ Date: _____

☐ **1. Public Safety**

Does it address a safety concern, code requirement, or legal obligation?

☐ **2. Asset Preservation**

Will it extend the useful life of a District asset, or prevent more costly repairs later?

☐ **3. Reserve Study and Capital Improvement Plan**

Is it in the Reserve Study or CIP? If not, should it be added for future planning?

☐ **4. Community Benefit**

How many residents benefit? Is the benefit District wide, or a smaller user group?

☐ **5. Financial Impact**

☐ Initial cost _____ ☐ Annual operating _____
☐ Long term maint. _____ ☐ Replacement cost _____

☐ **6. Funding Source**

☐ Operating Budget ☐ Capital Reserve ☐ Grant
☐ Additional Revenue ☐ Other

☐ **7. Estimated Total Cost and Funding Year**

☐ Estimated total _____ ☐ Funding year _____

☐ **8. Alternatives Considered**

Have less expensive or phased alternatives been evaluated?

☐ **9. Timing**

☐ Immediate ☐ Within 1 year ☐ 2 to 5 years ☐ Longer term

☐ **10. Effect on Assessments**

☐ Would require an increase ☐ Fundable from existing resources ☐ Defer pending funding

☐ **11. Staff Recommendation**

BOARD ACTION

☐ Approve ☐ Include in CIP ☐ Phase project
☐ Defer ☐ Request more information ☐ Other

Board action date: _____ Motion by: _____

Draft for Board discussion. Completed forms become part of the project record and are public records of the District.

Tab 12

BUDGET OVERSIGHT ITEMS

Lake St. Charles CDD | Proposed for September 2026 Board consideration

Submitted by Supervisor Virginia "Ginny" Gianakos. Requested action: direct District Counsel and the District Manager to prepare a draft procedure addressing the items below, for Board consideration.

A. LEGAL SERVICES AUTHORIZATION AND REPORTING

Background.

The Board previously adopted a threshold requiring Board approval before legal fees above \$1,000 are incurred. That action was taken under an engagement with a prior law firm. **Exact wording to be confirmed from the minutes and quoted rather than paraphrased.**

A Board authorization rule binds the District's own staff and Board members regardless of which firm serves as counsel. What does not carry forward automatically is the obligation on the counsel side. Unless the current engagement letter states who may direct counsel and open matters, the only party who can actually stop the clock has no instruction to do so.

Legal expenditures reached \$72,072 through June 30 against a \$50,000 budget. Much of that reflects transition work now largely concluded. This item is intended to give the Board visibility and control going forward, applied prospectively, and is not directed at any individual or firm.

Proposed procedure.

- 1. Conform the engagement letter.** Direct that District Counsel's engagement letter state who is authorized to direct counsel and open new matters. This is the central item. Every other measure relies on staff policing themselves. This one places the constraint on the party issuing the invoice, and it is a two-party document between the Board and its counsel, requiring no contract negotiation with the District Manager.
- 2. Define routine work.** Agenda and resolution review, meeting attendance, standard contract review, and general public records and Sunshine questions. Establish one annual not-to-exceed amount for the routine category as a whole, reported monthly against it. Without this, the procedure will be described as impractical, and fairly so.
- 3. Board authorization before a new matter is opened.** Any work outside the routine definition requires a Board vote before the matter is opened. This applies to all parties, including individual supervisors.
- 4. Itemized invoicing by matter, with an Authorized by column.** Counsel bills by matter number with task detail. Each matter shows the date and meeting at which the Board authorized it. Any matter that cannot name an authorizing vote becomes visible immediately, without anyone needing to raise it as an allegation. Counsel to propose the matter definition and numbering convention.
- 5. Monthly legal report** as a standing item on the District Manager's report: by matter, budget to actual, year to date, with the routine category shown separately so recurring costs can be budgeted from a real number. Matters defended by the insurance carrier listed for awareness at no cost to the District.
- 6. Chair emergency exception.** The Chair may authorize up to \$2,500 when waiting for a meeting would prejudice the District, acting alone, with ratification at the next public meeting. Counsel may also complete work required to meet a court or statutory deadline falling before the next meeting, and reports it.
- 7. Application.** Effective prospectively from adoption. Nothing limits District Counsel from advising the Board during a public meeting, or any supervisor from placing an item on an agenda. The Board reviews the procedure after two quarters and adjusts.

Longer term options, not part of this request.

Amend the management agreement at renewal. Add a provision that the District Manager shall not initiate legal matters or incur legal expense on the District's behalf absent Board authorization. Slowest path and the most durable. Appropriate at the next renewal rather than now.

Competitive selection of District Counsel. Legal services are not covered by the Consultants' Competitive Negotiation Act, so a request for qualifications is a Board policy choice rather than a statutory requirement. Renegotiating the current engagement is the faster and less disruptive step. If the Board later wishes to test the market, that belongs on its own agenda item with its own discussion, not folded into this one.

B. FISCAL IMPACT STATEMENT ON ACTION ITEMS

Requested action. That every agenda item requiring an expenditure, including not-to-exceed authorizations, carry a short fiscal impact statement in the agenda packet, stated aloud by the District Manager before the vote:

1. Budget line number and name.
2. Adopted budget for that line.
3. Expended to date, with percentage of budget used.
4. Remaining balance.
5. Effect of the proposed action on that remaining balance.
6. Funding source identified if the line would be insufficient.

Why. The Board recently approved a not-to-exceed amount for email administration without any reference to the budget line or its remaining balance. Authorizing expenditures without that context risks committing funds beyond an appropriation and correcting it by amendment afterward. The figures already exist in the monthly Statement of Revenues and Expenditures, so this adds no work beyond carrying them onto the agenda item.

C. OUTSTANDING QUESTIONS FOR STAFF

Items awaiting a written response. Listed here so they are tracked rather than raised repeatedly from the dais.

Item	Question
Crosspointe monuments	Confirm the scope of monument work under the existing contract. If the contract covers all District monuments, identify what the additional charge covers and why it falls outside that scope. Provide the contract, the scope of work, and the invoice.
Legal invoices, FY2026	Provide the FY2026 legal invoices itemized by matter, so recurring general counsel work can be separated from one-time transition, records recovery and code compliance matters. Redactions for attorney work product are expected and understood.
Six added budget lines	Workers Compensation, Accounting Services, Administrative Services, Financial and Revenue Collections, Assessment Roll, and District Management. Are these additional expenditures, or a reallocation of amounts already contained in the proposed budget?
Maintenance Technician	Which budget line funds the position at five days per week, four hours per day, at \$19 per hour? Is the technician a District employee or contracted staff billed through the amenity agreement?
Assessment collection rate	What collection rate does the net available figure assume, and does it account for early payment discounts and Tax Collector fees?
Lake Buoy Monitoring, line 72	Confirm whether the FY25/26 LG Sonic invoice remains outstanding, and whether two annual billings could fall within a single fiscal year.
Technology and website	Identify every line covering website hosting and ADA compliance, email administration, Microsoft 365 licensing and account administration, and third-party IT support. Confirm where the recent email transition and account recovery costs were charged, and whether any of this work sits inside the management agreement rather than being billed separately.
Street lights, lines 60 and 61	Establish a separate street light line for FY2026/2027, as recommended by staff, and confirm the split between the two lines is based on actual metering.

NOTE ON SEQUENCE

The monthly legal reporting element rides along with the FY2026/2027 budget motion. The remainder of this procedure is offered for the September agenda so that District Counsel and the District Manager have time to prepare a draft, and so that the procedural questions are answered by the parties best positioned to answer them.

Two procedural questions for District Counsel when this item is drafted: whether the procedure should be adopted as a resolution, a Board policy, or an amendment to the District's rules of procedure; and whether any portion requires notice or rulemaking under Chapter 190 or Chapter 120.

Tab 13

**LICENSE AGREEMENT REGARDING THE USE OF CERTAIN DISTRICT
PROPERTY
(Food Truck Events)**

THIS LICENSE AGREEMENT (the “Agreement”) is made effective this 1st day of April 2026, by and between:

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Hillsborough County, Florida with a mailing address of 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District”), and

LAKE ST. CHARLES MASTER ASSOCIATION INC., a Florida not for profit corporation, with a mailing address of 1463 Oakfield Drive, Suite 127, Brandon, Florida 33511 (the “Licensee”, together with the District, the “Parties”).

RECITALS

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

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

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

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

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

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

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

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

- A. Licensee's access is strictly limited to the License Area, as set forth in **Exhibit A**, and the parking lot(s) serving such facilities only, and Licensee shall not access any other District property without prior written authorization from the District Manager. Use of the License Area is limited to the date, time, and uses specified herein and no other – this License is for operation of a community event hosted for the benefit of residents of the Lake St. Charles community. The District reserves all rights and privileges in and to the District's property, including the License Area. This License for the License Area is granted to Licensee in its "as is" condition and without any warranty or representation, express or implied.
- B. Licensee shall coordinate the date and time of each Event with the District Manager or his or her designee. Licensee must submit details to the District at least thirty (30) days in advance. The District shall approve or deny each Event in writing and such approval shall not be unreasonably withheld by the District. The District will evaluate each proposed Event on a case-by-case basis and may impose additional requirements or restrictions in its sole discretion. The Licensee may not host any Event unless first approved by the District in writing.
- C. The Parties acknowledge that weather conditions may affect the use of the License Area at any given time. The District shall have the right, but not the obligation, to temporarily close the License Area on any given day due to inclement weather, including, but not limited to, rain, hail, lightning, and strong winds. Licensee shall abide by the decision of the District as to the closure of the License Area and acknowledges that no refund, credit, or compensation of any kind shall be due to Licensee in the event of such closure. Licensee shall be solely responsible for the safety of its employees, guests, invitees, agents, or participants during such times and for making alternative arrangements in the event of weather-related closure.
- D. This License does not guarantee exclusive use of the License Area. Licensee's use of the License Area shall be contemporaneous with the use of the District's facilities by patrons of the District, and Licensee's use shall not interfere with the operation of the District's facilities as a public improvement except as set forth herein.
- E. Licensee shall be solely responsible for all preparations necessary for the Event to be held on the License Area. The District and the Licensee agree that all food, beverages, entertainment, security, parking, traffic control, crowd control, capacity determinations, compliance with applicable fire codes and occupancy limits, and personnel necessary for the Event shall be the sole responsibility of Licensee. Licensee understands and agrees that serving, selling, or consumption of alcoholic beverages during the Event is strictly prohibited. Licensee shall obtain all necessary permits, licenses, and approvals required for the Event, including but not limited to any permits required for food service, temporary structures, or amplified sound, and shall provide copies of such permits to the District at least forty-eight (48) hours prior to the Event.

- F.** Proper non-permanent signage regarding parking and other information may be used during the term of this License only. Said property shall be restored to the same or better condition after completion of the Event.
- G.** Licensee's use of the License Area shall be subject to the policies and regulations of the District and Licensee acknowledges receipt of all such policies and rules and agrees it will be responsible for ensuring compliance with such rules and policies by all users under this Agreement. Among other requirements, the following are prohibited on the License Area:
- i. Alcohol
 - ii. Smoking and vaping
 - iii. Vehicles (other than in designated parking spaces)
 - iv. Fireworks and open flames
 - v. Profanity, horseplay, and littering
- H.** The grant of this License is further conditioned on Licensee's compliance at all times with applicable laws, statutes, ordinances, codes, rules, regulations, and requirements of federal, state, county, city and municipal government, and any and all of their departments and bureaus, and all applicable permits and approvals, including but not limited to, health department requirements, ADA requirements, fire code and other laws (the "Laws"). It is Licensee's sole responsibility to know, understand and follow such Laws. Licensee shall indemnify and hold the District harmless from any fines, penalties, or liabilities arising from Licensee's failure to comply with any Laws.
- I.** The District shall not be responsible for the personal safety of Licensee's invitees, participants, or other persons on District property pursuant to this Agreement, except to the limited extent provided for in the normal operation of the District's facilities. Licensee acknowledges and accepts that the District shall not be responsible for personal injury, death, loss or damage to personal property, vehicles, equipment stored on site, or any other losses or damages of any kind incurred by Licensee or its invitees, agents, employees, contractors, or participants. Licensee assumes all risk of injury, death, or property damage arising from use of the License Area.
- J.** Licensee agrees to ensure that District property, including the License Area, is not damaged or injured and agrees to assume full responsibility and liability for any damage to District property caused by the use of the License Area by its vendors, contractors, subcontractors, employees, agents, representatives, invitees or attendees during the preparations for, the conducting of, and the cleaning after the Event.
- i. **Repair.** Licensee agrees to maintain, restore, and repair, or cause to be maintained, restored or repaired, at Licensee's sole cost and expense, any District property which is damaged, destroyed, or otherwise

impaired by Licensee's employees, vendors, contractors, subcontractors, agents, representatives, invitees or attendees, incurred during, or as a result of, the preparations for, the conduct of, or the cleaning after the Event. All such repairs shall be completed within fourteen (14) days of notice from the District, or such shorter period as the District may reasonably require based on the nature of the damage.

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

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

K. Licensee shall require any vendors or subcontractors operating on the License Area to complete the forms attached hereto in **Exhibit B**. Licensee shall provide such forms to the District at least forty-eight (48) hours prior to the Event.

4. **SUSPENSION, REVOCATION AND TERMINATION.** The District and Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended, terminated or revoked immediately, with cause, by either party upon written notice. The Parties may terminate the License without cause with sixty (60) days written notice to the other party. In the event this License is revoked or terminated pursuant to its terms, Licensee must expeditiously remove any items from the License Area. No further payments will be due after termination or revocation of this License. Licensee shall not be entitled to any payment of damages for termination or revocation whatsoever by the District – this grant of License is a mere privilege and not a right. The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every

provision. No waiver of any breach shall be held to constitute a waiver of any other or subsequent breach.

5. INSURANCE AND INDEMNITY.

- A.** Licensee shall acquire and maintain, and shall require any vendors or subcontractors operating on the License Area to acquire and maintain, general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its employees, agents, participants, guests or invitees, including without limitation any person entering District property pursuant to this Agreement. The insurance coverage shall additionally include a minimum of \$100,000 damage to rented premises coverage. The District and its supervisors, officers, employees, staff, and consultants shall be named as additional insured parties on such policy. Licensee shall provide continuous proof of such insurance coverage to the District. A certificate of insurance reflecting such amounts and insureds shall be provided to the District at the time of execution of this Agreement.
- B.** Licensee hereby agrees to defend, indemnify and hold the District harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (including, without limitation, costs and reasonable attorneys' fees for the District's legal counsel of choice, whether at trial or on appeal), arising from personal injury, death, or property damage resulting in any manner whatsoever from use of the License by Licensee, its employees, agents, participants, guests or invitees. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute. The provisions of this Paragraph shall survive suspension or revocation of the License or termination of this Agreement.

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

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

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

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

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

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

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

**RELATING TO THIS CONTRACT, CONTACT THE
PUBLIC RECORDS CUSTODIAN AT 3434 COLWELL
AVENUE, SUITE 200, TAMPA, FLORIDA 33614,
SDELUNA@RIZZETTA.COM, OR (813) 533-2950.**

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

[signatures on following page]

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

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

John Marshall

John Marshall (Jun 4, 2026 15:43:35 EDT)

Chair/Vice Chair, Board of Supervisors

**LAKE ST. CHARLES
MASTER ASSOCIATION INC.**

Stephanie Hinson

By: Stephanie Hinson

Its: Vice President

Exhibit A: License Area

Exhibit B: Vendor Agreement for Community Events

Exhibit A
License Area



Exhibit B
Vendor Agreement for Community Events

[To begin on the following page.]

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

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

TO BE COMPLETED BY DISTRICT STAFF:

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

☐ A recurring Event on the following dates: _____

☐ A single Event on the following date: _____

LOCATION: The Event will be held at: _____

One unit of Vendor space consists of a _____ area.

VENDOR INFORMATION:

Business Name: _____

Contact Person Name: _____

Business Address: _____

Telephone #: _____ Mobile #: _____

Email Address: _____

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

☐ State of Florida Business Certificate # _____

☐ Hillsborough County Local Business Tax # _____

☐ Food Handling Permit # _____

☐ Food Establishment Permit # _____

☐ Mobile Food Permit # _____

☐ Mobile Food Dispensing Vehicle License # _____

☐ Agricultural Dealer's License # _____

☐ Other License or Permit _____

(please list all that apply) _____

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

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

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

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

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

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

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

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

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

VENDOR: _____

Signature _____
Print Name: _____
Authorized Representative
Date: _____

Signature: _____
Print Name: _____
Title: _____
Date: _____

EXHIBIT 'A'
RULES AND REGULATIONS

LICENSES/PERMITS/TAXES:

Initial _____

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

VENDOR RESPONSIBILITIES:

Initial _____

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

PERMITTED PRODUCT LINES:

Initial _____

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

FOR ADDITIONAL INFORMATION CONTACT:

Wesley Elias, CDD Representative
Lake St. Charles Community Development District
Phone: (813) 671-8339; Email: welias@rizzetta.com__

**LICENSE AGREEMENT REGARDING THE USE OF CERTAIN DISTRICT
PROPERTY
(Community Events)**

THIS LICENSE AGREEMENT (the “Agreement”) is made effective this 1st day of April 2026,
by and between:

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Hillsborough County, Florida with a mailing address of 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District”), and

LAKE ST. CHARLES MASTER ASSOCIATION INC., a Florida not for profit corporation, with a mailing address of 1463 Oakfield Drive, Suite 127, Brandon, Florida 33511 (the “Licensee”, together with the District, the “Parties”).

RECITALS

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

WHEREAS, the District owns and maintains public improvement facilities, including facilities for recreational use (the “Amenities”); and

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

WHEREAS, the District agrees that the Licensee may use the Amenities to host certain events for residents and authorized users within the Lake. St. Charles community, subject to the terms set forth herein (the “Events” and each individually, an “Event”); and

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

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

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

2. GRANT OF LICENSE. The District hereby grants to Licensee a nonexclusive license to use the Amenities to host Events which are authorized by the District, in accordance with the terms and conditions contained herein and in the exhibits hereto (the “License”). As consideration for said use of the Amenities, Licensee agrees to the following conditions:

- A.** For each proposed Event, the Licensee shall submit details to the District at least thirty (30) days in advance. The District shall approve or deny each event in writing and such approval shall not be unreasonably withheld by the District. The District will evaluate each proposed Event on a case-by-case basis and may impose additional requirements or restrictions in its discretion. The Licensee may not host any Event unless first approved by the District in writing.
- B.** Use of the Amenities for Events is limited to the date, time, and uses specified by the District and no other – this License is for operation of community events hosted for the benefit of residents of the Lake St. Charles community. The District reserves all rights and privileges in and to the District’s property, including the Amenities. This License for the Amenities is granted to Licensee in its “as is” condition and without any warranty or representation, express or implied.
- C.** The Parties acknowledge that weather conditions may affect the use of the Amenities at any given time. The District shall have the right, but not the obligation, to temporarily close the Amenities on any given day due to inclement weather, including, but not limited to, rain, hail, lightning, and strong winds. Licensee shall abide by the decision of the District as to the closure of the Amenities and acknowledges that no refund, credit, or compensation of any kind shall be due to Licensee in the event of such closure. Licensee shall be solely responsible for the safety of its employees, guests, invitees, agents, or participants during such times and for making alternative arrangements in the event of weather-related closure.
- D.** This License does not guarantee exclusive use of the Amenities. Licensee’s use of the Amenities shall be contemporaneous with the use of the District’s facilities by patrons of the District, and Licensee’s use shall not interfere with the operation of the District’s facilities as a public improvement except as set forth herein.
- E.** Licensee shall be solely responsible for all preparations necessary for the Events to be held at the Amenities. The District and the Licensee agree that all food, beverages, entertainment, security, parking, traffic control, crowd control, capacity determinations, compliance with applicable fire codes and occupancy limits, and personnel necessary for the Events shall be the sole responsibility of Licensee. Licensee understands and agrees that serving, selling, or consumption of alcoholic beverages during the Events is strictly prohibited. Licensee shall obtain all necessary permits, licenses, and approvals required for the Events, including but not limited to any permits required for food service, temporary structures, or amplified sound, and shall provide copies of such permits to the District at least forty-eight (48) hours prior to the Events.
- F.** Proper non-permanent signage regarding parking and other information may be used during the term of this License only. Said property shall be restored to the same or better condition after completion of the Events.

- G.** Licensee's use of the Amenities shall be subject to the policies and regulations of the District and Licensee acknowledges receipt of all such policies and rules and agrees it will be responsible for ensuring compliance with such rules and policies by all users under this Agreement. Among other requirements, the following are prohibited on the Amenities:
- i. Alcohol
 - ii. Smoking and vaping
 - iii. Vehicles (other than in designated parking spaces)
 - iv. Fireworks and open flames
 - v. Profanity, horseplay, and littering
- H.** The grant of this License is further conditioned on Licensee's compliance at all times with applicable laws, statutes, ordinances, codes, rules, regulations, and requirements of federal, state, county, city and municipal government, and any and all of their departments and bureaus, and all applicable permits and approvals, including but not limited to, health department requirements, ADA requirements, fire code and other laws (the "Laws"). It is Licensee's sole responsibility to know, understand and follow such Laws. Licensee shall indemnify and hold the District harmless from any fines, penalties, or liabilities arising from Licensee's failure to comply with any Laws.
- I.** The District shall not be responsible for the personal safety of Licensee's invitees, participants, or other persons on District property pursuant to this Agreement, except to the limited extent provided for in the normal operation of the District's facilities. Licensee acknowledges and accepts that the District shall not be responsible for personal injury, death, loss or damage to personal property, vehicles, equipment stored on site, or any other losses or damages of any kind incurred by Licensee or its invitees, agents, employees, contractors, or participants. Licensee assumes all risk of injury, death, or property damage arising from use of the Amenities.
- J.** Licensee agrees to ensure that District property, including the Amenities, is not damaged or injured and agrees to assume full responsibility and liability for any damage to District property caused by the use of the Amenities by its vendors, contractors, subcontractors, employees, agents, representatives, invitees or attendees during the preparations for, the conducting of, and the cleaning after the Events.
- i. **Repair.** Licensee agrees to maintain, restore, and repair, or cause to be maintained, restored or repaired, at Licensee's sole cost and expense, any District property which is damaged, destroyed, or otherwise impaired by Licensee's employees, vendors, contractors, subcontractors, agents, representatives, invitees or attendees, incurred during, or as a result of, the preparations for, the conduct of, or the cleaning after the Events. All such repairs shall be completed within

fourteen (14) days of notice from the District, or such shorter period as the District may reasonably require based on the nature of the damage.

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

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

K. Licensee shall require any vendors or subcontractors operating on the Amenities to complete the forms attached hereto in **Exhibit A**. Licensee shall provide such forms to the District at least forty-eight (48) hours prior to the Events.

4. TERM. The initial term of this Agreement shall be from **April 1, 2026, to September 30, 2026**. This Agreement shall automatically renew for additional one-year terms unless terminated in accordance with the provisions hereof. The Licensee may only use the Amenities for Events on those dates and times authorized by the District in writing.

5. SUSPENSION, REVOCATION AND TERMINATION. The District and Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended, terminated or revoked immediately, with cause, by either party upon written notice. The Parties may terminate the License without cause with sixty (60) days written notice to the other party. In the event this License is revoked or terminated pursuant to its terms, Licensee must expeditiously remove any items from the Amenities. No further payments will be due after termination or revocation of this License. Licensee shall not be entitled to any payment of damages for termination or revocation whatsoever by the District – this grant of License is a mere privilege and not a right. The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every

provision. No waiver of any breach shall be held to constitute a waiver of any other or subsequent breach.

6. INSURANCE AND INDEMNITY.

- A.** Licensee shall acquire and maintain, and shall require any vendors or subcontractors operating on the Amenities to acquire and maintain, general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its employees, agents, participants, guests or invitees, including without limitation any person entering District property pursuant to this Agreement. The insurance coverage shall additionally include a minimum of \$100,000 damage to rented premises coverage. The District and its supervisors, officers, employees, staff, and consultants shall be named as additional insured parties on such policy. Licensee shall provide continuous proof of such insurance coverage to the District. A certificate of insurance reflecting such amounts and insureds shall be provided to the District at the time of execution of this Agreement.
- B.** Licensee hereby agrees to defend, indemnify and hold the District harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (including, without limitation, costs and reasonable attorneys' fees for the District's legal counsel of choice, whether at trial or on appeal), arising from personal injury, death, or property damage resulting in any manner whatsoever from use of the License by Licensee, its employees, agents, participants, guests or invitees. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute. The provisions of this Paragraph shall survive suspension or revocation of the License or termination of this Agreement.

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

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

9. 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.

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

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

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

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

**RELATING TO THIS CONTRACT, CONTACT THE
PUBLIC RECORDS CUSTODIAN AT 3434 COLWELL
AVENUE, SUITE 200, TAMPA, FLORIDA 33614,
SDELUNA@RIZZETTA.COM, OR (813) 533-2950.**

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

[signatures on following page]

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

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

John Marshall

John Marshall (Jun 4, 2026 15:41:13 EDT)

Chair/Vice Chair, Board of Supervisors

**LAKE ST. CHARLES
MASTER ASSOCIATION INC.**

Stephanie Hinson

By: Stephanie Hinson

Its: Vice President

Exhibit A: Vendor Agreement for Community Events

Exhibit A
Vendor Agreement for Community Events

[To begin on the following page.]

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

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

TO BE COMPLETED BY DISTRICT STAFF:

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

☐ A recurring Event on the following dates: _____

☐ A single Event on the following date: _____

LOCATION: The Event will be held at: _____

One unit of Vendor space consists of a _____ area.

VENDOR INFORMATION:

Business Name: _____

Contact Person Name: _____

Business Address: _____

Telephone #: _____ Mobile #: _____

Email Address: _____

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

☐ State of Florida Business Certificate # _____

☐ Hillsborough County Local Business Tax # _____

☐ Food Handling Permit # _____

☐ Food Establishment Permit # _____

☐ Mobile Food Permit # _____

☐ Mobile Food Dispensing Vehicle License # _____

☐ Agricultural Dealer's License # _____

☐ Other License or Permit _____

(please list all that apply) _____

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

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

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

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

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

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

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

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

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

VENDOR: _____

Signature _____
Print Name: _____
Authorized Representative
Date: _____

Signature: _____
Print Name: _____
Title: _____
Date: _____

EXHIBIT 'A'
RULES AND REGULATIONS

LICENSES/PERMITS/TAXES:

Initial _____

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

VENDOR RESPONSIBILITIES:

Initial _____

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

PERMITTED PRODUCT LINES:

Initial _____

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

FOR ADDITIONAL INFORMATION CONTACT:

Wesley Elias, CDD Representative
Lake St. Charles Community Development District
Phone: (813) 671-8339; Email: welias@rizzetta.com__

Tab 14

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AMENITY POLICIES AND RATES FOR THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“**Board**”) finds that it is in the best interests of the District to adopt by resolution *Amended and Restated Rules and Policies for Amenity Usage* (“**Amenity Rules**”), attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board further finds that the imposition of fees for utilization of the recreation facilities and related services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in the Amenity Rules is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing on February 4, 2026.

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

SECTION 1. The rules, rates, fees, and charges of the District set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business. The rules, rates, fees, and charges described in **Exhibit A** shall stay in full force and effect until such time as they are otherwise amended by the Board and supersede any prior rules related to amenity facilities previously adopted by the Board.

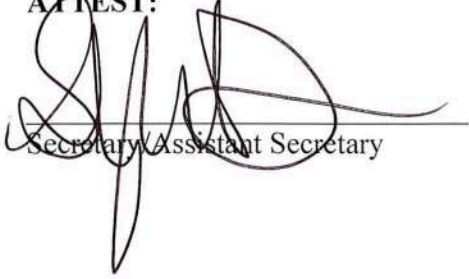
SECTION 2. The fees in **Exhibit A** are just and equitable and have been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 4th day of February 2026.

ATTEST:


Secretary/Assistant Secretary

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**


Chairperson, Board of Supervisors

EXHIBIT A
Amenity Rules

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

AMENDED AND RESTATED RULES AND POLICIES FOR AMENITY USAGE

ADOPTED – FEBRUARY 4, 2026 ¹

¹ LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2025); in accordance with Chapter 190 of the Florida Statutes, and on February 4, 2026 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Lake St. Charles Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.

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DEFINITIONS

“Amenities” or “Amenity Facilities”– shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to clubhouse, swimming pool, spa, pool deck, fitness trail, dock and boat launch, dog parks, parks, tennis and pickleball court, basketball court, sand volleyball court, and playground, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – shall mean these Amended and Restated Rules and Policies for Amenity Usage of the Lake St. Charles Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – shall mean those rates and fees established by the Board of Supervisors of the Lake St. Charles Community Development District as provided in **Exhibit A** attached hereto.

“Access Card” – shall mean an electronic Access Card issued by the District Manager to each Patron Household (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the Lake St. Charles Community Development District.

“District” – shall mean the Lake St. Charles Community Development District.

“District Staff” – shall mean the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

“Guest” – shall mean any person or persons, other than a Resident or Non-Resident Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

“Guest Access Pass” – shall mean any person or persons, other than a Resident or Non-Resident Patron, who are issued temporary amenity access in accordance with these Policies.

“Homeowners Association” or “HOA” or “POA” – shall mean an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – shall mean a residential unit or a group of individuals residing within a Resident’s home. ***This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.*** Upon District’s request, proof of residency for individuals over the age of eighteen (18) years may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” or “Ponds” – shall mean those water management and control facilities and waterways within the District, including but not limited stormwater management facilities, lakes and ponds.

“Non-Resident” – shall mean any person who does not own property within the District.

“Non-Resident Patron” – shall mean any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Patron” – shall mean Residents, Guests, Non-Resident Patrons and Renters.

“Renter” – shall mean a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required.

“Resident” – shall mean any person or Household owning property within the District, or any Renter who has been approved for issuance of an Access Card.

The words "hereof," "herein," "hereto," "hereby," “hereinafter” and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) **Use at your Own Risk.** *All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable in any incidents, accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities.*
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the policies and rules set forth herein, and are not responsible for paying the Annual Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies maintenance special assessments payable by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year, and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any maintenance special assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's access privileges. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and each Household shall receive an Access Card.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Annual Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Patron Household is entitled to bring five (5) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities, unless a Guest Access Pass has been issued in accordance with these Policies. Patrons are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. *Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Patron Household's access and usage privileges.*
- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager on the "Assignment of Amenity Rights and Privileges" form attached hereto as **Exhibit C**, designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Card. Renter's Access Card shall expire at the end of the lease term and may

be reactivated upon provision of proof of residency.

A Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renters and Residents cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** Up to six (6) complimentary Access Cards will be issued to each Household at the time they register with the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities.

All Patrons must use the Access Card issued to their Household for entrance to the Amenity Facilities. Each Household will be issued up to six (6) initial Access Cards free of charge. Replacement Access Cards may be purchased in accordance with the Amenity Rates in effect at the time of purchase, but each Household may have no more than six (6) Access Cards in service at a time.

Patrons must scan their Access Cards in the Card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen Cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen Cards.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable Amenity facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable Amenity facility, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website and/or as posted at the applicable Amenity facility. No Patron is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests must be accompanied by a Patron possessing a valid Access Card at all times.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff.
 - i. Low speed vehicles, electric bicycles, and other, similar motorized vehicles are permitted on the roadways in accordance with all applicable state and county laws and ordinances and must be operated in accordance with all applicable state and county laws and ordinances.
 - ii. Any rideable apparatus, motorized or not, is prohibited on all District-owned fields, grassy common areas, pond banks, pool deck, dog park, tennis court, basketball court, sand volleyball court, or other similar recreation areas.
 - iii. No person shall operate any self-propelled vehicle (other than a bicycle) or motorized vehicle, including but not limited to, all-terrain vehicles, motorized scooters, motorized bicycles, motorized skateboard, motorized go-cart, electrical cart, low speed vehicles and any other motorized vehicle that is not licensed for use on public highways that can exceed 15 miles per hour on the fitness trail and sidewalks. This prohibition shall not apply to personal assistive mobility devices and law enforcement personnel or District Staff or vendors who use such transportation in the normal course of their duties.
 - (e) **Fireworks/Flames.** Fireworks and open flames of any kind are not permitted anywhere on District-owned property or adjacent areas.
 - (f) **Skateboards, Etc.** Bicycles, skateboards and rollerblades are not permitted on District property which shall include, but not specifically be limited to the clubhouse, swimming pool, pool deck,

tennis court, basketball court, sand volleyball court, parks and open fields, dog park, and playground, together with their appurtenant facilities and areas.

- (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District-owned property.
- (h) **Firearms.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
- (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
- (j) **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
- (k) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property unless prior approval is given by District Staff in conjunction with a rental of the District's Amenity Facilities.
- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities.
- (p) **Courtesy.** Patrons and all users shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or District contractors may result in suspension or termination of Amenity access and usage privileges. If District Staff requests that a Patron leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity access and usage privileges.
- (q) **Profanity/Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) **Outside Vendors/Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.

- (u) **Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animals” as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, Amenity buildings (offices, social halls and fitness center), pools, various sport courts and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool.
- (2) **Swim at Your Own Risk.** No Lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Non-swimming children should be under the supervision of a parent and/or guardian who is capable of swimming safely and/or without assistance and who should remain within arm's reach of the non-swimming child(ren) at all times. Persons unable to swim safely and/or without assistance must be accompanied by a person who is capable of swimming safely and/or without assistance at all times in and around the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device **MUST** be supervised one-on-one by a parent and/or guardian who is capable of swimming safely and/or without assistance, who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk, the District recommends Patrons not swim alone. All persons entering the Amenity Facilities do so at their own risk, regardless of age or ability.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. No thongs or Brazilian bikinis are allowed. Wearing prohibited attire will result in immediate expulsion from the pool area.
- (7) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (8) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (9) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
- (10) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (11) **Entrances.** Pool entrances must be kept clear at all times.
- (12) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (13) **Swim Diapers.** Anyone who is not reliably toilet trained, including but not limited to young children, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.

- (14) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (15) **Pool Closure.** In addition to Hillsborough County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:
- a. During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - b. For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - c. Operational and mechanical treatments or difficulties affecting pool water quality.
 - d. For a reasonable period following any mishap that resulted in contamination of pool water.
 - e. Any other reason deemed to be in the best interests of the District as determined by District staff.
- (16) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (17) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (18) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District.
- (19) **Spa Usage Guidelines.**
- a. Children under the age of twelve (12) are not permitted in the spa area without supervision by an adult over the age of eighteen (18).
 - b. Pregnant women and those on medication should consult a doctor before using the hot tub.

PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children twelve (12) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** Food and gum are not permitted on the playground. Drinks are permitted on the playground but must be in a non-breakable, spill-proof container.
- (7) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.
- (8) **Pets.** Pets, with the exception of service animals, as defined in the General Provisions, are not permitted on the playground at any time.

PARKS, MULTI-PURPOSE FIELDS, AND OUTDOOR AREAS POLICIES

- (1) **Use at Own Risk.** Patrons may use the parks, multi-purpose fields and outdoor areas at their own risk and must comply with all posted signage.
- (2) **First Come Basis.** All areas are open for Patrons use.
- (3) **Vehicles.** No bicycles, scooters, skateboards, or other equipment or vehicles with wheels are permitted in the parks, multi-purpose fields, or the grass outdoor areas.
- (4) **Chalking.** Chalking or marking the field must be approved in advance and proper marking materials must be used.
- (5) **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the fields.
- (6) **Pets.** Pets must be kept on leash, and Patrons and Guests must pick up and dispose of pet waste in appropriate receptacles.
- (7) **Equipment.** Patrons are responsible for bringing their own equipment.
- (8) **Sports Instruction.** Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.
- (9) **Noise.** The volume of live or recorded music must not violate applicable Hillsborough County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
- (10) **Clean-Up.** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

BASKETBALL COURT POLICIES

- (1) **Play at Your Own Risk.** Play at your own risk. The basketball court is not supervised during operating hours.
- (2) **First-Come Basis.** The courts are available for use by Patrons and Guests only on a first-come, first-serve basis. When other players are waiting, basketball court use should be limited to one (1) hour.
- (3) **Attire.** Players must wear appropriate attire at all times.
- (4) **Use.** The use of the basketball court is for basketball only.
- (5) **Pets.** Pets, with the exception of Service Animals, are not permitted on the basketball court at any time.
- (6) **Food and Drinks.** Food and gum are not permitted on the basketball court. Drinks are permitted on the basketball court but must be in a non-breakable, spill-proof container.
- (7) **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the basketball court.
- (8) **Operating Hours.** The basketball court is open from dawn to dusk only, or as otherwise posted by the District. No one is permitted on the basketball court at any other time unless a specific event is pre-approved by the District and scheduled.
- (9) **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades, skateboards, electric bikes, electric scooters or equipment with similar uses are permitted on the basketball court.
- (10) **Instruction.** Except as expressly authorized by the District, any instruction relating to basketball for fees, or the solicitation of such instruction for fees, is prohibited.
- (11) **Noise.** The volume of live or recorded music must not violate applicable Hillsborough County noise ordinances and may not unreasonably interfere with residents' enjoyment of their homes.

TENNIS AND PICKLEBALL COURT POLICIES

- (1) **Play at your Own Risk.** Play at Your Own Risk. The tennis and pickleball courts are not supervised during operating hours.
- (2) **First Come Basis.** Courts are available for use by Patrons and Guests only on a first come first serve basis. When other players are waiting, tennis and pickleball court use should be limited to one (1) hour.
- (3) **Attire.** All players shall be dressed in appropriate attire at all times. Hard and/or black soled shoes are restricted from the tennis and pickleball courts.
- (4) **Use.** The tennis and pickleball courts are for tennis or pickleball only.
- (5) **Pets.** Pets, with the exception of service animals, as defined in the General Provisions, are not permitted on the tennis or pickleball courts at any time.
- (6) **Food and Drinks.** Food and gum are not permitted on the tennis or pickleball courts. Drinks must be in a non-breakable spill-proof container.
- (7) **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the tennis or pickleball courts.

- (8) **Operating Hours.** The hours of operation for the tennis and pickleball courts will be established and published by District Staff. No one is permitted on the tennis or pickleball courts outside of the established operating hours unless a specific event is pre-approved and scheduled.
- (9) **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades or skateboards, electric bikes, electric scooters or similar uses are permitted on the tennis or pickleball courts.
- (10) **Furniture.** No furniture, other than benches already provided, will be allowed on the playing surfaces.
- (11) **Tennis and Pickleball Instruction.** Except as expressly authorized by the District, tennis and/or pickleball instruction for fees, or solicitation of tennis and/or pickleball instruction for fees, is prohibited.
- (12) **Noise.** The volume of live or recorded music must not violate applicable Hillsborough County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.

DOG PARK POLICIES

- (1) **Use at Your Own Risk.** Patrons shall use the Dog Park at their own risk and must comply with all posted signage. Patrons are responsible for the behavior of their dogs at all times. If any dog shows aggressive behavior, the owner must immediately remove the dog from the Dog Park. The District is not responsible for injuries to visiting dogs, their owners, or others using the Dog Park. The Dog Park is exclusively for the use and enjoyment of Patrons' dogs and should not be used for other activities.
- (2) **Hours of Operation.** Unless otherwise posted, the dog park may be used from sunrise until sunset.
- (3) **Supervision.** Patrons must be capable of exerting physical control over their dog or dogs. Dogs must be off leash when inside the park. Dogs should be under voice control and continuously supervised with a leash readily available if necessary. Dogs must be leashed while entering or exiting the Dog Park. No more than three (3) dogs are permitted per handler.
- (4) **Reservations not Permitted.** The Dog Park is available to all Patrons on a first-come, first-served basis and cannot be reserved for exclusive use. Play shall be limited to one (1) hour if the Dog Park is at full occupancy and other Patrons are waiting for entry.
- (5) **Attire.** Proper footwear and clothing should be worn while inside Dog Park.
- (6) **Food and Toys Prohibited.** Any type of food, including dog food and treats, is prohibited at the Dog Park. Dog toys and bones are not permitted inside the Dog Park.
- (7) **Vaccinations.** Dogs must wear county-issued tags for vaccinations, including, but not limited to, rabies vaccination as required by law in Florida.
- (8) **Prohibited.** Dogs in heat, dogs with aggressive behavior, and dogs under four (4) months of age are not permitted in the Dog Park.
- (9) **Clean Up.** Patrons are responsible for removing or cleaning up any trash and must immediately dispose of dog waste and fill any holes dug by their dog(s).

FITNESS TRAIL POLICIES

- (1) **Use at Own Risk.** Patrons may use the fitness trail at their own risk and must comply with all posted signage.
- (2) **Use.** Appropriate trail uses include, but are not limited to, jogging, running, biking, skateboarding, rollerblading, or just a leisurely stroll. Pedestrians have the right-of-way on the trail. Patrons shall allow other Patrons utilizing the trail to safely pass on their left-hand side.
- (3) **Prohibited.** No person shall operate any self-propelled vehicle (other than a bicycle) or motorized vehicle, including but not limited to, all-terrain vehicles, motorized scooters, motorized bicycles, motorized skateboard, motorized go-cart, electrical cart, low speed vehicles and any other motorized vehicle that is not licensed for use on public highways that can exceed 15 miles per hour on the fitness trail and sidewalks. This prohibition shall not apply to personal assistive mobility devices and law enforcement personnel or District Staff or vendors who use such transportation in the normal course of their duties.

SAND VOLLEYBALL COURT POLICIES

- (1) **Play at your Own Risk.** Play at Your Own Risk. The sand volleyball courts are not supervised during operating hours.
- (2) **First Come Basis.** Courts are available for use by Patrons and Guests only on a first come first serve basis. When other players are waiting, sand volleyball court use should be limited to one (1) hour.
- (3) **Attire.** All players shall be dressed in appropriate attire at all times.
- (4) **Use.** The sand volleyball courts are for volleyball only. The sand area is not for other play, use, or purpose.
- (5) **Pets.** Pets, with the exception of service animals, as defined in the General Provisions, are not permitted on the sand volleyball courts at any time.
- (6) **Food and Drinks.** Food and gum are not permitted on the sand volleyball courts. Drinks must be in a non-breakable spill-proof container.
- (7) **Operating Hours.** The sand volleyball courts are open from dawn to dusk only, or as otherwise posted by the District Manager. No one is permitted on the volleyball courts at any other time unless a specific event is pre-approved and scheduled.
- (8) **Furniture.** No furniture will be allowed on the playing surfaces.
- (9) **Equipment.** No tools, recreational equipment, sand toys or sporting equipment beyond that used to play volleyball are permitted on the playing surfaces.
- (10) **Volleyball Instruction.** Except as expressly authorized by the District, volleyball instruction for fees, or solicitation of tennis instruction for fees, is prohibited.
- (11) **Noise.** The volume of live or recorded music must not violate applicable Hillsborough County noise ordinances or unreasonably interfere with residents' enjoyment of their homes.

LAKES AND PONDS POLICIES

Lakes and Ponds (used interchangeably and reference to one shall implicate the other) within the District primarily function as retention ponds to facilitate the District's system for treatment and attenuation of stormwater run-off and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure the continued operations of the Ponds while allowing limited recreational use of the same.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulation of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Boating (motorized and non-motorized), paddleboarding, and other recreational water activities are permitted in District Lakes and should be done so at your own risk. District Lakes are not supervised.
- (4) Subject to the following requirements, Patrons may fish from District Lakes and Ponds.
 - a. Compliance with State fishing licensure requirements must be met.
 - b. The District has a "catch and release" policy for all fish caught in District Lakes and Ponds.
 - c. The following items are prohibited on or near the Lakes and Ponds: spears, large nets, traps, bows and arrows.
 - d. To protect the fish and waterfowl, fishing lines must not be left unattended.
 - e. Accessing Lakes and Ponds through private property between homes is prohibited and can be considered trespassing.
- (5) Pets are not allowed in the District Lakes.
- (6) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities, unless approved by the District prior to installation.
- (7) No pipes, pumps or other devices used for irrigation or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (8) No foreign materials may be disposed of in the District Lakes, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (9) Easements through residential backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (10) Beware of wildlife - snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).

- (11) Any hazardous condition concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.
- (12) No diving or jumping off of the District dock is permitted.

The Lake St. Charles Community Development District is not responsible for injury or damage to persons or property, including accidental death, resulting from the use of Lakes or Ponds. All persons, including but not limited to property owners, Patrons, Guests, and invitees, are using Lakes and Ponds at their own risk. There are no lifeguards or other safety personnel present at any time. Lakes and Ponds contain wild animals or other natural or man-made hazards which may result in injury or death. The Lake St. Charles Community Development District makes no representation that the use of any Lake or Pond is suitable for recreational boating or fishing. These Policies and procedures are intended only to assist in the orderly and continued enjoyment of the natural surroundings.

GUEST ACCESS PASS

- (1) **General.** Patrons may apply for a Guest Access Pass for individuals that are: (1) residing overnight within the Patron's home; or (2) individuals that provide a service to the Patrons, such as babysitting, pet-sitting, or a function that lends itself to usage of the Amenities. A maximum of two (2) Guest Access Passes may be issued at one time.
- (2) **Term.**
 - a. **Temporary.** Upon issuance, a Guest Access Pass shall be active for fourteen (14) days. Any extensions may be approved by District Staff upon request.
 - b. **Extended Guest Passes.** Extended Guest Access Passes are available for Patron's nannies, babysitters, or pet sitters for a maximum of six (6) months.
- (3) **Issuance.** A Patron and the user of the Guest Access Pass must complete the application attached hereto as **Exhibit E**. A Guest Access Pass requires a refundable deposit, as outlined in **Exhibit A**. In the event the Guest Access Pass is not returned to District Staff within ten (10) days of expiration, the deposit will be forfeited.
- (4) **Additional Guests.** Individuals utilizing a Guest Access Pass may not bring additional Guests into the Amenities.
- (5) **Compliance with District Policies.** Patrons are responsible for the conduct of the individual using the Guest Access Pass. Misconduct under these Policies may result in suspension or termination of rights or forfeiture of future Guest Access Passes.

AMENITY RENTALS

The following policies apply to the rental of the Amenities:

- (1) **Patrons Only.** Unless otherwise directed by the District, only Patrons may reserve the portions of the Amenities for parties and events. Rental reservations may not be made more than six (6) months prior to the event, and payment must be submitted no more than ninety (90) days before the date of the event and no less than two (2) weeks before the date of the event; however, the District Manager, or their designee, may, in his or her sole discretion, accept payment up to two (2) business days prior to the rental date. Patrons interested in the rental of the Amenities must contact the District Manager in order to determine availability of the Amenities for any particular reservation. All of the District policies remain in force during parties and events. Patrons renting the Amenities are responsible for ensuring that all Guests and attendees adhere to the District's policies.
- (2) **Amenities Available for Rental.** Only the clubhouse is available for rental. Patrons may not rent the clubhouse on behalf of non-Patrons. All rentals are subject to availability and the discretion of District Staff. The pool is NOT available for rental and shall remain open to other Patrons and their Guests during normal operating hours.
- (3) **Rental Application and Rental Agreement.** Patrons must submit a completed Rental Application, a copy of which is attached hereto as **Exhibit D**, to the District Manager no later than fourteen (14) days prior to the date of the requested event, which shall include the date of the event. The Rental Application must contain the following information, at a minimum: the hours when the event will be held, a description of the event, the number of attendees that will be attending, and whether alcohol and/or food will be served. The District Manager will review Rental Applications on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District and all documentation required therein must be received by the District Manager no less than ten (10) days prior to the date of event. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by reference.
- (4) **Payment and Registration.** At the time the reservation is made, a check or money order (no cash) made out to "Lake St. Charles Community Development District" must be delivered to the District Manager, along with completed paperwork and evidence of required insurances, if necessary.
- (5) **Rates and Deposits.** The rental deposit for use of the Amenities are as set forth in **Exhibit A**. Deposits will be returned within ten (10) days of the rental date provided there has been no damage to District property and the clubhouse has been properly cleaned after use. To receive the full refund of the deposit, the renting Patron must:
 - (a) Remove all garbage to the appropriate dumpster and replace garbage liners; and
 - (b) Remove all decorations or event displays and materials; and
 - (c) Return all furniture and other items to their original position; and
 - (d) Otherwise clean the clubhouse and restore it to the pre-rented condition, and to the satisfaction of District Staff.
- (6) **Additional Cleaning or Damage.** The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to perform additional cleaning or to repair any damages arising from the rental. Should the costs of any such cleaning or repairs exceed the deposit, the District shall

have authority to recover such costs from the renting Patron by any means legally available and may suspend the renting Patron's access and use privileges until such Patron pays any such amounts.

- (7) **Computation of Rental Time.** The rental time period is inclusive of set-up and clean-up time.
- (8) **Duration of Events.** Unless otherwise authorized by the District pursuant to a special request, rentals shall be: (1) day rentals, from 8:00 a.m. to 3:00 p.m.; (2) evening rentals, from 4:00 p.m. to 10:00 p.m.; or (3) all day rentals from 8:00 a.m. to 10:00 p.m. Rental times are inclusive of set-up and clean-up time. No exceptions shall be made to allow for set-up or clean-up outside of the rental period. If the event lasts longer than the rental period, the District shall be authorized to commence amenity suspension proceedings as outlined in the District's policies.
- (9) **Capacity.** District Staff shall set maximum capacities for event rentals, depending on the facility rented, and in no case may approve a rental that exceeds the maximum capacity of the Amenity Facility under applicable code.
- (10) **Noise.** The volume of live or recorded music must not violate applicable Hillsborough County noise ordinances or unreasonably interfere with residents' enjoyment of their homes.
- (11) **Insurance.** Additional liability insurance coverage will be required for all events that are approved to serve alcoholic beverages and for other events that the District determines in its sole discretion should require additional liability insurance. The District and its supervisors, staff, and consultants/contractors are to be named on these policies as an additional insured party.
- (12) **Security.** In the event alcohol will be served during the rental, Patrons will be required to hire an off-duty Hillsborough County Sheriff's officer for security purposes.
- (13) **Cancellation.** Cancellation of the event must be communicated to the District Manager in writing within twenty-four (24) hours prior to the event date in order for Patron to receive a refund of the deposit.

SUSPENSION AND TERMINATION OF PRIVILEGES

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2024)

Effective Date: February 4, 2026

In accordance with Chapters 190 and 120 of the Florida Statutes, and on February 4, 2026, at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Lake St. Charles Community Development District (“District”) adopted the following rules and policies to govern disciplinary and enforcement matters. All prior rules and policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District (each an “Amenity Facility” and together, the “Amenity Facilities”).

2. **General Rule.** All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies established for the safe operations of the District’s Amenity Facilities.

3. **Access Card.** Access Cards are the property of the District. The District may request surrender of, or may deactivate, an Access Card for violation of the District’s Policies established for the safe operations of the District’s Amenity Facilities.

4. **Suspension and Termination of Rights.** The District, through its Board of Supervisors (“Board”), and District Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any person, including but not limited to Patrons and members of their household and their Guests, to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications; or
- b. Failing to abide by the terms of rental applications; or
- c. Permitting the unauthorized use of an Access Card or otherwise facilitating or allowing unauthorized access to or use of the Amenity Facilities; or
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire; or
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments); or
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies); or
- g. Treating District Staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner; or
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, Amenity Facilities or other tangible property located on District property; or
- i. Failing to reimburse the District for damaged to Amenity Facilities or property damaged by such person, or a minor for whom the person has charge, or a Guest; or
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests; or

- k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered; or
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

5. Authority of District Staff. District Staff or their designee, may immediately remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.

6. Process for Suspension or Termination of Access and Use Privileges. Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:

- a. Offenses:
 - (i) First Offense: Verbal warning by District Staff and suspension from the Amenities for up to one (1) week from the commencement of the suspension. Violation is recorded by District Staff, signed by the individual offender(s), and held on file by the District.
 - (ii) Second Offense: Automatic suspension of all Amenity privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District.
 - (iii) Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.
- b. Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses.
- c. Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity

privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender's privileges, which suspension or termination may include members of the offender's Household and may, upon the first offense, equal or exceed one year. In situations that pose a long-term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.

- d. Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.

6. Administrative Reimbursement. The Board may, in its discretion, require payment of an administrative reimbursement of up to One Thousand Dollars (\$1,000) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity Facility access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

7. Property Damage Reimbursement. If damage to District property or Amenity Facilities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity Facility access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 6, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) calendar days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District Staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.
- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether an Administrative Reimbursement is warranted and,

if so, set the amount of such Administrative Reimbursement.

- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager or his or her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or shall expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or to deactivate, all Access Cards associated with the associated address within the District until such time as the outstanding amounts are paid.

11. Appeal of Board Suspension. After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it, in its sole discretion, to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenity Facilities after expiration of a suspension imposed by the District.

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

PROPERTY DAMAGE

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Household. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

USE AT OWN RISK; INDEMNIFICATION

Any Patron or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, “Indemnites”), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys’ fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron or other person bring suit against the Indemnites in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnites, said Patron or other person shall be liable to the District for all attorneys’ fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnites.

For purposes of this section, the term “Activities” shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity, or limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

The above Amenity Policies and Rates were adopted on February 4, 2026, by the Board of Supervisors for the Lake St. Charles Community Development District, at a duly noticed public hearing and meeting.

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Rates
Exhibit B: Amenity Access Registration Form
Exhibit C: Assignment of Amenity Rights and Privileges
Exhibit D: Amenity Rental Application
Exhibit E: Guest Access Agreement

EXHIBIT A
AMENITY RATES

TYPE	RATE	DEPOSIT
Annual Non-Resident User Fee	\$1,500.00 - \$8,000.00	N/A
Additional/Replacement Access Card	\$25.00 - \$50.00	N/A
Guest Access Pass	N/A	\$20.00
Returned Check/Insufficient Funds Fee	\$50.00 - \$100.00	N/A
Clubhouse Rental – Day or Evening	\$150.00	\$350.00
Clubhouse Rental – All Day	\$300.00	\$350.00
Notary Services – Residents	\$0.00	N/A
Notary Services – Non-Residents	\$10.00	N/A

*Any electronic payments remitted to the District may require payment of additional associated processing fees.

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
AMENITIES ACCESS REGISTRATION FORM**

NAME: _____

ADDRESS: _____

HOME TELEPHONE: _____ CELL PHONE: _____

EMAIL ADDRESS: _____

ADDITIONAL RESIDENT 1: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 2: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 3: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 4: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 5: _____ DOB IF UNDER 18 _____

ACCEPTANCE:

I acknowledge receipt of the Access Card (s) for the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the Lake St. Charles Community Development District ("District") for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my or my family members' Access Card (s). It is understood that Access Card s are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations, and any necessary replacement will be at an applicable Replacement Access Card fee. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its supervisors, agents, officers, professional staff and employees from any and all liability for any injuries that might occur, whether such occurrence happens wholly or in part by me or my family members' or guests' fault, in conjunction with the use of any of the District's Amenity Facilities (as defined in the District's Amenity Policies & Rates), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature of Patron (Parent or Legal Guardian if Minor)

Date

AFFIDAVIT OF RESIDENCY: (REQUIRED IF LEGAL FORM OF PROOF OF RESIDENCY NOT PROVIDED)

I hereby state that the address listed above is the bona fide residence for all residents listed in this Amenities Access Registration Form and that such address is located within the Lake St. Charles Community Development District. I acknowledge that a false statement in this affidavit may subject me to penalties for making a false statement pursuant to Section 837.06, *Florida Statutes*. I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Signature of Patron
State of Florida
County of _____

The foregoing was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20____, by _____ who is [☐] personally known to me or [☐] produced _____ as identification.

(NOTARY SEAL)
Official Notary Public Signature _____

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms in the **Amenity Policies and Rates** of the Lake St. Charles Community Development District.

Signature of Patron
(Parent or Legal Guardian if minor)

Date

GUEST POLICY:

Please refer to the **Amenity Policies and Rates** for the most current policies regarding guests.

PLEASE RETURN THIS FORM TO:

Lake St. Charles Community Development District
Attn: Amenity Access Team

Answering Service: _____

Email: _____

OFFICE USE ONLY:

Date Received

Date Entered in System

Staff Member Signature

PRIMARY RESIDENT:

Access Card #

ADDITIONAL INFORMATION:

Phase ____ - ____ Phase ____ - ____ Phase ____ - ____

New Construction: ____ Re-Sale: ____ Prior Owner: _____

Rental: ____ Landlord/Owner: _____

Lease Term: ____ Tenant/Renter: _____

EXHIBIT C
ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES

Instructions: All capitalized terms are as defined in the District's Amended and Restated Amenity Policies and Rates. This form must be completed in its entirety and returned to the District Manager or District Staff, as applicable, in order for amenity access privileges to be granted to any Renter. The form must be completed and signed by all owners and co-owners of the subject property and witnessed. Signatures of agents or property managers acting on behalf of the owner will not be accepted unless accompanied by a properly executed Power of Attorney document granting specific authority to sign the owners' names for this purpose. Upon acceptance of this properly completed document, any Access Cards previously issued to the Household will be deactivated and listed Renters become eligible to apply for Access Cards for the designated lease period.

On this date _____, the owners of the property located at:

("Property") state:

1. Owners of the Property, by their signatures below, attest the existence of a lawful tenancy with effective dates beginning (date)_____ terminating (date) _____. If length of tenancy is month to month or of an indefinite duration, this Assignment will only be effective for a three (3) month period and after that must be renewed.
2. Owners wish to transfer the rights and privileges to the use and enjoyment of the Amenities within the District to Renters.
3. Upon this transfer, Owners acknowledge their Access Devices will be deactivated as of the date of such transfer.
4. Upon this transfer, Renters acknowledge they must obtain their Access Devices from the District and that Renters have received or have reviewed a copy of the Amenity Policies and Rates, dated _____, 202_, and updated from time to time, to which they agree to follow and shall be responsible for obtaining the Access Cards from the District and completing required forms.
5. Owners acknowledge that nothing in this assignment has any effect on their responsibilities as the owners of the Property to timely pay all Lake St. Charles Community Development District fees and special assessments.
6. Renters acknowledge at the end of their tenancy, their Access Cards will be deactivated as of the date their tenancy ends. In the case of a month to month tenancy or a tenancy of indefinite duration acknowledge that their Access Cards will be deactivated after three (3) months but may be renewed by a further assignment by the Owners.
7. Owners and Renters acknowledge that this document is subject to public review under Chapter 119, Florida Statutes (Florida's Public Records Laws).

Owner Signature (required)

Witness Signature (required)

Owner Printed Name (required)

Witness Printed Name (required)

Co-Owner (if any) Signature (required)

Witness Signature (required)

Co-Owner (if any) Printed Name (required)

Witness Printed Name (required)

EXHIBIT D
AMENITY RENTAL APPLICATION

LAKE ST. CHARLES AMENITY USE AGREEMENT

Lake St. Charles Community Development District ("District") and the undersigned Resident(s) ("Responsible Party") hereby agree on the use of the District's clubhouse as specified below at no cost, subject to the terms and conditions herein.

RESIDENT/RESPONSIBLE PARTY INFORMATION:

NAME: _____

ADDRESS: _____

PHONE NO. _____ EMAIL: _____

FUNCTION INFORMATION:

TYPE OF FUNCTION: _____

FUNCTION DAY & DATE: _____

START TIME: _____ END TIME: _____

***The scheduled time is inclusive of set-up and clean-up time.**

ESTIMATED NUMBER OF ATTENDEES: _____ CATERING SERVICES TO BE USED (Y/N)? _____

NOTE: The Responsible Party agrees to leave the clubhouse in the same condition as prior to event. The following must be done immediately upon its conclusion:

- i. Remove all garbage to the appropriate dumpster and replace garbage liners; and
- ii. Remove all decorations or event displays and materials; and
- iii. Return all furniture and other items to their original position; and
- iv. Otherwise clean the clubhouse and restore it to the pre-rented condition, and to the satisfaction of District Staff.

_____ I have read and agree to the terms outlined for clubhouse as indicated in the District's Amenity Policies and Rates. By initialing above Responsible Party agrees to remit the required payment as a deposit. The deposit may be refunded subject to conditions of the Amenities after the event.

The Responsible Party acknowledges that they have read and understand the District's Amenity Policies and Rates and the Additional Provisions located on the reverse side of this Agreement, and that it correctly states their intentions.

RESIDENT(S)/RESPONSIBLE PARTY

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Date

Manager

Date

OFFICE USE

DEPOSIT: \$ _____ (check) or \$ _____ + associated non-refundable fees (e-payment)

RECEIVED BY: _____ CSH/CHK NO.: _____

E-PAYMENT: _____

DATE DEPOSIT RECEIVED: _____

ADDITIONAL PROVISIONS

- (1)** Reservations for rental of the Lake St. Charles Community Development District's clubhouse can be made online and are on a first come first serve basis for resident functions. Reservations must be made by at least one Patron of the District who will act as the Responsible Party.
- (2)** Rental of the clubhouse includes the use of the kitchenette, furnishings, and restrooms only. Use of other equipment or the pool is not permitted and is expressly prohibited.
- (3)** Amenity rentals are available to be used for events during the following times: (1) day rentals, from 8:00 a.m. to 3:00 p.m.; (2) evening rentals, from 4:00 p.m. to 10:00 p.m.; or (3) all day rentals from 8:00 a.m. to 10:00 p.m., or such extended period if special arrangements have been approved by District Manager in writing prior to the event. Rental time frames are inclusive of set-up and break-down times with the Amenities cleared of all attendees.
- (4)** The event must be contained within the area reserved.
- (5)** The volume of live or recorded music must not violate applicable Hillsborough County noise ordinances or unreasonably interfere with residents' enjoyment of their homes.
- (6)** The Responsible Party must be present at the function during the entire period of the rental.
- (7)** No admission fees whatsoever shall be collected by any person.
- (8)** The Responsible Party shall not remove any furnishings, fixtures, or other equipment from the clubhouse.
- (9)** Responsible Party shall be responsible for walls, furnishings, fixtures and equipment in the clubhouse and agrees that, after the event, those items shall be in the same condition as prior to the event (ordinary wear and tear accepted). Tacks or nails may not be used for decorations. If there is any damage and/or loss to the walls, furnishings, fixtures, or equipment resulting from, or related to the event or its attendees, then the cost associated with the repair or replacement of the damaged items shall be the responsibility of and paid by the Responsible Party.
- (10)** Responsible Party shall supervise and be responsible for the conduct and safety of all persons attending the event. The District shall not be responsible for property, supplies or equipment brought by the Responsible Party or any person attending the event. The Responsible Party and persons attending the event use District facilities at their own risk. The District reserves the right to retain a security guard or guards for the event at Responsible Party's sole expense if the District, in its sole and unrestricted discretion, deems it necessary.
- (11)** Responsible Party is required to remit a refundable deposit for use of the requested amenities no less than fourteen (14) days prior to the event. If the Responsible Party remits payment by electronic means, additional fees to facilitate the electronic transaction will be non-refundable.

EXHIBIT E
GUEST ACCESS PASS APPLICATION

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
AMENITIES ACCESS REGISTRATION FORM

RESIDENT NAME: _____

ADDRESS: _____

HOME TELEPHONE: _____ CELL PHONE: _____

EMAIL ADDRESS: _____

GUEST ACCESS PASS HOLDER 1: _____ DOB IF UNDER 18 _____

ADDRESS: _____

HOME TELEPHONE: _____ CELL PHONE: _____

EMAIL ADDRESS: _____

GUEST ACCESS PASS HOLDER 2: _____ DOB IF UNDER 18 _____

ADDRESS: _____

HOME TELEPHONE: _____ CELL PHONE: _____

EMAIL ADDRESS: _____

ACCEPTANCE:

I acknowledge receipt of the Guest Access Pass (es) for the above listed individuals and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the Lake St. Charles Community Development District ("District") for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my or my family members' Guest Access Pass (es). It is understood that Guest Access Passes are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations, and any necessary replacement will be at an applicable Replacement Access Card fee. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its supervisors, agents, officers, professional staff and employees from any and all liability for any injuries that might occur, whether such occurrence happens wholly or in part by me or my family members' or guests' fault, in conjunction with the use of any of the District's Amenity Facilities (as defined in the District's Amenity Policies & Rates), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature of Patron (Parent or Legal Guardian if Minor)

Date

Signature of Guest Access Pass Holder (Parent or Legal Guardian if Minor)

Date

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms in the **Amenity Policies and Rates** of the Lake St. Charles Community Development District.

Signature of Patron (Parent or Legal Guardian if Minor)

Date

Signature of Guest Access Pass Holder (Parent or Legal Guardian if Minor)

Date

PLEASE RETURN THIS FORM TO:

Lake St. Charles Community Development District
Attn: Amenity Access Team

Answering Service: _____

Email: _____

OFFICE USE ONLY:

Date Received

Date Entered in System

Staff Member Signature

PRIMARY RESIDENT:

Access Card #

ADDITIONAL INFORMATION:

Phase ____ - ____ Phase ____ - ____ Phase ____ - ____

New Construction: ____ Re-Sale: ____ Prior Owner: _____

Rental: ____ Landlord/Owner: _____

Lease Term: ____ Tenant/Renter: _____

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 4th day of February 2026.

ATTEST:

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Tab 15

RESOLUTION 2026-04

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

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

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

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

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

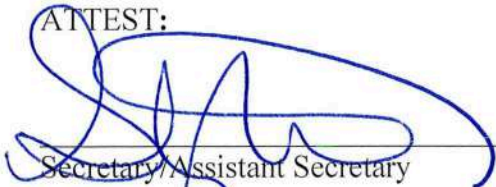
SECTION 1. The Informal Procurement Policies attached hereto as **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Informal Procurement Policies shall remain in full force and effect until such time as the Board may amend or replace them.

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

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

PASSED AND ADOPTED this 24th day of October 2025.

ATTEST:



Secretary/Assistant Secretary

Exhibit A: Informal Procurement Policies

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**



Chairperson, Board of Supervisors

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

1.0 PURPOSE OF POLICY.

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

2.0 DEFINITIONS.

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

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

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

3.0 DISTRICT MANAGER APPROVAL AUTHORITY.

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

4.0 DISTRICT COUNSEL APPROVAL AUTHORITY.

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

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

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

5.0 FACILITY MANAGER APPROVAL AUTHORITY.

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

6.0 DISTRICT MANAGER'S EMERGENCY APPROVAL AUTHORITY.

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

7.0 APPROVAL AUTHORITY OF OTHER DISTRICT CONTRACTORS OR EMPLOYEES.

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

8.0 PROCUREMENT PROCESS FOR PURCHASE OF GOODS AND SERVICES

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

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

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

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

9.0 POLICY ETHICS.

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

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

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

10.0 SEVERABILITY.

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

11.0 INTERPRETATION.

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

Tab 16

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool.
- (2) **Swim at Your Own Risk.** No Lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Non-swimming children should be under the supervision of a parent and/or guardian who is capable of swimming safely and/or without assistance and who should remain within arm's reach of the non-swimming child(ren) at all times. Persons unable to swim safely and/or without assistance must be accompanied by a person who is capable of swimming safely and/or without assistance at all times in and around the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device **MUST** be supervised one-on-one by a parent and/or guardian who is capable of swimming safely and/or without assistance, who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk, the District recommends Patrons not swim alone. All persons entering the Amenity Facilities do so at their own risk, regardless of age or ability.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. No thongs or Brazilian bikinis are allowed. Wearing prohibited attire will result in immediate expulsion from the pool area.
- (7) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (8) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (9) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
- (10) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (11) **Entrances.** Pool entrances must be kept clear at all times.
- (12) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (13) **Swim Diapers.** Anyone who is not reliably toilet trained, including but not limited to young children, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.

- (14) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (15) **Pool Closure.** In addition to Hillsborough County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:
- a. During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - b. For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - c. Operational and mechanical treatments or difficulties affecting pool water quality.
 - d. For a reasonable period following any mishap that resulted in contamination of pool water.
 - e. Any other reason deemed to be in the best interests of the District as determined by District staff.
- (16) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (17) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (18) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District.
- (19) **Spa Usage Guidelines.**
- a. Children under the age of twelve (12) are not permitted in the spa area without supervision by an adult over the age of eighteen (18).
 - b. Pregnant women and those on medication should consult a doctor before using the hot tub.

Tab 17

SUSPENSION AND TERMINATION OF PRIVILEGES

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2024)

Effective Date: February 4, 2026

In accordance with Chapters 190 and 120 of the Florida Statutes, and on February 4, 2026, at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Lake St. Charles Community Development District (“District”) adopted the following rules and policies to govern disciplinary and enforcement matters. All prior rules and policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District (each an “Amenity Facility” and together, the “Amenity Facilities”).

2. **General Rule.** All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies established for the safe operations of the District’s Amenity Facilities.

3. **Access Card.** Access Cards are the property of the District. The District may request surrender of, or may deactivate, an Access Card for violation of the District’s Policies established for the safe operations of the District’s Amenity Facilities.

4. **Suspension and Termination of Rights.** The District, through its Board of Supervisors (“Board”), and District Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any person, including but not limited to Patrons and members of their household and their Guests, to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications; or
- b. Failing to abide by the terms of rental applications; or
- c. Permitting the unauthorized use of an Access Card or otherwise facilitating or allowing unauthorized access to or use of the Amenity Facilities; or
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire; or
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments); or
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies); or
- g. Treating District Staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner; or
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, Amenity Facilities or other tangible property located on District property; or
- i. Failing to reimburse the District for damaged to Amenity Facilities or property damaged by such person, or a minor for whom the person has charge, or a Guest; or
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests; or

- k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered; or
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

5. Authority of District Staff. District Staff or their designee, may immediately remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.

6. Process for Suspension or Termination of Access and Use Privileges. Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:

- a. Offenses:
 - (i) First Offense: Verbal warning by District Staff and suspension from the Amenities for up to one (1) week from the commencement of the suspension. Violation is recorded by District Staff, signed by the individual offender(s), and held on file by the District.
 - (ii) Second Offense: Automatic suspension of all Amenity privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District.
 - (iii) Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.
- b. Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses.
- c. Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity

privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender's privileges, which suspension or termination may include members of the offender's Household and may, upon the first offense, equal or exceed one year. In situations that pose a long-term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.

- d. Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.

6. Administrative Reimbursement. The Board may, in its discretion, require payment of an administrative reimbursement of up to One Thousand Dollars (\$1,000) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity Facility access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

7. Property Damage Reimbursement. If damage to District property or Amenity Facilities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity Facility access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 6, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) calendar days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District Staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.
- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether an Administrative Reimbursement is warranted and,

if so, set the amount of such Administrative Reimbursement.

- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager or his or her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or shall expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or to deactivate, all Access Cards associated with the associated address within the District until such time as the outstanding amounts are paid.

11. Appeal of Board Suspension. After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it, in its sole discretion, to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenity Facilities after expiration of a suspension imposed by the District.

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

Tab 18

Receipt Image



**How does
get more dor**

10151 BLOOMINGDALE AVE
RIVERVIEW, FL 33578 (813)246-5714

6380 00019 20347 03/03/26 09:46 AM
CASHIER ALIAH

* ORIG REC: 6380 052 12642 02/03/26 TA *

0000-370-328 AK FASTSET	-7.47N
SALES TAX	0.00

* ORIG REC: 6380 075 14292 02/26/26 TA *

0000-488-197 SPHAG	-19.97N
0000-812-277 TOP SOIL	-2.87N
SALES TAX	0.00

SUBTOTAL -30.31

SALES TAX 0.00

TOTAL -\$30.31

XXXXXXXXXXXX5814 MASTERCARD -30.31

INVOICE 4193851 TA

REFUND-CUSTOMER COPY

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!

Account Details

Your subscription to Microsoft 365 Personal has been renewed

From Microsoft <microsoft-noreply@microsoft.com>

Date Fri 3/6/2026 10:09 AM

To Dyara Sanchez <districtadmin@lakestcharles.org>



Your subscription to Microsoft 365 Personal has been renewed

Your subscription was successfully renewed on Friday, March 06, 2026. On your next renewal date, Sunday, April 05, 2026, USD 9.99 plus applicable taxes will be charged.

Sign into your Microsoft account to manage your subscriptions, including changing your payment method or canceling a subscription to prevent future charges.

You will receive a refund of your most recent recurring billing charge if you cancel your subscription and request a refund within 30 days after being charged. This refund right is limited to one time, per Microsoft Account per subscription product.

[How do I cancel my subscription?](#)

[Manage your subscription >](#)

Subscription Information

Subscription: Microsoft 365 Personal

Order Number: f3c5117a-4706-4ac2-a17e-1ff37a60d290

Plan Price: USD 9.99 plus applicable taxes/1 month

Renewal Date: April 5, 2026

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Dates are displayed per Coordinated Universal Time. Order date may vary based on your location.

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Microsoft Corporation, One Microsoft Way, Redmond, WA 98052



Mailchimp Order

From No Reply - Mailchimp <no-reply@mailchimp.com>

Date Sat 3/14/2026 3:13 AM

To Dyara Sanchez <districtadmin@lakestcharles.org>



Your order has been processed.

Order MC26042347

Processed on March 14, 2026 03:13 AM New York.

Standard plan

\$20.00

500 contacts

Paid via **Mast** ending in **5814** which expires **08/2027**

\$20.00

on March 14, 2026

Balance as of March 14, 2026

\$0.00

Issued to

David Eskra

deskra@rizzetta.com

districtadmin@lakestcharles.org

6801 Colonial Lake Drive Riverview, FL 33578

Issued by

Mailchimp

c/o The Rocket Science Group, LLC

405 N. Angier Ave. NE, Atlanta, GA 30308

USA

www.mailchimp.com

Tax ID: US EIN 58-2554149

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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	Vender Name	Description	Amount				
			38.95				38.95
03/03/26	Amazon	Supplies - No Receipt Provided	(30.31)		(30.31)		
03/03/26	The Home Depot	Supplies - Refund/No Receipt Provided	143.74		143.74		
03/03/26	The Home Depot	Bleach, Hose Hanger, Metal Pistol Grip Nozzle	168.22		168.22		
03/05/26	The Home Depot	Maintenance Supplies	209.99				209.99
03/06/26	Amazon	Pressure Washer Cleaner	101.38				101.38
03/06/26	Amazon	Supplies - No Receipt Provided	9.99			9.99	
03/06/26	Microsoft Store	Office Supplies - No Receipt Provided	38.99				38.99
03/07/26	Amazon	Trailer Jack	599.99				599.99
03/09/26	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	Supplies - No Receipt Provided	6.50				6.50
03/12/26	Amazon	Unisex Restroom Pass Key Tag	(38.95)				(38.95)
03/12/26	Amazon	Supplies - Refund/No Receipt Provided	20.00			20.00	
03/12/26	Canva	Office Subscription - No Receipt Provided	(27.89)				(27.89)
03/13/26	Amazon	Supplies - Refund/No Receipt Provided	55.48		55.48		
03/13/26	The Home Depot	Maintenance Supplies	20.00			20.00	
03/14/26	Mailchimp	Monthly Email Service ACH - No Receipt	15.99				15.99
03/15/26	Amazon	Floating Rope Lifesaving Dock Lines	19.89				19.89
03/15/26	Amazon	Supplies - No Receipt Provided	313.97			313.97	
03/19/26	Rackspace Email & Apps	Office Supplies - No Receipt Provided	259.78				259.78
03/23/26	Amazon	80 Gallon Storage Bench Deck Box	76.28		76.28		
03/23/26	The Home Depot	Spray Paint, Glue	30.18			30.18	
03/26/26	Amazon	Desk Calendar, Tape	6.29			6.29	
03/26/26	Amazon	Stapler	10.89				10.89
03/26/26	Amazon	Supplies - No Receipt Provided	27.08	27.08			
03/26/26	Thorntons	Gas	227.58		227.58		
03/26/26	The Home Depot	Steel Safety Gas Can, Disinfectant Wipes	(27.89)				(27.89)
03/30/26	Amazon	Supplies - Refund/No Receipt Provided	2,316.30	27.08	640.99	400.43	1,247.80
	TOTAL	001-10114					

Tab 19

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

FIRST ORDER OF BUSINESS **Call to Order**

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

SECOND ORDER OF BUSINESS **Audience Comments**

Audience comments were entertained regarding 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 \$500.00 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 Ms. Brown, with all in favor, the Board authorized KVV to do cursory research regarding 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 Hardeman's attorney regarding the failure to get a permit and to seek
66 compensation. A motion passed authorizing District Engineer Ed Jimenez to
67 analyze the repair costs for phases one, two, and three, with a budget not to
68 exceed \$5,000.
69

On a motion by Mr. Turinsky, seconded by Ms. Brown, with all in favor, the Board authorized 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

70
71 **C. Operations Manager**

72 **1. Clubhouse Monthly Status Report**

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

- 78 • **Landscaping and Water Restrictions:** Due to new county water restrictions limiting
79 irrigation to one day a week (Fridays), staff will adjust all irrigation controllers.
80 Proposals for annual flower plantings will be brought to the May meeting.
- 81 • **Trail Condition:** The board discussed new and worsening cracks on the trail's
82 pavement following recent work. It was acknowledged that many cracks were pre-
83 existing and proving the contractor's fault would be difficult. Contributing factors like
84 the original sub-base and drought effects were noted. The board agreed to move on
85 unless the cracks are in phases one through three, which could be part of a separate
86 claim.
- 87 • **Trail Railing Delay:** The delay in the trail railing installation was attributed to the
88 subcontractor's computer systems being hacked. It was confirmed that no additional
89 fines are being incurred while waiting.
- 90 • **Pools and Spa:**
 - 91 ○ The kiddie pool has been out of commission for six months as the previous
92 contractor could not pull the required permits.
 - 93 ○ The board approved quote number 2667 for a natural gas pool and spa heater
94 at a cost of \$4,968.

On a motion by Ms. Gianakos, seconded by Mr. Marshall, with all in favor, the board approved Wahoo Pools proposal for a natural gas pool and spa heater for \$4,968.00, for Lake St Charles Community Development District.

- 95
- 96 ○ To expedite repairs and avoid further delays, the board passed two motions:
97 one to approve a "not-to-exceed" expenditure of \$9,000 for kiddie pool repairs,
98 and another to approve a "not-to-exceed" expenditure of \$12,000 for the
99 combined refinishing of both the kiddie pool and the spa.
- 100 ○ Supervisor Turinsky was appointed as the liaison to manage the project.
- 101 • **Pool Monitors:** The board requested that the hiring of pool monitors, managed by
102 their contractor Rizzetta, begin around Memorial Day weekend.

On a motion by Ms. Gianakos, seconded by Ms. Brown, with all in favor, the board approved to appoint Supervisor Benjamin Turinsky as the liaison to manage the project, for Lake St Charles Community Development District.

On a motion by Ms. Gianakosl, seconded by Ms. Brown, with all in favor, 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 Ms. Gianakos, seconded by Ms. Davis, with all in favor, 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 Regular Meeting Minutes from the Meeting held on March 4, 2026**

On a motion by Ms. Gianakos, seconded by Ms. Brown, with all in favor, the Board approved the regular meeting minutes from Meeting held on March 4, 2026, as presented, for the Lake St. Charles Community Development District.

- B. Consideration of Operation and Maintenance Expenditures for December 2025 and January 2026**

On a motion by Ms. Gianakos, seconded by Ms. Brown, with all in favor, 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.

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164 Assistant Secretary

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Chair / Vice Chair

DRAFT

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 Ms. Gianakos, with all in favor, 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 Ms. 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 Ms. Gianakos, seconded by Mr. Turnisky, with all in favor, the Board approved reimbursement of the Sunday rental deposit for the rental held on May 3, 2026, for the Lake St. Charles Community Development District.

On a motion by Ms. Gianakos, seconded by Ms. Brown, with all in favor, the Board approved to withhold \$100 for cleaning cost from the Saturday rental deposit for the rental held on May 2, 2026, 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 Ms. 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 Crosspoint 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 Crosspoint 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 Crosspoint Annual Flower Bed Enhancement

The Board reviewed the proposal submitted by Crosspoint. No formal Board action was taken.

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.

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.

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, wand black tile, to be completed before the July 4th holiday, 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****A. Consideration of Meeting Minutes of Meeting held on April 1, 2026**

Ms. DeLuna stated the meeting minutes will be presented at the June 3, 2026 using Plaud AI software.

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.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Brown, seconded by Ms. Gianakos, with all in favor, the Board adjourned the meeting at 7:09 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, 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 Ms. Gianakos seconded by Ms. 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 Ms. Gianakos seconded by Ms. Davis, with all in favor, the Board approved directing Staff to immediately contain the hazardous area on the south side of the playground, near the pool and to the right side of the shed. The Board also directed Staff to obtain three additional bids for the necessary repairs and present them at the next meeting, 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 Ms. 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 Ms. 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 Ms. Brown, with four in favor (Ms. Gianakos and Ms. Davis) (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 Ms. 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 Ms. Gianakos seconded by Mr. Marshall, with three in favor and two opposed (Mr. Turinsky & Ms. Brown), 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.

iii. Consideration of Parking Lot Stripping Proposals

On a motion by Ms. Gianakos seconded by Ms. 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.

iv. Presentation of Lake St Charles Assets

The Board was presented with the assets for Lake St Charles including an additional list of clubhouse assets.

On a motion by Ms. Gianakos seconded by Ms. 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.

D. District Manager

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

FOURTH ORDER OF BUSINESS**Business Items****A. Discussion of Email Account Recovery and IT Support Services**

The board discussed retaining a third-party vendor to obtain the Districts Microsoft 365 account.

On a motion by Ms. Gianakos, seconded by Ms. 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.

B. Discussion of Resident Survey

The Board tabled the discussion for the next meeting.

C. Discussion of E-Blast Platform

The Board tabled the discussion for the next meeting.

D. Re-Designating Principal Headquarters and Local Records Office

- i. Consideration of Resolution 2026-14: Re-Designating the Principal Headquarters of the District

On a motion by Ms. Gianakos, seconded by Ms. Brown, with three in favor and two opposed, (Mr. Marshall & Ms. 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 Ms. Gianakos, seconded by Ms. Brown, with all in favor, 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 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 Ms. Gianakos, with all in favor, 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 Ms. 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 Hardeman.

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 Mr. Marshall, seconded by Ms. Davis, with all in favor, the Board approved the Florida Hardscape paver repair proposal at a not-to-exceed amount of \$7,291.84, for the Lake St. Charles Community Development District.

On a motion by Ms. Gianakos, seconded by Ms. Davis, with two in favor, and three opposed, Ms. Brown, Mr. Marshall and Mr. Turinsky, the Board approved Total Pressure paver repair in the amount of \$5,300.00, for the Lake St. Charles Community Development District. **Motion failed.**

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 Ms. Gianakos, seconded by Ms. Davis, with all in favor, 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 Crosspoint 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 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 was tabled to the next meeting.

SIXTH ORDER OF BUSINESS**Supervisor Requests and Comments**

Ms. 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 Ms. 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

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, August 5, 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.
Savannah Hancock	District Counsel, Kilinski Van Wyk
Angela Savinon	Operations Manager, Rizzetta & Co., Inc.
Scarlett Sponberg	Amenity Manager, Rizzetta & Co., Inc.
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 addressed the Board regarding the homeless population, sidewalk by the Villas, (the Board responded that the sidewalks belong to Hillsborough County), sprinklers not working on Lake St. Charles Boulevard, Operations Manager not driving around, tennis court is not agenda and cul-de-sac.

THIRD ORDER OF BUSINESS

Business Items (Part I)

On a motion by Mr. Gianakos, seconded by Ms. Davis, with all in favor, the Board approved to amend the agenda and move the Public Hearing for Fiscal Year 2026-2027 Budget & Levying O&M Assessments to the front of the agenda, for the Lake St. Charles Community Development District.

A. Public Hearing on Fiscal Year 2026-2027 Final Budget

On a motion by Ms. Gianakos, seconded by Mr. Marshall, with all in favor, the Board opened the public hearing for Fiscal Year 2026-2027 Final Budget, for the Lake St. Charles Community Development District.

The Board heard public comments about not increasing the budget.

On a motion by Mr. Marshall, seconded by Ms. Brown, with all in favor, the Board closed the public hearing for Fiscal Year 2026-2027 Final Budget, for the Lake St. Charles Community Development District.

i. Consideration of Resolution 2026-15; Approving Fiscal Year 2026-2027 Final Budget

On a motion by Ms. Gianakos, seconded by Ms. Davis, with all in favor, the Board adopted Resolution 2026-15; Approving Fiscal Year 2026-2027 Final Budget maintaining a flat budget with no increase of \$1,500 per homeowner, for the Lake St. Charles Community Development District.

B. Public Hearing on Fiscal Year 2026-2027 Levying of O&M Assessments

On a motion by Ms. Gianakos, seconded by Mr. Marshall, with all in favor, the Board opened the public hearing for Fiscal Year 2026-2027 Levying O&M Assessments, for the Lake St. Charles Community Development District.

No public comment.

On a motion by Ms. Gianakos, seconded by Ms. Brown, with all in favor, the Board closed the public hearing for Fiscal Year 2026-2027 Levying O&M Assessments, for the Lake St. Charles Community Development District.

i. Consideration of Resolution 2026-16; Approving Fiscal Year 2026-2027 Levying of O&M Assessments

On a motion by Ms. Gianakos, seconded by Ms. Davis, with all in favor, the Board adopted Resolution 2026-16; Approving Fiscal Year 2026-2027 Levying O&M Assessments, for the Lake St. Charles Community Development District.

C. Consideration of Resolution 2026-17; Approving Fiscal Year 2026-2027 Meeting Schedule

The Board discussed the meeting schedule.

On a motion by Ms. Gianakos, seconded by Ms. Davis, with all in favor, the Board approved Resolution 2026-17; Approving Fiscal Year 2026-2027 Meeting Schedule as revised, changing meeting date to 3rd Tuesday at 6:00 p.m. and adding (1) one budget workshop, for the Lake St. Charles Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance Report

The Board reviewed the aquatic report and briefly discussed the floating docks.

B. Operations Manager

i. Monthly Status Report

Ms. Savinon provided proposals for the Board's review and consideration.

The Board discussed the fencing proposals.

On a motion by Mr. Marshall, seconded by Ms. Davis, with all in favor, the Board approved Danielle Fence proposal in the amount of \$2,458.00, for the Lake St. Charles Community Development District.

On a motion by Mr. Marshall, seconded by Ms. Gianakos, with all in favor, the Board approved irrigation repairs with a not-to-exceed of \$5,000.00, for the Lake St. Charles Community Development District.

On a motion by Mr. Marshall, seconded by Mr. Turinsky, with all in favor, the Board approved to not do any cul-de-sac improvements and directed staff to send a letter to resident that was attempting to instruct landscape vendor onsite, for the Lake St. Charles Community Development District.

The Board tabled the electric repair proposals, basketball court repair proposals and playground inspection proposals.

ii. Presentation of Trail Proposals

The Board reviewed and discussed the proposals.

On a motion by Ms. Gianakos, seconded by Mr. Turinsky, with all in favor, the Board deferred the trail proposals to Fiscal Year 2026-2027, and directed staff obtain a proposal to remove the tree and root pruning to repair the paving issue, for the Lake St. Charles Community Development District.

C. District Counsel

Ms. Hancock provided a brief update on Urbina case.

Ms. Hancock also informed the Board of Zebra Pool Contract increase of \$100.00 per month.

On a motion by Mr. Gianakos, seconded by Ms. Brown, with all in favor, the Board approved the Zebra Pool Contract increase of \$100.00 per month for the Lake St. Charles Community Development District.

i. Discussion of Hardeman Recovery Efforts

This item was tabled.

ii. Update on Hillsborough County Fine Settlement

Ms. Hancock provided a brief update on the fine settlement process.

iii. Update on Microsoft 365 Account Recovery

Ms. Hancock informed the Board of recovery efforts. All Board Supervisors have their email access restored, currently global admin is the Lake St. Charles district manager email address and staff will work on transitioning global admin to management company.

D. District Engineer**i. Discussion of Maintenance Technical Job Description**

This item was tabled.

ii. Consideration of Trail Compliance Modification Proposal

This item was previously discussed at a prior meeting.

iii. Discussion of Legal Management Company and Engineering Services for Fiscal Year 2026-2027

A discussion was held on management, legal and engineering firms. The Board expressed disappointment with management services.

On a motion by Mr. Turinsky, seconded by Ms. Gianakos, with all in favor, the Board approved to issue a Request for Proposals for District Management and Amenity Services, for the Lake St. Charles Community Development District.

On a motion by Mr. Turinsky, seconded by Ms. Brown, with all in favor, the Board approved to issue a Request for Qualifications for Engineering Services, for the Lake St. Charles Community Development District.

The Board agreed to maintain current District Counsel services.

E. District Manager

Mr. Elias reminded the Board that the next meeting will be held on September 2, 2026, at 5:00 p.m.

The Board requested an immediate District Manager change.

FOURTH ORDER OF BUSINESS

Business Items (Part II)

A. Discussion of Dock Area

This item was tabled.

B. Discussion of Audits and Filing

This item was tabled.

C. Discussion of Financials

A discussion was held about receiving current financial statements prior to the meeting. Mr. Elias informed the Board that current meeting dates will impact timeframe for receiving current financial statements.

D. Discussion of South Bank Closure

The Chairman shared with the Board that the account remains open till the funds have been spent.

E. Discussion of ADP Closure

This item was tabled until next month. Ms. Hancock stated that ADP remains open until litigation is completed.

F. Discussion of Crosspoint Landscape Contract

A discussion was held on the Scope of Work not being completed to the Contract. The Board directed staff to follow up on payment to Crosspoint.

G. Discussion of LG Sonic Status

The Board inquired about double payment. The Board directed District Counsel to follow up with LG Sonic and Coastal Creations.

H. Discussion or District Professional Services

This item was addressed earlier in the meeting.

I. Consideration of Crosspoint Proposals

The Board asked Rizzetta to look into payment and investigate.

J. Presentation of 2nd Quarterly Website Audit

This item was tabled.

K. Consideration of Resolution 2026-18; Electing Officers

Mr. Marshall announced he would like to step down as Chairman. Mr. Marshall nominated Ms. Davis as Chair. A vote among Board Supervisors was taken with 3 in favor and 2 opposed (Ms. Brown and Mr. Turninsky). Further discussions ensued to have Mr. Marshall continue as Chair.

On a motion by Ms. Gianakos, seconded by Ms. Brown, with all in favor, the Board approved Resolution 2026-18; Electing Officers, approving for John Marshall to remain as Chairman and all other officers to remain in current roles, 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, May 5, 2026, June 3, 2026, and July 1, 2026

The Board tabled the meeting minutes until the next meeting.

B. Consideration of Operation and Maintenance Expenditures for May & June 2026

On a motion by Mr. Marshall, seconded by Ms. Brown, with all in favor, the Board approved May 2026 (\$59,262.74 and May 2026 (\$50,223.47) Operation and Maintenance Expenditures, for the Lake St. Charles Community Development District.

C. Review of Financial Statements for May & June 2026

This item was tabled.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Comments

There were no supervisor requests.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Marshall, seconded by Mrs. Davis, with all in favor, the Board adjourned the meeting at 8:44 p.m., for the Lake St. Charles Community Development District.

Assistant Secretary

Chair / Vice Chair

Tab 20

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 June 2026

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

The total items being presented: **\$87,502.81**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Avalon Document Services Holdings, LLC	100250	TMAR260013	Back Files 04/26	\$ 2,660.00
Avalon Document Services Holdings, LLC	100250	TMAY260006	Back Files 05/26	\$ 3,230.00
Coastal Mechanical Inc.	100241	2247	Service Call 05/26	\$ 395.00
Cushion Solutions	100252	41338	Restraping Chairs 06/26	\$ 1,900.00
DCSI, Inc.	100242	35299	Monitoring Service Call 06/26	\$ 290.00
DCSI, Inc.	100242	35300	Monitoring Service Call 06/26	\$ 290.00
Decort Electrical Solutions, Inc.	100235	DCE060226	Electrical Repair 06/26	\$ 388.50
Egis Insurance Advisors, LLC	100240	32042	Policy #WC100124567 10/01/24-10/01/25	\$ 1,236.00
FCC Environmental Services, LLC	100243	2396664	Waste Services - 6801 Colonial Lake Dr. 05/26	\$ 626.12
FCC Environmental Services, LLC	100236	2424414	Waste Services 06/26	\$ 626.12
Frontier Communications of FL	20260622-2	81374118020525215-052526	Clubhouse Internet 06/26	\$ 140.04
Frontier Communications of FL	20260622-1	81374121011124035-052526	Clubhouse Internet 06/26	\$ 130.98
Hillsborough County BOCC - Citizen Board	100251	0404843-0010	Clubhouse Violation 06/26	\$ 500.00

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hillsborough County BOCC - Citizen Board	100251	0404843-0011	Clubhouse Violation 06/26	\$ 500.00
Jayman Enterprises, LLC	100230	4563	Gate Maintenance 05/26	\$ 250.00
Kilinski Van Wyk, PLLC	100231	14931	Legal Services 04/26	\$ 5,236.15
Kilinski Van Wyk, PLLC	100253	15173	Legal Counsel 05/26	\$ 4,949.67
Landscape Maintenance Professionals, Inc.	100237	399967	Irrigation Repair 06/26	\$ 195.00
Landscape Maintenance Professionals, Inc.	100237	399968	Irrigation Repair 06/26	\$ 479.04
Landscape Maintenance Professionals, Inc.	100244	399969	Irrigation Repair 05/26	\$ 251.98
Landscape Maintenance Professionals, Inc.	100237	399970	Irrigation Repair 06/26	\$ 224.64
Landscape Maintenance Professionals, Inc.	100254	403316	Irrigation Repair 06/26	\$ 421.01
Leaf Commercial Capital, Inc.	20260602-1	20266912	Copier Lease 05/26	\$ 161.99
Protegrity Restoration Services	100255	751-062526	Dehumidifier Install 05/26	\$ 500.00
Radiant Striping LLC	100247	194	Restriping Pavement 06/26	\$ 6,522.00
Rizzetta & Company, Inc.	100234	INV0000110001	Management Services 06/26	\$ 4,996.00

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100248	INV0000110066	General Management & Oversight 06/26	\$ 8,644.05
Rizzetta & Company, Inc.	100249	INV0000110146	Personnel Reimbursement 06/26	\$ 6,404.28
Sniffen & Spellman, P.A.	100232	52544	Legal Counsel 05/26	\$ 300.00
Solitude Lake Management, LLC	100238	PSI275079	Aquatic Maintenance 06/26	\$ 1,444.33
TECO	20260630-2	221005960721-060826	Electric Utility 05/26	\$ 21.66
TECO	20260624-1	311000010257-060526	Electric Summary 04/26	\$ 3,864.69
TECO Peoples Gas	20260630-1	221003603224-060826	Natural Gas 05/26	\$ 249.30
TIGRIS Aquatic Services, LLC	100245	4388443	Quarterly Fountain/Aeration Service 03/26	\$ 600.00
Total Community Maintenance, LLC	100246	8926	Janitorial Services 06/26	\$ 1,200.00
Valley National Bank	20260626-1	CC053126-751	Credit Card Expenses 05/26	\$ 618.00
Verizon Wireless	20260615-1	6144404851	Account #842082173-00001 05/26	\$ 27.02
Wahoo Pools Group, Inc.	100233	20252382	Pool Repair 04/26	\$ 4,968.66
Wahoo Pools Group, Inc.	100229	WP05152026	Pool Repair 5/26	\$ 8,923.79

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Wahoo Pools Group, Inc.	100228	WP051526-751	Pool Repair	\$ 10,580.35
Zebra Cleaning Team, Inc.	100239	8693	Monthly Pool Maintenance 06/26	\$ 2,125.00
Zebra Cleaning Team, Inc.	100239	8714	Pool Repairs 06/26	<u>\$ 431.44</u>
Total				<u>\$ 87,502.81</u>



Invoice

Invoice No. TMAR260013
Invoice Date 4/30/2026

Syracuse 315-471-3333 Rochester 585-242-9999 Buffalo 716-995-7777 Cleveland 216-592-9999 Tampa 813-221-3266 Omaha 402-885-8800 Grand Rapids 616-251-1212 Detroit 248-955-9200 Phoenix 602-975-4001

Bill To	Ship To
Lake St. Charles CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614 United States	Rizzetta & Company 6801 Colonial Lake Drive Riverview FL 33578 United States

Terms	Due Date	Client Ref. #	Rep	Contact
Upon Receipt	4/30/2026	Back Files	Emily LaPane	Stephanie DeLena

Item Description	Qty	Amount
Archive Scanning	14	\$2,660.00
Tax		\$0.00
Total		\$2,660.00

Signature: X_____

By signing this invoice you agree with the balance due for services rendered and the terms of payment. 1.5% interest will be added monthly for invoices not paid by the terms above (18% APR).



- Please note only invoices under \$2,000 can be paid via Credit Card
- Invoices under \$30,000 can be paid via ACH

Please Remit To:

Avalon Document Services Holdings, LLC
1360 East 9th Street, Suite 150
Cleveland, Ohio 44114
(813) 683-4944 | ar@teamavalon.com



Invoice

Invoice No. TMAY260006
Invoice Date 5/27/2026

Syracuse 315-471-3333 Rochester 585-242-9999 Buffalo 716-995-7777 Cleveland 216-592-9999 Tampa 813-221-3266 Omaha 402-885-8800 Grand Rapids 616-251-1212 Detroit 248-955-9200 Phoenix 602-975-4001

Bill To	Ship To
Lake St. Charles CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614 United States	Rizzetta & Company 6801 Colonial Lake Drive Riverview FL 33578 United States

Terms	Due Date	Client Ref. #	Rep	Contact
Upon Receipt	5/27/2026	Archive Scanning	Emily LaPane	Stephanie DeLena

Item Description	Qty	Amount
Whole Box Scan Rate	17	\$3,230.00
Sales Tax		\$0.00
Total		\$3,230.00

Signature: X_____

By signing this invoice you agree with the balance due for services rendered and the terms of payment. 1.5% interest will be added monthly for invoices not paid by the terms above (18% APR).



- Please note only invoices under \$2,000 can be paid via Credit Card
- Invoices under \$30,000 can be paid via ACH

Please Remit To:

Avalon Document Services Holdings, LLC
1360 East 9th Street, Suite 150
Cleveland, Ohio 44114
(813) 683-4944 | ar@teamavalon.com

COASTAL MECHANICAL INC.

9720 Princess Palm Ave Ste 149
Tampa, FL 33619 US
(813) 499-5171
Brett.angarola@coastal-mech.net



INVOICE

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

INVOICE 2247
DATE 05/20/2026
TERMS Net 30
DUE DATE 06/19/2026

DESCRIPTION	QTY	RATE	AMOUNT
Service call on 5/18/26. Removed (1) wireless camera from the clubhouse parking area. Removed (1) broken outlet and light fixture from the monument sign area.	1	395.00	395.00T
SUBTOTAL			395.00
TAX			29.63
TOTAL			424.63
BALANCE DUE			\$424.63

**Cushion Solutions Incorporated**

802 North Rome Aveune
Tampa, FL 33606
Phone: 813-253-2131
Fax: 480-275-3531
sales@cushionsolutions.net

Invoice

Date	Invoice #
6/23/2026	41338

Bill To
<i>Lake St. Charles Wesley Elias 6801 Colonial Lake Drive Riverview, FL 33578 813-365-0544</i>

Ship To
<i>Lake St. Charles Wesley Elias 6801 Colonial Lake Drive Riverview, FL 33578 813-365-0544</i>

Customer Phone	Customer Fax	S.O. No.	P.O. No.	Terms			
813-741-9768		41687		Due on receipt			
Item	Description		Ordered	Invoiced	Rate	Amount	
Non-Inventory Item	Re-Strap Lounge Frame		11	11	145.00	1,595.00T	
Non-Inventory Item	Re-Strap Chair Frame		1	1	105.00	105.00T	
	Straps: 232 Adobe Accents: 221 Black						
Pick-up & Delivery	Pick-up & Delivery		1	1	200.00	200.00	
	Sales Tax				0.00%	0.00	
			Total				\$1,900.00
			Payments/Credits				\$0.00
			Balance Due				\$1,900.00



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

Invoice

BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35299	06/03/2026	\$290.00	06/18/2026	Net 15	

P.O. NUMBER
11364

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/28/2026	Camera/DVR Service (C) Reason for call: Check camera system - cameras not working and they do not have the password to access the system. Tech Notes: 1. Called tech support to reset the NVR after defaulting the NVR and then reprogrammed the basic settings. New login information - Username: admin Password: P@ssword1 2. Pulled and reset 10 cameras and then reprogrammed them at the NVR to login. All 10 cameras back up and recording.	2	145.00	290.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

**Returned Checks will receive \$25 NSF Fee.

***Late Fees are 1.5% per month

SUBTOTAL	290.00
TAX (0.075)	0.00
TOTAL	290.00
BALANCE DUE	\$290.00



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

Invoice

BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35300	06/03/2026	\$290.00	06/18/2026	Net 15	

P.O. NUMBER
11328

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/03/2026	Camera/DVR Service (C) Reason for call: Check camera system at activity area. Tech Notes: 1. Reset NVR and reprogrammed the system. Username: admin Password: P@assword1 2. Programmed all working cameras. Verified that (7) cameras are working properly and (9) cameras are not functioning and need to be replaced. We will provide an estimate for replacement cameras. 3. Set up monitor at the clubhouse to view activity.	2	145.00	290.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

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**Returned Checks will receive \$25 NSF Fee.

***Late Fees are 1.5% per month

SUBTOTAL	290.00
TAX (0.075)	0.00
TOTAL	290.00
BALANCE DUE	\$290.00



DeCort Electrical

Solutions, Inc.

EC13009397

813-690-2730

jdecort.des@gmail.com | decortelectric.com

Job Invoice

SOLD TO 867 W. Bloomingdale Ave., #6953 Brandon, FL 33511		DATE ORDERED 11/27/20	ORDER TAKEN BY
		PHONE NO.	CUSTOMER ORDER #
LAKE ST CHARLES		JOB LOCATION	
Angola		JOB PHONE	STARTING DATE
		TERMS	

QTY.	MATERIAL	UNIT	AMOUNT	DESCRIPTION OF WORK
				1. install smart sign light assembly - indoor, 120V
				2. install smart light at the 180V and outdoor, 120V, 180V, 240V, 277V, 480V, 600V, 720V, 840V, 960V, 1080V, 1200V, 1320V, 1440V, 1560V, 1680V, 1800V, 1920V, 2040V, 2160V, 2280V, 2400V, 2520V, 2640V, 2760V, 2880V, 3000V, 3120V, 3240V, 3360V, 3480V, 3600V, 3720V, 3840V, 3960V, 4080V, 4200V, 4320V, 4440V, 4560V, 4680V, 4800V, 4920V, 5040V, 5160V, 5280V, 5400V, 5520V, 5640V, 5760V, 5880V, 6000V, 6120V, 6240V, 6360V, 6480V, 6600V, 6720V, 6840V, 6960V, 7080V, 7200V, 7320V, 7440V, 7560V, 7680V, 7800V, 7920V, 8040V, 8160V, 8280V, 8400V, 8520V, 8640V, 8760V, 8880V, 9000V, 9120V, 9240V, 9360V, 9480V, 9600V, 9720V, 9840V, 9960V, 10080V, 10200V, 10320V, 10440V, 10560V, 10680V, 10800V, 10920V, 11040V, 11160V, 11280V, 11400V, 11520V, 11640V, 11760V, 11880V, 12000V, 12120V, 12240V, 12360V, 12480V, 12600V, 12720V, 12840V, 12960V, 13080V, 13200V, 13320V, 13440V, 13560V, 13680V, 13800V, 13920V, 14040V, 14160V, 14280V, 14400V, 14520V, 14640V, 14760V, 14880V, 15000V, 15120V, 15240V, 15360V, 15480V, 15600V, 15720V, 15840V, 15960V, 16080V, 16200V, 16320V, 16440V, 16560V, 16680V, 16800V, 16920V, 17040V, 17160V, 17280V, 17400V, 17520V, 17640V, 17760V, 17880V, 18000V, 18120V, 18240V, 18360V, 18480V, 18600V, 18720V, 18840V, 18960V, 19080V, 19200V, 19320V, 19440V, 19560V, 19680V, 19800V, 19920V, 20040V, 20160V, 20280V, 20400V, 20520V, 20640V, 20760V, 20880V, 21000V, 21120V, 21240V, 21360V, 21480V, 21600V, 21720V, 21840V, 21960V, 22080V, 22200V, 22320V, 22440V, 22560V, 22680V, 22800V, 22920V, 23040V, 23160V, 23280V, 23400V, 23520V, 23640V, 23760V, 23880V, 24000V, 24120V, 24240V, 24360V, 24480V, 24600V, 24720V, 24840V, 24960V, 25080V, 25200V, 25320V, 25440V, 25560V, 25680V, 25800V, 25920V, 26040V, 26160V, 26280V, 26400V, 26520V, 26640V, 26760V, 26880V, 27000V, 27120V, 27240V, 27360V, 27480V, 27600V, 27720V, 27840V, 27960V, 28080V, 28200V, 28320V, 28440V, 28560V, 28680V, 28800V, 28920V, 29040V, 29160V, 29280V, 29400V, 29520V, 29640V, 29760V, 29880V, 30000V, 30120V, 30240V, 30360V, 30480V, 30600V, 30720V, 30840V, 30960V, 31080V, 31200V, 31320V, 31440V, 31560V, 31680V, 31800V, 31920V, 32040V, 32160V, 32280V, 32400V, 32520V, 32640V, 32760V, 32880V, 33000V, 33120V, 33240V, 33360V, 33480V, 33600V, 33720V, 33840V, 33960V, 34080V, 34200V, 34320V, 34440V, 34560V, 34680V, 34800V, 34920V, 35040V, 35160V, 35280V, 35400V, 35520V, 35640V, 35760V, 35880V, 36000V, 36120V, 36240V, 36360V, 36480V, 36600V, 36720V, 36840V, 36960V, 37080V, 37200V, 37320V, 37440V, 37560V, 37680V, 37800V, 37920V, 38040V, 38160V, 38280V, 38400V, 38520V, 38640V, 38760V, 38880V, 39000V, 39120V, 39240V, 39360V, 39480V, 39600V, 39720V, 39840V, 39960V, 40080V, 40200V, 40320V, 40440V, 40560V, 40680V, 40800V, 40920V, 41040V, 41160V, 41280V, 41400V, 41520V, 41640V, 41760V, 41880V, 42000V, 42120V, 42240V, 42360V, 42480V, 42600V, 42720V, 42840V, 42960V, 43080V, 43200V, 43320V, 43440V, 43560V, 43680V, 43800V, 43920V, 44040V, 44160V, 44280V, 44400V, 44520V, 44640V, 44760V, 44880V, 45000V, 45120V, 45240V, 45360V, 45480V, 45600V, 45720V, 45840V, 45960V, 46080V, 46200V, 46320V, 46440V, 46560V, 46680V, 46800V, 46920V, 47040V, 47160V, 47280V, 47400V, 47520V, 47640V, 47760V, 47880V, 48000V, 48120V, 48240V, 48360V, 48480V, 48600V, 48720V, 48840V, 48960V, 49080V, 49200V, 49320V, 49440V, 49560V, 49680V, 49800V, 49920V, 50040V, 50160V, 50280V, 50400V, 50520V, 50640V, 50760V, 50880V, 51000V, 51120V, 51240V, 51360V, 51480V, 51600V, 51720V, 51840V, 51960V, 52080V, 52200V, 52320V, 52440V, 52560V, 52680V, 52800V, 52920V, 53040V, 53160V, 53280V, 53400V, 53520V, 53640V, 53760V, 53880V, 54000V, 54120V, 54240V, 54360V, 54480V, 54600V, 54720V, 54840V, 54960V, 55080V, 55200V, 55320V, 55440V, 55560V, 55680V, 55800V, 55920V, 56040V, 56160V, 56280V, 56400V, 56520V, 56640V, 56760V, 56880V, 57000V, 57120V, 57240V, 57360V, 57480V, 57600V, 57720V, 57840V, 57960V, 58080V, 58200V, 58320V, 58440V, 58560V, 58680V, 58800V, 58920V, 59040V, 59160V, 59280V, 59400V, 59520V, 59640V, 59760V, 59880V, 60000V, 60120V, 60240V, 60360V, 60480V, 60600V, 60720V, 60840V, 60960V, 61080V, 61200V, 61320V, 61440V, 61560V, 61680V, 61800V, 61920V, 62040V, 62160V, 62280V, 62400V, 62520V, 62640V, 62760V, 62880V, 63000V, 63120V, 63240V, 63360V, 63480V, 63600V, 63720V, 63840V, 63960V, 64080V, 64200V, 64320V, 64440V, 64560V, 64680V, 64800V, 64920V, 65040V, 65160V, 65280V, 65400V, 65520V, 65640V, 65760V, 65880V, 66000V, 66120V, 66240V, 66360V, 66480V, 66600V, 66720V, 66840V, 66960V, 67080V, 67200V, 67320V, 67440V, 67560V, 67680V, 67800V, 67920V, 68040V, 68160V, 68280V, 68400V, 68520V, 68640V, 68760V, 68880V, 69000V, 69120V, 69240V, 69360V, 69480V, 69600V, 69720V, 69840V, 69960V, 70080V, 70200V, 70320V, 70440V, 70560V, 70680V, 70800V, 70920V, 71040V, 71160V, 71280V, 71400V, 71520V, 71640V, 71760V, 71880V, 72000V, 72120V, 72240V, 72360V, 72480V, 72600V, 72720V, 72840V, 72960V, 73080V, 73200V, 73320V, 73440V, 73560V, 73680V, 73800V, 73920V, 74040V, 74160V, 74280V, 74400V, 74520V, 74640V, 74760V, 74880V, 75000V, 75120V, 75240V, 75360V, 75480V, 75600V, 75720V, 75840V, 75960V, 76080V, 76200V, 76320V, 76440V, 76560V, 76680V, 76800V, 76920V, 77040V, 77160V, 77280V, 77400V, 77520V, 77640V, 77760V, 77880V, 78000V, 78120V, 78240V, 78360V, 78480V, 78600V, 78720V, 78840V, 78960V, 79080V, 79200V, 79320V, 79440V, 79560V, 79680V, 79800V, 79920V, 80040V, 80160V, 80280V, 80400V, 80520V, 80640V, 80760V, 80880V, 81000V, 81120V, 81240V, 81360V, 81480V, 81600V, 81720V, 81840V, 81960V, 82080V, 82200V, 82320V, 82440V, 82560V, 82680V, 82800V, 82920V, 83040V, 83160V, 83280V, 83400V, 83520V, 83640V, 83760V, 83880V, 84000V, 84120V, 84240V, 84360V, 84480V, 84600V, 84720V, 84840V, 84960V, 85080V, 85200V, 85320V, 85440V, 85560V, 85680V, 85800V, 85920V, 86040V, 86160V, 86280V, 86400V, 86520V, 86640V, 86760V, 86880V, 87000V, 87120V, 87240V, 87360V, 87480V, 87600V, 87720V, 87840V, 87960V, 88080V, 88200V, 88320V, 88440V, 88560V, 88680V, 88800V, 88920V, 89040V, 89160V, 89280V, 89400V, 89520V, 89640V, 89760V, 89880V, 90000V, 90120V, 90240V, 90360V, 90480V, 90600V, 90720V, 90840V, 90960V, 91080V, 91200V, 91320V, 91440V, 91560V, 91680V, 91800V, 91920V, 92040V, 92160V, 92280V, 92400V, 92520V, 92640V, 92760V, 92880V, 93000V, 93120V, 93240V, 93360V, 93480V, 93600V, 93720V, 93840V, 93960V, 94080V, 94200V, 94320V, 94440V, 94560V, 94680V, 94800V, 94920V, 95040V, 95160V, 95280V, 95400V, 95520V, 95640V, 95760V, 95880V, 96000V, 96120V, 96240V, 96360V, 96480V, 96600V, 96720V, 96840V, 96960V, 97080V, 97200V, 97320V, 97440V, 97560V, 97680V, 97800V, 97920V, 98040V, 98160V, 98280V, 98400V, 98520V, 98640V, 98760V, 98880V, 99000V, 99120V, 99240V, 99360V, 99480V, 99600V, 99720V, 99840V, 99960V, 100080V, 100200V, 100320V, 100440V, 100560V, 100680V, 100800V, 100920V, 101040V, 101160V, 101280V, 101400V, 101520V, 101640V, 101760V, 101880V, 102000V, 102120V, 102240V, 102360V, 102480V, 102600V, 102720V, 102840V, 102960V, 103080V, 103200V, 103320V, 103440V, 103560V, 103680V, 103800V, 103920V, 104040V, 104160V, 104280V, 104400V, 104520V, 104640V, 104760V, 104880V, 105000V, 105120V, 105240V, 105360V, 105480V, 105600V, 105720V, 105840V, 105960V, 106080V, 106200V, 106320V, 106440V, 106560V, 106680V, 106800V, 106920V, 107040V, 107160V, 107280V, 107400V, 107520V, 107640V, 107760V, 107880V, 108000V, 108120V, 108240V, 108360V, 108480V, 108600V, 108720V, 108840V, 108960V, 109080V, 109200V, 109320V, 109440V, 109560V, 109680V, 109800V, 109920V, 110040V, 110160V, 110280V, 110400V, 110520V, 110640V, 110760V, 110880V, 111000V, 111120V, 111240V, 111360V, 111480V, 111600V, 111720V, 111840V, 111960V, 112080V, 112200V, 112320V, 112440V, 112560V, 112680V, 112800V, 112920V, 113040V, 113160V, 113280V, 113400V, 113520V, 113640V, 113760V, 113880V, 114000V, 114120V, 114240V, 114360V, 114480V, 114600V, 114720V, 114840V, 114960V, 115080V, 115200V, 115320V, 115440V, 115560V, 115680V, 115800V, 115920V, 116040V, 116160V, 116280V, 116400V, 116520V, 116640V, 116760V, 116880V, 117000V, 117120V, 117240V, 117360V, 117480V, 117600V, 117720V, 117840V, 117960V, 118080V, 118200V, 118320V, 118440V, 118560V, 118680V, 118800V, 118920V, 119040V, 119160V, 119280V, 119400V, 119520V, 119640V, 119760V, 119880V, 120000V, 120120V, 120240V, 120360V, 120480V, 120600V, 120720V, 120840V, 120960V, 121080V, 121200V, 121320V, 121440V, 121560V, 121680V, 121800V, 121920V, 122040V, 122160V, 122280V, 122400V, 122520V, 122640V, 122760V, 122880V, 123000V, 123120V, 123240V, 123360V, 123480V, 123600V, 123720V, 123840V, 123960V, 124080V, 124200V, 124320V, 124440V, 124560V, 124680V, 124800V, 124920V, 125040V, 125160V, 125280V, 125400V, 125520V, 125640V, 125760V, 125880V, 126000V, 126120V, 126240V, 126360V, 126480V, 126600V, 126720V, 126840V, 126960V, 127080V, 127200V, 127320V, 127440V, 127560V, 127680V, 127800V, 127920V, 128040V, 128160V, 128280V, 128400V, 128520V, 128640V, 128760V, 128880V, 129000V, 129120V, 129240V, 129360V, 129480V, 129600V, 129720V, 129840V, 129960V, 130080V, 130200V, 130320V, 130440V, 130560V, 130680V, 130800V, 130920V, 131040V, 131160V, 131280V, 131400V, 131520V, 131640V, 131760V, 131880V, 132000V, 132120V, 132240V, 132360V, 132480V, 132600V, 132720V, 132840V, 132960V, 133080V, 133200V, 133320V, 133440V, 133560V, 133680V, 133800V, 133920V, 134040V, 134160V, 134280V, 134400V, 134520V, 134640V, 134760V, 134880V, 135000V, 135120V, 135240V, 135360V, 135480V, 135600V, 135720V, 135840V, 135960V, 136080V, 136200V, 136320V, 136440V, 136560V, 136680V, 136800V, 136920V, 137040V, 137160V, 137280V, 137400V, 137520V, 137640V, 137760V, 137880V, 138000V, 138120V, 138240V, 138360V, 138480V, 138600V, 138720V, 138840V, 138960V, 139080V, 139200V, 139320V, 139440V, 139560V, 139680V, 139800V, 139920V, 140040V, 140160V, 140280V, 140400V, 140520V, 140640V, 140760V, 140880V, 141000V, 141120V, 141240V, 141360V, 141480V, 141600V, 141720V, 141840V, 141960V, 142080V, 142200V, 142320V, 142440V, 142560V, 142680V, 142800V, 142920V, 143040V, 143160V, 143280V, 143400V, 143520V, 143640V, 143760V, 143880V, 144000V, 144120V, 144240V, 144360V, 144480V, 144600V, 144720V, 144840V, 144960V, 145080V, 145200V, 145320V, 145440V, 145560V, 145680V, 145800V, 145920V, 146040V, 146160V, 146280V, 146400V, 146520V, 146640V, 146760V, 146880V, 147000V, 147120V, 147240V, 147360V, 147480V, 147600V, 147720V, 147840V, 147960V, 148080V, 148200V, 148320V, 148440V, 148560V, 148680V, 148800V, 148920V, 149040V, 149160V, 149280V, 149400V, 149520V, 149640V, 149760V, 149880V, 150000V, 150120V, 150240V, 150360V, 150480V, 150600V, 150720V, 150840V, 150960V, 151080V, 151200V, 151320V, 151440V, 151560V, 151680V, 151800V, 151920V, 152040V, 152160V, 152280V, 152400V, 152520V, 152640V, 152760V, 152880V, 153000V, 153120V, 153240V, 153360V, 153480V, 153600V, 153720V, 153840V, 153960V, 154080V, 154200V, 154320V, 154440V, 154560V, 154680V, 154800V, 154920V, 155040V, 155160V, 155280V, 155400V, 155520V, 155640V, 155760V, 155880V, 156000V, 156120V, 156240V, 156360V, 156480V, 156600V, 156720V, 156840V, 156960V, 157080V, 157200V, 157320V, 157440V, 157560V, 157680V, 157800V, 157920V, 158040V, 158160V, 158280V, 158400V, 158520V, 158640V, 158760V, 158880V, 159000V, 159120V, 159240V, 159360V, 159480V, 159600V, 159720V, 159840V, 159960V, 160080V, 160200V, 160320V, 160440V, 160560V, 160680V, 160800V, 160920V, 161040V, 161160V, 161280V, 161400V, 161520V, 161640V, 161760V, 161880V, 162000V, 162120V, 162240V, 162360V, 162480V, 162600V, 162720V, 162840V, 162960V, 163080V, 163200V, 163320V, 163440V, 163560V, 163680V, 163800V, 163920V, 164040V, 164160V, 164280V, 164400V, 164520V, 164640V, 164760V, 164880V, 165000V, 165120V, 165240V, 165360V, 165480V, 165600V, 165720V, 165840V, 165960V, 166080V, 166200V, 166320V, 166440V, 166560V, 166680V, 166800V, 166920V, 167040V, 167160V, 167280V, 167400V, 167520V, 167640V, 167760V, 167880V, 168000V



INVOICE

Customer	Lake St. Charles Community Development District
Acct #	137
Date	03/31/2026
Customer Service	Dionna Humphery
Page	1 of 1

Lake St. Charles Community Development District
c/o Rietta Company
3434 Colwell Ave, Suite 100
Tampa, FL 33614

Payment Information	
Invoice Summary	\$ 1,236.00
Payment Amount	
Payment for	Invoice#32042
WC100124567	

Thank You

Please detach and return with payment



Customer: Lake St. Charles Community Development District

Invoice	Effective	Transaction	Description	Amount
32042	10/01/2024	Premium audit	Policy #WC100124567 10/01/2024-10/01/2025 FIA WC Workers Compensation - Premium audit TRIA Expense Constant - Premium audit Due Date: 3/31/2026	1,243.00 -7.00
				Total
				\$ 1,236.00

Thank You

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

03/31/2026



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 #	2396664
AMOUNT	626.12
ACCOUNT #	422304
DATE	May 1, 2026
QUICK PAY CODE	DC76E

Lake St. Charles CDD

3434 Colwell Ave
STE 200
Tampa, FL 33614-8390

DUE ON May 31, 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
05/01/26 - 05/31/26	4 Yard Front Load - MSW	1x per week			1.00	\$ 274.37 per month	274.37
05/01/26 - 05/31/26	Fuel Recovery Charge				1.00	\$ 38.72 per month	38.72
Franchise Fee							\$ 0.00
Tax							\$ 0.00
Site Total							\$ 313.09

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
05/01/26 - 05/31/26	2 Yard Front Load - MSW	1x per week			1.00	\$ 274.31 per month	274.31
05/01/26 - 05/31/26	Fuel Recovery Charge				1.00	\$ 38.72 per month	38.72
Franchise Fee							\$ 0.00
Tax							\$ 0.00
Site Total							\$ 313.03

INVOICE TOTAL \$ 626.12

Current	1-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total Due
626.12	0.00	0.00	0.00	0.00	626.12

Total balance due includes current charges, however it may not reflect recent payments in transit.

A temporary Fuel Recovery Charge will be applied to upcoming invoices. This charge is expected to be short-term and will be removed as conditions stabilize.

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.



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 #	2424414
AMOUNT	626.12
ACCOUNT #	422304
DATE	Jun 1, 2026
QUICK PAY CODE	BA619

Lake St. Charles CDD

3434 Colwell Ave
STE 200
Tampa, FL 33614-8390

DUE ON Jul 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
06/01/26 - 06/30/26	4 Yard Front Load - MSW	1x per week			1.00	\$ 274.37 per month	274.37
06/01/26 - 06/30/26	Fuel Recovery Charge				1.00	\$ 38.72 per month	38.72
Franchise Fee							\$ 0.00
Tax							\$ 0.00
Site Total							\$ 313.09

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
06/01/26 - 06/30/26	2 Yard Front Load - MSW	1x per week			1.00	\$ 274.31 per month	274.31
06/01/26 - 06/30/26	Fuel Recovery Charge				1.00	\$ 38.72 per month	38.72
Franchise Fee							\$ 0.00
Tax							\$ 0.00
Site Total							\$ 313.03

INVOICE TOTAL \$ 626.12

Current	1-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total Due
626.12	626.12	0.00	0.00	0.00	1,252.24

Total balance due includes current charges, however it may not reflect recent payments in transit.

A temporary Fuel Recovery Charge will be applied to upcoming invoices. This charge is expected to be short-term and will be removed as conditions stabilize.

NOTES AND COMMENTS

Join us to save the environment by going paperless.

Billing Date:
May 25, 2026

Billing Period:
May 25 - Jun 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 **\$140.04**

Auto Pay is scheduled
Jun 18

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6790 0107 DY RP 25 05272026 NNNNNN 01 996290

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881006813741180205252100000000000000140045



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

Billing Date:
May 25, 2026

Billing Period:
May 25 - Jun 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.

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

Page 3/4
Billing Date:
May 25, 2026
Billing Period:
May 25 - Jun 24, 2026

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Internet

Monthly Charges

05.25-06.24	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

05.25-06.24	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**

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



Billing Period:
May 25 – Jun 24, 2026

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Total balance	\$130.98
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Auto Pay is scheduled
Jun 18

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1460098137412101112403000000000000000130985



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

Billing Date:
May 25, 2026

Billing Period:
May 25 - Jun 24, 2026

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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.

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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:
May 25, 2026

Page 3/4

Billing Period:
May 25 - Jun 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

05.25-06.24	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
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VIOLATOR	LAKE ST CHARLES CLUBHOUSE
VIOLATION ADDRESS	6801 COLONIAL LAKE DR

INVOICE

Incident Number	Registration Number	Invoice Date	Due Date
0404843-0010	0404843 (5169)	6/4/2026	6/14/2026

VIOLATION #	INCIDENT DATE/TIME	FINE
7th	6/3/2026 10:29:00 PM	\$500.00

Violation #	Violation Notice
1st	Warning Notice
2nd	Warning Notice
3rd	\$75.00 Fine
4th	\$100.00 Fine

Violation #	Violation Notice
5th	\$150.00 Fine
6th	\$300.00 Fine
7th and over	\$500.00 Fine Per Alarm

Burglar Alarm Ordinance #04-16 states, "A response occurs when the call is entered into the Law Enforcement Agency's dispatch system regardless of whether or not a Law Enforcement Officer physically responds to the scene".

This notice is to inform you that pursuant to Hillsborough County Burglar Alarm Ordinance #04-16, a false alarm violation occurred at the address listed above. As the owner of record, you are responsible for the charges itemized herein. Failure to remit payment for these services within ten (10) business days from this notification will constitute an additional violation and this case will be referred to the Code Enforcement Special Magistrate for a hearing.

*If you have questions, please contact the Alarm Administrator at (813) 274-6662 or email FalseAlarmAdmin@HCFL.GOV
Appeals must be in writing and should be mailed to 2306 Falkenburg Rd., Tampa FL 33619 or emailed to FalseAlarmAdmin@HCFL.GOV
A copy the Ordinance can be obtained from your alarm system provider or by visiting WWW.HCFL.GOV*

This invoice reflects charges for a single incident and does not include any previous unpaid fines.

Checks or money orders should be made payable to:

**HILLSBOROUGH COUNTY BOCC
ATTN: CITIZEN BOARDS SUPPORT
601 E Kennedy Blvd., 16th Floor
Tampa FL 33602**

Please Remit Payments Within Ten (10) Business Days

Save Time - Pay Online: WWW.HCFL.GOV/CODE

IF MAILING YOUR PAYMENT PLEASE INCLUDE THE BOTTOM PORTION OF THIS INVOICE

Registration 0404843
(5169)

Remit To: Hillsborough County BOCC
CITIZEN BOARDS SUPPORT
601 E Kennedy Blvd., 16th Floor
Tampa, FL 33602

LAKE ST CHARLES CLUBHOUSE
6801 COLONIAL LAKE DR
RIVERVIEW FL 33569

DUE DATE	6/14/2026
INCIDENT #	0404843-0010
AMOUNT DUE	\$500.00



VIOLATOR	LAKE ST CHARLES CLUBHOUSE
VIOLATION ADDRESS	6801 COLONIAL LAKE DR

INVOICE

Incident Number	Registration Number	Invoice Date	Due Date
0404843-0011	0404843 (5169)	6/8/2026	6/18/2026

VIOLATION #	INCIDENT DATE/TIME	FINE
8th	6/7/2026 5:26:00 PM	\$500.00

Violation #	Violation Notice
1st	Warning Notice
2nd	Warning Notice
3rd	\$75.00 Fine
4th	\$100.00 Fine

Violation #	Violation Notice
5th	\$150.00 Fine
6th	\$300.00 Fine
7th and over	\$500.00 Fine Per Alarm

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**HILLSBOROUGH COUNTY BOCC
ATTN: CITIZEN BOARDS SUPPORT
601 E Kennedy Blvd., 16th Floor
Tampa FL 33602**

Please Remit Payments Within Ten (10) Business Days

Save Time - Pay Online: WWW.HCFL.GOV/CODE

IF MAILING YOUR PAYMENT PLEASE INCLUDE THE BOTTOM PORTION OF THIS INVOICE

Registration 0404843
(5169)

Remit To: Hillsborough County BOCC
CITIZEN BOARDS SUPPORT
601 E Kennedy Blvd., 16th Floor
Tampa, FL 33602

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

DUE DATE	6/18/2026
INCIDENT #	0404843-0011
AMOUNT DUE	\$500.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Invoice

Date	Invoice #
5/13/2026	4563

Bill To
Lake St Charles CDD 3434 Colwell Ave Unit 200 Tampa, Fl 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Broken gate: Using a bracket, secure the gate. Using a JB Weld to close the broken area and secure back to original position. Once dry and hardened, paint the gate to match existing Price includes all labor and materials	250.00	250.00
All work is complete!		Total	\$250.00



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 # 14931
Date: 05/15/2026
Due On: 06/14/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$5,236.15	) - (\$0.00	) = \$5,236.15

LSCCDD-01

Lake St. Charles CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	JK	04/01/2026	Meeting preparations including permit/fine options, dock options, trail strategy and audit status/ payment; review budget options; confer re: options for license/HOA structure	1.10	\$500.00	20.0%	\$440.00
Service	SH	04/01/2026	Attend and participate in monthly Board of Supervisors meeting.	5.30	\$305.00	-	\$1,616.50
Service	SH	04/01/2026	Confer with S. DeLuna on concerns related to dumping; strategize next steps for audit invoices and lien settlement.	1.30	\$305.00	-	\$396.50
Expense	KB	04/01/2026	Travel: Mileage - SH.	54.00	\$0.725	-	\$39.15
Service	JK	04/02/2026	Review tax records; confer re: security footage options	0.30	\$500.00	-	\$150.00
Service	SH	04/02/2026	Draft community events	1.90	\$305.00	-	\$579.50

			agreement with Master HOA and circulate to District staff for execution; respond to correspondence from S. DeLuna regarding tax questions and public records request; draft agreement for pool pump repair; draft termination notice for HSC/Tuscan.				
Service	SH	04/03/2026	Call with S. DeLuna regarding public record charges; request responsive records from litigation counsel.	0.50	\$305.00	-	\$152.50
Service	SD	04/03/2026	Receive □Martinez - Settlement Agreement and Release (Fully Executed)□and update district files regarding same	0.10	\$205.00	-	\$20.50
Service	SH	04/06/2026	Call with S. DeLuna regarding staffing changes at amenity center; provide feedback on scope of amenity management contract.	0.50	\$305.00	-	\$152.50
Service	SD	04/06/2026	Research places to report □nlicensed Contractors in Florida and transmit findings to district staff.	0.60	\$205.00	-	\$123.00
Service	JK	04/07/2026	Review required budget documents and begin preparing outline of same.	0.10	\$500.00	-	\$50.00
Service	SH	04/07/2026	Review and respond to correspondence from District engineer relating to Hardeman trail construction costs; review and respond to correspondence from Avalon regarding document scanning project.	0.10	\$305.00	-	\$30.50
Service	SH	04/09/2026	Review and respond to correspondence from W. Ritzmann at Egis Insurance; call with S. DeLuna regarding public	0.60	\$305.00	-	\$183.00

records request and staffing turnover updates.							
Service	SH	04/10/2026	Review and analyze requested changes to Homeowners' Association event agreement; respond to S. Taylor correspondence regarding vendors at community events.	0.40	\$305.00	-	\$122.00
Service	SH	04/14/2026	Review and respond to correspondence from E. Jimenez regarding trail construction.	0.20	\$305.00	-	\$61.00
Service	SH	04/15/2026	Call with S. DeLuna to discuss public records request procedure for unavailable records.	0.20	\$305.00	-	\$61.00
Service	AH	04/20/2026	Prepare resolution authorizing general election and notice regarding same.	0.30	\$205.00	-	\$61.50
Service	SH	04/24/2026	Call with S. DeLuna regarding clubhouse staffing changes and engineering Request for Qualifications.	0.50	\$305.00	-	\$152.50
Service	SD	04/27/2026	Research publication of Lake St. Charles CDD RFQ for Engineering in May of 2024.	0.40	\$205.00	-	\$82.00
Service	SH	04/27/2026	Review publications found related to 2024 Engineering Request for Qualifications.	0.30	\$305.00	-	\$91.50
Service	SH	04/28/2026	Follow up with E. Jimenez regarding letter from County for fee settlement; draft application for fine settlement to Citizens Board.	0.90	\$305.00	-	\$274.50
Service	SH	04/29/2026	Call with S. DeLuna regarding agenda items for upcoming Board of Supervisors meeting.	0.40	\$305.00	-	\$122.00
Service	SH	04/30/2026	Review agenda and back up materials in	0.90	\$305.00	-	\$274.50

preparation for monthly
Board of Supervisors
meeting.

Line Item Discount Subtotal	- \$110.00
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Total	\$ 36.1
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Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

INVOICE

Invoice # 15173
Date: 06/17/2026
Due On: 07/17/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$4,949.67	) - (\$0.00	) = \$4,949.67

LSCCDD-01

Lake St. Charles CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	JK	05/01/2026	Follow up on management response to public records request	0.10	\$500.00	-	\$50.00
Service	SH	05/01/2026	Call with S. DeLuna regarding District Facebook page access and concerns.	0.50	\$305.00	-	\$152.50
Service	JK	05/04/2026	Review and remind on records response	0.10	\$500.00	-	\$50.00
Service	SH	05/04/2026	Review outstanding concerns relating to records requests.	0.20	\$305.00	-	\$61.00
Service	SH	05/05/2026	Call with S. DeLuna regarding outstanding issues relating to upcoming Board of Supervisors meeting and turnover of clubhouse staff.	0.30	\$305.00	-	\$91.50
Service	JK	05/05/2026	Confer re: onsite	0.20	\$500.00	-	\$100.00

			management deferred issues item list, public records and coordination on same				
Service	JK	05/06/2026	Review agenda materials; confer with staff on outstanding records responses; confer re: security camera status and onsite staff	0.30	\$500.00	100.0%	\$0.00
Service	SH	05/06/2026	Call with S. DeLuna regarding upcoming Board meeting; attend and participate in monthly Board of Supervisors meeting.	5.10	\$305.00	20.0%	\$1,244.40
Expense	KB	05/06/2026	Travel: Mileage - SH.	54.00	\$0.725	-	\$39.15
Service	JK	05/08/2026	Confer re: amenity management contract modification and options for same	0.10	\$500.00	-	\$50.00
Service	SH	05/08/2026	Review records for grant information and provide feedback to District staff; draft Agreement for Kiddie Pool Repairs; draft Agreement for Spa Repairs; draft Agreement for Landscape Enhancements; draft Landscape Additional Services Order; revise and finalize Homeowners Association License Agreement.	2.30	\$305.00	25.0%	\$526.12
Service	SH	05/11/2026	Call with S. DeLuna regarding pending litigation; confer with M. Herring on pending litigation; provide District staff with public records requirements for Facebook page.	0.30	\$305.00	-	\$91.50
Service	JK	05/12/2026	Follow up on records/ audit requests; review service of process documentation on case	0.20	\$500.00	-	\$100.00
Service	JK	05/12/2026	Review FDEP follow up records request and	0.20	\$500.00	-	\$100.00

			options for responding to same				
Service	SH	05/12/2026	Review correspondence from S. DeLuna regarding Department of State inquiry and advise on the same.	0.40	\$305.00	-	\$122.00
Service	SH	05/13/2026	Review documents related to grant received from prior auditor and provide to District staff.	0.40	\$305.00	-	\$122.00
Service	JK	05/14/2026	Review records/check request information at request of district manager	0.10	\$500.00	-	\$50.00
Service	SH	05/14/2026	Review records for information related to former management's reimbursement for counsel and provide relevant materials to District staff; respond to correspondence regarding treatment of rental deposits from District staff.	0.90	\$305.00	-	\$274.50
Service	SH	05/15/2026	Call with District staff regarding outstanding projects; revise Homeowners' Association Agreements for community events and provide clarification on vendor restrictions.	0.60	\$305.00	-	\$183.00
Service	SH	05/18/2026	Review and analyze correspondence received from G. Gianakos regarding pending litigation.	0.20	\$305.00	-	\$61.00
Service	SH	05/19/2026	Call with M. Herring on pending litigation.	0.40	\$305.00	-	\$122.00
Service	JK	05/20/2026	Review Supervisor Gianakos's e-mail correspondence and legal questions; follow up call on same; confer re: record recovery options	0.40	\$500.00	-	\$200.00
Service	SH	05/20/2026	Call with G. Gianakos	0.80	\$305.00	-	\$244.00

			regarding pending litigation; analyze conflict of interest concerns regarding pending litigation.				
Service	SH	05/27/2026	Call with S. DeLuna regarding data recovery efforts; draft resolution adopting the Fiscal Year 2027 budget; revise local records office resolution.	0.60	\$305.00	-	\$183.00
Service	SH	05/28/2026	Call with S. DeLuna on Fiscal Year 2027 budget and upcoming agenda topics.	0.50	\$305.00	-	\$152.50
Service	SH	05/29/2026	Call with M. Herring on pending litigation and provide requested information; call with J. Marshall regarding pending litigation; provide feedback on April meeting minutes; prepare for Board of Supervisors meeting.	1.90	\$305.00	-	\$579.50
Line Item Discount Subtotal							-\$636.48
Total							\$4,949.67

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 399967

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

Date	Due Date
05/31/26	6/30/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$195.00

#401351 - Pump Troubleshooting-301 Island

Pump Inspection - 05/27/2026

Irrigation Diagnostic Labor	1.00HR	\$195.00	\$195.00
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Grand Total \$195.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$16,341.16	\$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 399968

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

Date	Due Date
05/31/26	6/30/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$479.04

#401798 - May 2026 Wet Check Repairs - Completed Repairs Clock 2*Lateral Components - 05/26/2026*

Hunter Pro-Spray 6 in. Pop Up with Side Inlet	8.00EA	\$18.68	\$149.44
Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	20.00EA	\$2.48	\$49.60
Irrigation Technician Labor	4.00HR	\$70.00	\$280.00

Grand Total **\$479.04**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$16,341.16	\$0.00	\$0.00	\$0.00	\$0.00

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

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Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 399969

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

Date	Due Date
05/31/26	6/30/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$251.98

#401801 - May 2026 Wet Check Repairs - Completed Repairs Clock 5*Lateral Components - 05/27/2026*

Hunter Pro-Spray 6 in. Pop Up with Side Inlet	4.00EA	\$18.68	\$74.72	
Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	5.00EA	\$2.48	\$12.40	
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	1.00EA	\$24.86	\$24.86	
Irrigation Technician Labor	2.00HR	\$70.00	\$140.00	

Grand Total **\$251.98**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$16,341.16	\$0.00	\$0.00	\$0.00	\$0.00

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

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Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 399970

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

Date	Due Date
05/31/26	6/30/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$224.64

#401804 - May 2026 Wet Check Repairs - Completed Repairs Clock 2*Lateral Components - 05/26/2026*

Hunter Pro-Spray 6 in. Pop Up with Side Inlet	4.00EA	\$18.68	\$74.72
Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	4.00EA	\$2.48	\$9.92
Irrigation Technician Labor	2.00HR	\$70.00	\$140.00

Grand Total	\$224.64
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1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$16,341.16	\$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 403316

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

Date	Due Date
06/29/26	7/29/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$421.01

#405161 - Completed Irrigation Repairs - Controller A Replaced Sprayheads*Lateral Components - 06/17/2026*

Irrigation Tech Labor	4.00HR	\$70.00	\$280.00
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	6.00EA	\$18.68	\$112.08
Rain Bird Nozzle 15 ft. Side Strip	6.00EA	\$2.59	\$15.55

Fuel Surcharge 5% - 06/17/2026

Fuel Surcharge	267.63EA	\$0.05	\$13.38
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Grand Total	\$421.01
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1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$15,611.51	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

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

866-219-7924

Address Service Requested

MAY 18 2026

7858001325 PRESORT PBPS004



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

Remittance Section For Advice Only

Contract Number: 100-7075461-001
Invoice Number: 20266912
Invoice Due Date: 06/02/2026
Current Invoice Due:
Total Paid By ACH on 06/02/2026: \$161.99

Payments received after 05/13/2026 are not reflected on this invoice.

For Advice Only Payment Drafted From Account on File

Please provide address/contact changes on the reverse side.

011007075461001000122476000202669120000161999

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: 05/13/2026
Invoice Due Date: 06/02/2026
Contract Number: 100-7075461-001
Invoice Number: 20266912
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 2554-ci Copier System DATE DUE 06/02/26 INSURANCE	\$137.97	\$10.35		\$148.32
	DATE DUE 06/02/26	\$13.67			\$13.67
TOTAL PAID BY ACH ON 06/02/2026					\$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,

Customer Address ☐ Billing Address ☐ Equipment Address ☐ All ☐

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

Company Name: _____ Contact E-mail Address: _____

New Address: _____ City: _____ State: _____ Zip: _____

Contact Name: _____ Phone Number: _____

Fax Number: _____ Authorized Signature: _____

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

IDENTIFICATION NUMBER		DESCRIPTION	PAYMENT	SALES/USE TAX	LATE CHARGES	TOTAL
Contract Number 100-1234567-001		WATER				
Invoice Number: 12345678		DUE DATE 05/10/23	\$49.00	\$4.08		\$53.08
Invoice Due Date: PAST DUE		DUE DATE 06/10/23	\$49.00	\$4.08		\$53.08
PLEASE PAY THIS AMOUNT						\$106.16

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

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

IDENTIFICATION NUMBER	DESCRIPTION	PAYMENT	SALES/USE TAX	LATE CHARGES	TOTAL
Contract Number 100-1234987-001	WATER DUE DATE 05/10/23 DUE DATE 05/10/23	\$49.00 \$49.00	\$4.08 \$4.08		\$53.08 \$53.08
PLEASE PAY THIS AMOUNT					\$100.16



Protegrity Restoration
5680 Bridgeton Court
Palm Harbor, FL 34685

BILL TO : Angela Lake St Charles CDD

ADDRESS: 6801 Colonial Lake Drive Riverview, FL 33578

JOB ADDRESS: 6801 Colonial Lake Drive Riverview, FL 33578

PAYMENT TERMS: Invoice

DEPOSIT %50:

FINAL %50:

TOTAL DUE: \$500

SCOPE OF WORK

Install 2 Air movers

Install 1 dehumidifier Equipment

Equipment to run for 3 days

Per request less invasive approach
Baseboards were not removed.

Insurance Claim Disclosure

Insurance-related projects require substantially more time and administrative work than standard cash projects. This includes estimating, documentation, communication and negotiations with insurance adjusters, extended project timelines, and carrying project costs while awaiting insurance funding. Because of these additional requirements, cash project pricing reflects a discounted rate to the homeowner.

If the homeowner elects to file an insurance claim after accepting a cash-price estimate, the agreed cash price does not include insurance-related services such as:

- Detailed Xactimate estimates or invoices
- Insurance documentation preparation
- Adjuster meetings or negotiations
- Supplemental estimate preparation
- Administrative claim handling

These services will be billed separately to the homeowner at a rate of \$100.00 per hour in addition to the original project price.

For mold remediation projects, insurance carriers commonly require a third-party mold assessment and post-remediation clearance testing for coverage approval. These services are not included in the cash project price and will add approximately \$1,500.00 to the total project cost.

Insurance claim projects may also result in delays while awaiting inspection, approval, or coverage determination by the insurance company. During this period, Protegrity may be required to maintain dehumidifiers, HEPA air scrubbers, and other mitigation equipment on-site to protect the property from further damage. Equipment usage and monitoring will be billed on a daily basis until removal is authorized.

CONTRACTORS AGREEMENT

I, the Owner/Agent for the job site listed below, hereby authorize Protegrity Restoration Services, Inc. (hereinafter referred to as "Company") to enter my property, furnish materials, supply all equipment, and perform any labor necessary to preserve and protect my property from further damage.

SERVICES AND PAYMENT TERMS

I agree that any portion of work, deductibles, betterment, depreciation or additional work requested by the undersigned, not covered by insurance, must be paid by the undersigned on or before its completion. Payment terms to Company net -30 days. Late charges of 1.5% monthly are charged to any and all unpaid balances. Company shall be entitled to reimbursement for costs of collection (including reasonable attorney's fees and costs) of unpaid amounts by Owner/Agent and or reasonable attorney's fees and costs for the breach, or enforcement of any terms of this entire service agreement.

AUTHORIZED ANTIMICROBIAL AGENTS

Owner/Agent understand that in the best judgement of Company, materials may be treated with a commercial antimicrobial agent to inhibit the growth of micro-organisms during the drying process. I have received advanced notice of the use of antimicrobial and/or antimicrobial products as part of the restoration process. I understand it is beyond the expertise of Company to determine if someone in the home, now or in the future is sensitive to or have an adverse reaction to its application and Owner/Agent releases Company from any claim or liability and will hold Company harmless for its use.

STOP WORK - HOLD HARMLESS

In the event Company is not allowed to perform as recommended procedures and/or drying equipment is removed prematurely, I agree to release and hold Company harmless, and indemnify Company against all claims or actions that may result from such procedures

Addendum Space For Any Modifications to Contract

I agree to the amount of \$500 total. I have read and agreed to the company's Terms and Conditions listed above. I agree to pay a 50% deposit to commence work and agree the final payment will be due at the time of completion of work at: 6801 Colonial Lake Drive
Riverview, FL 33578.

Sign here: _____ **Date:** 6/18/2026

Radiant Striping

6027 Gannetdale Drive
Lithia, Florida 33547
813-448-1252
mario@radiantstriping.com | radiantstriping.com



RECIPIENT:

Lake St Charles CDD

6801 Colonial Lake Drive
Riverview, Florida 33578
Phone: 8136718339

Invoice #194

Issued	Jun 15, 2026
Due	Jun 15, 2026
Total	\$6,522.00
Account Balance	\$6,522.00

Lake St. Charles - Parking Lot Sealcoat and Striping

Product/Service	Description	Qty.	Total
Jun 12, 2026			
Re-Striping	Scope of Work 1. Mobilize equipment, materials, and crew to project site. 2. Clean and prepare existing pavement surface to ensure proper paint adhesion. 3. Inspect and identify faded parking stalls and pavement markings requiring repainting. 4. Re-stripe existing parking lot lines following current layout and existing dimensions. 5. Apply professional traffic marking paint to refresh faded parking stalls, directional arrows, stop bars, fire lanes, and other existing pavement markings as specified. 6. Repaint existing ADA parking spaces and access aisles as needed. 7. Barricade freshly painted areas and restrict traffic until paint has properly dried. 8. Final walkthrough and cleanup of work area upon completion. Includes * Repainting of existing parking lot striping * High-quality traffic marking paint * Re-striping of existing ADA handicap spaces and access aisles * Repainting of existing directional arrows and pavement markings as specified * Surface cleaning and preparation prior to application * Professional application using commercial striping equipment * Barricading during drying process	1	\$1,000.00

Radiant Striping

6027 Gannetdale Drive

Lithia, Florida 33547

813-448-1252

mario@radiantstriping.com | radiantstriping.com



Product/Service	Description	Qty.	Total
Sealcoat	Scope: 1. Mobilize equipment, materials, and crew to project site. 2. Clean and prepare asphalt surface by removing dirt, debris, vegetation, and loose material using commercial blowers and mechanical cleaning equipment. 3. Treat oil spots and heavily contaminated areas as needed to promote proper sealer adhesion. 4. Barricade work area and restrict traffic during application and curing process. 5. Apply first coat of PREMIUM COAL TAR pavement sealer evenly across asphalt surface. 6. Apply second coat of PREMIUM COAL TAR pavement sealer for enhanced protection, appearance, and coverage. 7. Allow proper drying and curing time prior to reopening parking lot to vehicle traffic. 8. Final cleanup of work area and removal of all application materials and debris. Includes * Two coats of PREMIUM COAL TAR pavement sealer * 5% sand additive for improved traction and slip resistance * Premium latex additive for enhanced durability, flexibility, and color retention * Surface cleaning and preparation prior to application * Professional application using commercial-grade equipment * Barricading of work area during curing process Coverage of 28,576 Sq Ft (Clubhouse) and 8,242 Sq Ft (Park) = Total 36,818 Sq Ft Includes one mobilization.	1	\$5,522.00

Thank you for your business. Please contact us with any questions regarding this invoice at mario@radiantstriping.com

Total	\$6,522.00
Account balance	\$6,522.00

Pay Now

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

Invoice

Date	Invoice #
6/2/2026	INV0000110001

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
6/5/2026	INV0000110066

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
6/18/2026	INV0000110146

Bill To:

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

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

[illegible]

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

Terms: Due Upon Receipt

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

Page 1
May 04, 2026
Account No: 12055-002
Statement No: 52544

General

Statement for Legal Services through April 30, 2026

Thank you for allowing us to serve you.

			Hours	
02/05/2026	MJH	Review of ethics matter and related issues.	0.80	200.00
03/09/2026	MJH	Review of leave question and communications related to the same.	0.40	100.00
		Total for Current Services	1.20	300.00

Summary by Timekeeper		Hours	Rate
Timekeeper			
Mitchell J. Herring		1.20	\$250.00

Previous Balance	\$1,475.00
------------------	------------

Total Current Charges	300.00
-----------------------	--------

Total Balance Due	<u>\$1,775.00</u>
-------------------	-------------------

Aged Due Amounts					
<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	0.00	125.00	0.00	175.00	1,175.00

Payments received after 5/1/2026 are not included on this statement. S&H accepts check, ACH, & credit card payments. Credit card payments are subject to a 2% processing fee.



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: PSI275079

Invoice Date: 6/2/2026

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 6/2/2026

Due Date 7/2/2026

Terms Net 30

Customer ID 6345

P.O. Number

P.O. Date 6/2/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,444.33	1,444.33
June Billing					
6/1/2026 - 6/30/2026					
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



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

Statement Date: June 08, 2026

Amount Due: \$21.66

Due Date: June 29, 2026

Account #: 221005960721

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

Account Summary

Current Service Period: May 02, 2026 - June 02, 2026

Previous Amount Due \$20.31

Payment(s) Received Since Last Statement -\$20.31

Current Month's Charges \$21.66

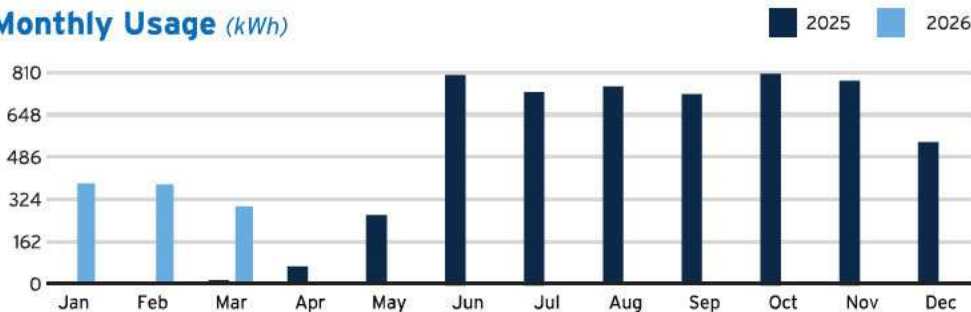
Amount Due by June 29, 2026 \$21.66

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



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

Account #: 221005960721

Due Date: June 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: \$21.66

Payment Amount: \$ _____

669902939548

Your account will be
drafted on June 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: June 08, 2026
Charges Due: June 29, 2026

Meter Read

Service Period: May 02, 2026 - Jun 02, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329843	06/02/2026	35,398		35,398		0 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Florida Gross Receipt Tax		\$0.54
	Electric Service Cost		\$21.66

Avg kWh Used Per Day



Total Current Month's Charges

\$21.66

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



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.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](https://www.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: June 05, 2026

Amount Due: **\$3,864.69**

Due Date: June 19, 2026

Account #: 311000010257

DO NOT PAY. Your account will be drafted on June 19, 2026

Account Summary

Previous Amount Due	\$3,892.68
Payment(s) Received Since Last Statement	-\$3,892.68
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$3,864.69

Amount Due by June 19, 2026 **\$3,864.69**

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

**13,934
KWH**



10031 REMINGTON
DR, RIVERVIEW, FL
33578-8344

**2,621
KWH**



Scan here to interact
with your bill online.

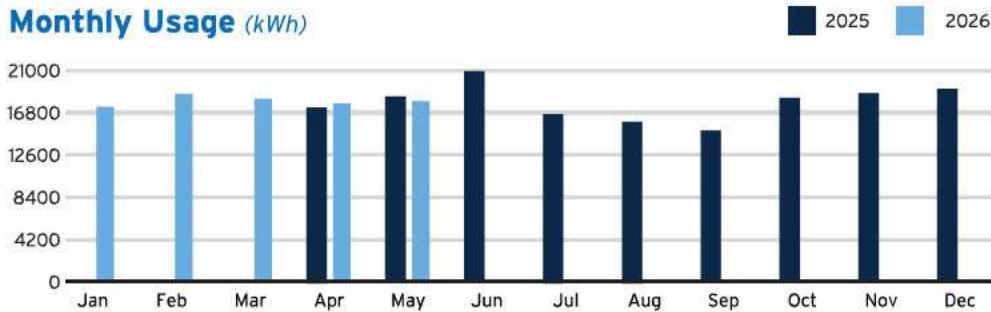


**DOWNED IS
DANGEROUS!**

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

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

Monthly Usage (kWh)



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

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



Account #: 311000010257

Due Date: June 19, 2026

Amount Due: **\$3,864.69**

Payment Amount: \$ _____

700750003840

Your account will be
drafted on June 19, 2026



Pay your bill online at TampaElectric.com

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

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

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

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

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

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	05/01/2026	1,032		880		152 kWh	1	30 Days	\$44.97
									▲ 2.0%

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

Sub-Account Number: 211007992699

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000327084	05/01/2026	30,195		29,888		307 kWh	1	30 Days	\$70.12
									▲ 22.3%

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	05/01/2026	22,405		22,213		192 kWh	1	30 Days	\$222.63
									▲ 15.0%

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

Ways To Pay Your Bill



Bank Draft

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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

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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	05/01/2026	21,641		21,525		116 kWh	1	30 Days	\$39.13
									 1.7%

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	05/01/2026	7,699		93,765		13,934 kWh	1	30 Days	\$1,469.04
1000794742	05/01/2026	27.07		0		27.07 kW	1	30 Days	 5.6%

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

Sub-Account Number: 211007993960

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000324124	05/01/2026	97,966		95,345		2,621 kWh	1	30 Days	\$445.71
									 5.2%

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

Sub-Account Number: 211007994158

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000347036	05/01/2026	32,114		31,977		137 kWh	1	30 Days	\$42.55
									 11.0%

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	05/01/2026	36,586		36,256		330 kWh	1	30 Days	\$73.87
									 57.4%

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	05/01/2026	3,151		3,123		28 kWh	1	30 Days	\$24.85
									 75.0%

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

Sub-Account Number: 211007994893

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000343375	05/01/2026	744		737		7 kWh	1	30 Days	\$21.45
									 0.0%

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month

 Increased  Same  Decreased

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

Sub-Account Number: 211007995155

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000327189	05/01/2026	20,811		20,780		31 kWh	1	30 Days	\$25.34
									 3.1%

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

Sub-Account Number: 211007995353

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325662	05/01/2026	717		708		9 kWh	1	30 Days	\$21.77
									 12.5%

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	05/01/2026	826		810		16 kWh	1	30 Days	\$22.90
									 6.7%

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

Sub-Account Number: 211007995809

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000881416	05/01/2026	278		270		8 kWh	1	30 Days	\$21.61
									 0.0%

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

Sub-Account Number: 211007996054

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000329568	05/01/2026	891		880		11 kWh	1	30 Days	\$22.09
									 0.0%

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

Sub-Account Number: 211007996286

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000330312	05/01/2026	711		704		7 kWh	1	30 Days	\$21.45
									 12.5%

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	05/01/2026	729		722		7 kWh	1	30 Days	\$21.45
									 0.0%

Continued on next page →



Sub-Account #: 211004126325
Statement Date: 06/02/2026

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

Meter Read

Meter Location: PUMP/LIFT STATION

Service Period: 04/02/2026 - 05/01/2026

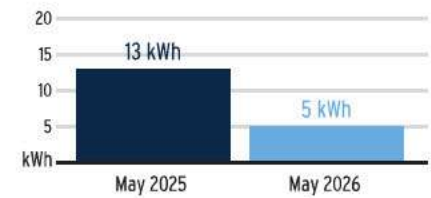
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000849973	05/01/2026	1,032		880		152 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
Energy Charge	152 kWh @ \$0.09202/kWh		\$13.99
Fuel Charge	152 kWh @ \$0.03516/kWh		\$5.34
Storm Protection Charge	152 kWh @ \$0.00568/kWh		\$0.86
Clean Energy Transition Mechanism	152 kWh @ \$0.00418/kWh		\$0.64
Storm Surcharge	152 kWh @ \$0.02121/kWh		\$3.22
Florida Gross Receipt Tax			\$1.12
Electric Service Cost			\$44.97

Avg kWh Used Per Day



Current Month's Electric Charges

\$44.97

Billing information continues on next page →



Sub-Account #: 211007992699
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/02/2026 - 05/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000327084	05/01/2026	30,195		29,888		307 kWh	1	30 Days

Charge Details

⚡ Electric Charges			
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
Energy Charge	307 kWh @ \$0.09202/kWh		\$28.25
Fuel Charge	307 kWh @ \$0.03516/kWh		\$10.79
Storm Protection Charge	307 kWh @ \$0.00568/kWh		\$1.74
Clean Energy Transition Mechanism	307 kWh @ \$0.00418/kWh		\$1.28
Storm Surcharge	307 kWh @ \$0.02121/kWh		\$6.51
Florida Gross Receipt Tax			\$1.75
Electric Service Cost			\$70.12

Avg kWh Used Per Day



Current Month's Electric Charges

\$70.12

Billing information continues on next page →



Sub-Account #: 211007992905
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/02/2026 - 05/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325037	05/01/2026	22,405		22,213		192 kWh	1	30 Days

Charge Details

⚡ Electric Charges			
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
Energy Charge	192 kWh @ \$0.09202/kWh		\$17.67
Fuel Charge	192 kWh @ \$0.03516/kWh		\$6.75
Storm Protection Charge	192 kWh @ \$0.00568/kWh		\$1.09
Clean Energy Transition Mechanism	192 kWh @ \$0.00418/kWh		\$0.80
Storm Surcharge	192 kWh @ \$0.02121/kWh		\$4.07
Florida Gross Receipt Tax			\$1.29
Electric Service Cost			\$51.47

Avg kWh Used Per Day



Current Month's Electric Charges

\$51.47

Billing information continues on next page →



Sub-Account #: 211007992905
Statement Date: 06/02/2026

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

Service Period: 04/02/2026 - 05/01/2026 Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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: 06/02/2026

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

Service Period: 04/02/2026 - 05/01/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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: 06/02/2026

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

Meter Read

Meter Location: PUMP/LIFT STATION

Service Period: 04/02/2026 - 05/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000552847	05/01/2026	21,641		21,525		116 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	116 kWh @ \$0.09202/kWh	\$10.67
Fuel Charge	116 kWh @ \$0.03516/kWh	\$4.08
Storm Protection Charge	116 kWh @ \$0.00568/kWh	\$0.66
Clean Energy Transition Mechanism	116 kWh @ \$0.00418/kWh	\$0.48
Storm Surcharge	116 kWh @ \$0.02121/kWh	\$2.46
Florida Gross Receipt Tax		\$0.98
Electric Service Cost		\$39.13

Avg kWh Used Per Day



Current Month's Electric Charges

\$39.13

Billing information continues on next page →



Sub-Account #: 211007993721
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/02/2026 - 05/01/2026

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000794742	05/01/2026	7,699		93,765		13,934 kWh	1	30 Days
1000794742	05/01/2026	27.07		0		27.07 kW	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$1.12000	\$33.60
Billing Demand Charge	27 kW @ \$19.06000/kW	\$514.62
Energy Charge	13,934 kWh @ \$0.00815/kWh	\$113.56
Fuel Charge	13,934 kWh @ \$0.03516/kWh	\$489.92
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	13,934 kWh @ \$0.00072/kWh	\$10.03
Clean Energy Transition Mechanism	27 kW @ \$1.15000/kW	\$31.05
Storm Surcharge	13,934 kWh @ \$0.01035/kWh	\$144.22
Florida Gross Receipt Tax		\$36.73
Electric Service Cost		\$1,469.04

Current Month's Electric Charges

\$1,469.04

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: 06/02/2026

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

Meter Read

Meter Location: Pump

Service Period: 04/02/2026 - 05/01/2026

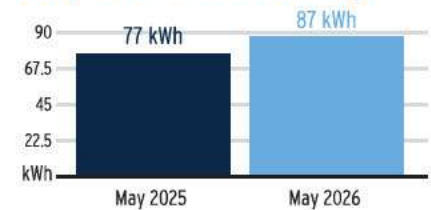
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000324124	05/01/2026	97,966		95,345		2,621 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
	Energy Charge	2,621 kWh @ \$0.09202/kWh	\$241.18
	Fuel Charge	2,621 kWh @ \$0.03516/kWh	\$92.15
	Storm Protection Charge	2,621 kWh @ \$0.00568/kWh	\$14.89
	Clean Energy Transition Mechanism	2,621 kWh @ \$0.00418/kWh	\$10.96
	Storm Surcharge	2,621 kWh @ \$0.02121/kWh	\$55.59
	Florida Gross Receipt Tax		\$11.14
	Electric Service Cost		\$445.71

Avg kWh Used Per Day



Current Month's Electric Charges

\$445.71

Billing information continues on next page →



Sub-Account #: 211007994158
Statement Date: 06/02/2026

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

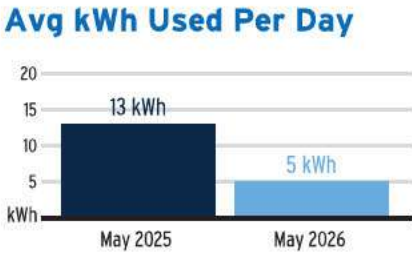
Meter Read

Service Period: 04/02/2026 - 05/01/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347036	05/01/2026	32,114		31,977		137 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	137 kWh @ \$0.09202/kWh	\$12.61
Fuel Charge	137 kWh @ \$0.03516/kWh	\$4.82
Storm Protection Charge	137 kWh @ \$0.00568/kWh	\$0.78
Clean Energy Transition Mechanism	137 kWh @ \$0.00418/kWh	\$0.57
Storm Surcharge	137 kWh @ \$0.02121/kWh	\$2.91
Florida Gross Receipt Tax		\$1.06
Electric Service Cost		\$42.55



Current Month's Electric Charges **\$42.55**

Billing information continues on next page →



Sub-Account #: 211007994448
Statement Date: 06/02/2026

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

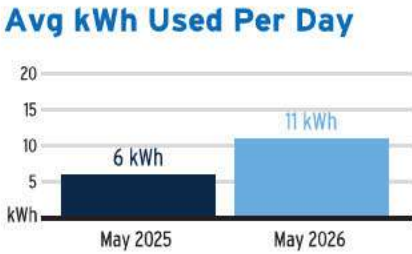
Meter Read

Service Period: 04/02/2026 - 05/01/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347035	05/01/2026	36,586		36,256		330 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	330 kWh @ \$0.09202/kWh	\$30.37
Fuel Charge	330 kWh @ \$0.03516/kWh	\$11.60
Storm Protection Charge	330 kWh @ \$0.00568/kWh	\$1.87
Clean Energy Transition Mechanism	330 kWh @ \$0.00418/kWh	\$1.38
Storm Surcharge	330 kWh @ \$0.02121/kWh	\$7.00
Florida Gross Receipt Tax		\$1.85
Electric Service Cost		\$73.87



Current Month's Electric Charges **\$73.87**

Billing information continues on next page →



Sub-Account #: 211007994695
Statement Date: 06/02/2026

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

Meter Read

Meter Location: Lite

Service Period: 04/02/2026 - 05/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329871	05/01/2026	3,151		3,123		28 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
	Energy Charge	28 kWh @ \$0.09202/kWh	\$2.58
	Fuel Charge	28 kWh @ \$0.03516/kWh	\$0.98
	Storm Protection Charge	28 kWh @ \$0.00568/kWh	\$0.16
	Clean Energy Transition Mechanism	28 kWh @ \$0.00418/kWh	\$0.12
	Storm Surcharge	28 kWh @ \$0.02121/kWh	\$0.59
	Florida Gross Receipt Tax		\$0.62
	Electric Service Cost		\$24.85

Avg kWh Used Per Day



Current Month's Electric Charges

\$24.85

Billing information continues on next page →



Sub-Account #: 211007994893
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/02/2026 - 05/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000343375	05/01/2026	744		737		7 kWh	1	30 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
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			\$0.54
Electric Service Cost			\$21.45

Avg kWh Used Per Day



Current Month's Electric Charges

\$21.45

Billing information continues on next page →



Sub-Account #: 211007995155
Statement Date: 06/02/2026

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

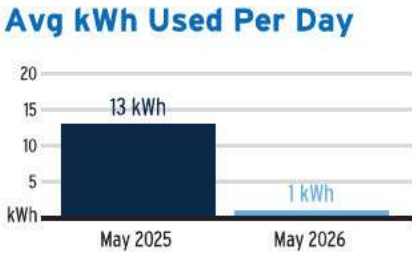
Meter Read

Service Period: 04/02/2026 - 05/01/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000327189	05/01/2026	20,811		20,780		31 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	31 kWh @ \$0.09202/kWh	\$2.85
Fuel Charge	31 kWh @ \$0.03516/kWh	\$1.09
Storm Protection Charge	31 kWh @ \$0.00568/kWh	\$0.18
Clean Energy Transition Mechanism	31 kWh @ \$0.00418/kWh	\$0.13
Storm Surcharge	31 kWh @ \$0.02121/kWh	\$0.66
Florida Gross Receipt Tax		\$0.63
Electric Service Cost		\$25.34



Current Month's Electric Charges \$25.34

Billing information continues on next page →



Sub-Account #: 211007995353
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/02/2026 - 05/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325662	05/01/2026	717		708		9 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
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		\$0.54
Electric Service Cost		\$21.77

Avg kWh Used Per Day



Current Month's Electric Charges **\$21.77**

Billing information continues on next page →



Sub-Account #: 211007995601
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/02/2026 - 05/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325668	05/01/2026	826		810		16 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
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			\$0.57
Electric Service Cost			\$22.90

Avg kWh Used Per Day



Current Month's Electric Charges **\$22.90**

Billing information continues on next page →



Sub-Account #: 211007995809
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/02/2026 - 05/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000881416	05/01/2026	278		270		8 kWh	1	30 Days

Charge Details

⚡ Electric Charges			
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
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			\$0.54
Electric Service Cost			\$21.61

Avg kWh Used Per Day



Current Month's Electric Charges

\$21.61

Billing information continues on next page →



Sub-Account #: 211007996054
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/02/2026 - 05/01/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329568	05/01/2026	891		880		11 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
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		\$0.55
Electric Service Cost		\$22.09

Avg kWh Used Per Day



Current Month's Electric Charges \$22.09

Billing information continues on next page →



Sub-Account #: 211007996286
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/02/2026 - 05/01/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000330312	05/01/2026	711		704		7 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
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		\$0.54
Electric Service Cost		\$21.45

Avg kWh Used Per Day



Current Month's Electric Charges \$21.45

Billing information continues on next page →



Sub-Account #: 211007996567
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/02/2026 - 05/01/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347026	05/01/2026	729		722		7 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
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		\$0.54
Electric Service Cost		\$21.45

Avg kWh Used Per Day



Current Month's Electric Charges \$21.45

Billing information continues on next page →



Sub-Account #: 211007996765
Statement Date: 06/02/2026

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

Meter Read

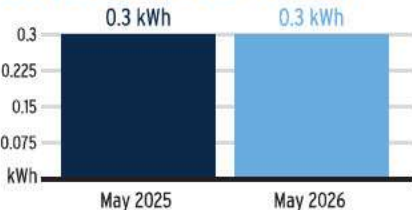
Service Period: 04/02/2026 - 05/01/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347027	05/01/2026	562		553		9 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
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		\$0.54
Electric Service Cost		\$21.77

Avg kWh Used Per Day



Current Month's Electric Charges **\$21.77**

Billing information continues on next page →



Sub-Account #: 211007997011
Statement Date: 06/02/2026

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

Meter Read

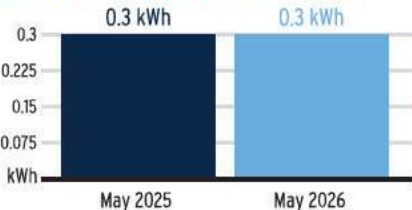
Service Period: 04/02/2026 - 05/01/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000331067	05/01/2026	663		655		8 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
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		\$0.54
Electric Service Cost		\$21.61

Avg kWh Used Per Day



Current Month's Electric Charges \$21.61

Total Current Month's Charges \$3,864.69



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

Statement Date: June 08, 2026

Amount Due: **\$249.30**

Due Date: June 29, 2026

Account #: 221003603224

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

Account Summary

Current Service Period: May 06, 2026 - June 04, 2026

Previous Amount Due	\$368.95
Payment(s) Received Since Last Statement	-\$368.95

Current Month's Charges	\$249.30
-------------------------	-----------------

Amount Due by June 29, 2026	\$249.30
------------------------------------	-----------------

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

Your Energy Insight



Your average daily THMS used was **26.92% lower** than the same period last year.

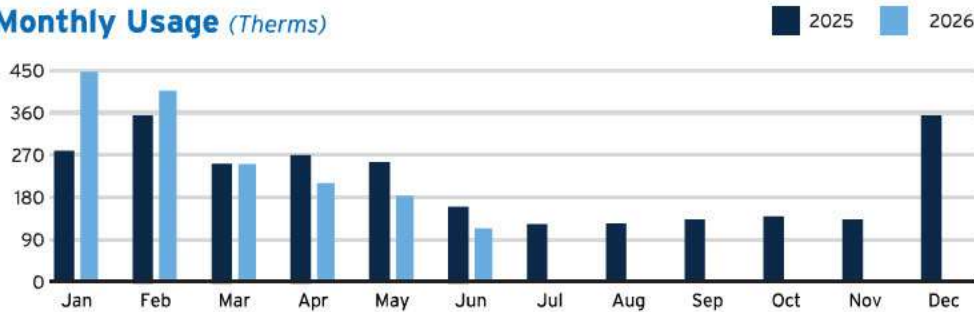


Your average daily THMS used was **30.91% lower** than it was in your previous period.



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

Stay safe

Make the right call
and avoid a
dangerous mistake.



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: June 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: **\$249.30**

Payment Amount: \$ _____

627927856205

Your account will be
drafted on June 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: June 08, 2026
Charges Due: June 29, 2026

Meter Read

Service Period: May 06, 2026 - Jun 04, 2026

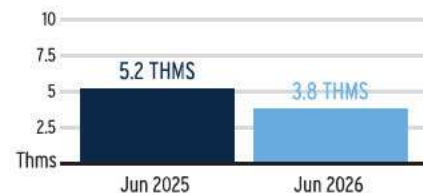
Rate Schedule: General Service 1

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AHX26127	06/04/2026	7,336	7,239	97 CCF	1.040	1.1168	112.7 Therms	30 Days

Charge Details

Natural Gas Charges		
Customer Charge		\$81.00
Distribution Charge	112.7 THMS @ \$0.47618	\$53.67
PGA	112.7 THMS @ \$0.80000	\$90.16
Florida Gross Receipts Tax		\$7.08
Natural Gas Service Cost		\$231.91
State Tax		\$17.39
Total Natural Gas Cost, Local Fees and Taxes		\$249.30

Avg THMS Used Per Day



Total Current Month's Charges

\$249.30

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.

Remit To

TIGRIS Aquatic Services LLC
P.O. Box 749738
Atlanta, GA 30374-9738
ecroft@tigrisusa.com
727-267-0279

**Invoice: 4388443**

Invoice Date: 03/01/2026
Due Date: 03/31/2026

Balance Due: \$600.00

Bill To

Lake St. Charles
3434 Colwell Avenue
Lake St. Charles CDD Ste. 200
Tampa, Florida 33614

Customer: Lake St. Charles

6801 Colonial Lake Drive
Riverview, Florida 33578

Description	Unit Price	Qty	Amount
Fountain/Aeration Repair & Maintenance - As Requested Quarterly Service - March, June, Sept, Dec	\$600.00	1	\$600.00

Summary

Subtotal: \$600.00

Total Due: \$600.00

Payment

Balance Due: \$600.00

INVOICE

TOTAL COMMUNITY
MAINTENANCE LLC
29642 Birds Eye Dr
Wesley Chapel, FL 33543-9519

samogden@tcmaintenance.org
+1 (813) 466 4210
tcmaintenance.org



Bill to

Lake St. Charles
6801 Colonial Lake Drive
Riverview, FL

Invoice details

Invoice no.: 8926
Terms: Due on receipt
Invoice date: 06/02/2026
Due date: 06/02/2026

#	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. Fees: Dog/waste stations, labor, fuel, insurance (WC and GL) and all materials, will be a flat fee of \$1200	1	\$1,200.00	\$1,200.00

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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CC053126-751

0 LAKE ST CHARLES 0

ACCOUNT SUMMARY

Credit Limit	\$20,000.00
Credit Available	\$19,382.00
Statement Closing Date	May 31, 2026
Days in Billing Cycle	31
Previous Balance	\$1,636.64
Payments & Credits	\$1,636.64
Purchases & Other Charges	\$618.00
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$618.00

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	\$618.00
Minimum Payment Due	\$618.00
Payment Due Date	June 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$1,636.64-	
05/25	05/25	F151500H100CHGDDA DAVID ESKRA	AUTOMATIC PAYMENT - THANK YOU	1,636.64-
			\$618.00	
05/06	05/06	1230202GE00EZP1ET	MICROSOFT*MICROSOFT 36 REDMOND WA MCC: 5818 MERCHANT ZIP:	9.99
05/12	05/12	8230509GLEHNP7GD8	CANVA* I04879-39018080 AUSTIN TX MCC: 7333 MERCHANT ZIP:	20.00
05/19	05/19	5543286GV5YG8J5ZZ	RACKSPACE EMAIL & APPS WINDCREST TX MCC: 4816 MERCHANT ZIP: 22222	316.70
05/28	05/28	5270715H509FJ7WET	THE HOME DEPOT #6380 RIVERVIEW FL MCC: 5200 MERCHANT ZIP: 33578000	118.94
05/31	05/31	5543286H762DAF6VG	AMAZON MKTPL*5L50R1PO3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	152.37

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	June 25, 2026
New Balance	\$618.00
Minimum Payment Due	\$618.00
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

IMPORTANT ACCOUNT INFORMATION

\$0 - \$618.00 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 06/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$48.83	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.55	\$0-\$500,000 = 0.25%
New Cashback Balance	\$50.38	\$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.

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)
5/31/2026

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Clubhouse	Clubhouse
				Maintenance & Repair	Office Supplies
				001-57200- 4647	001-57200- 5101
Date	Vendor Name	Description	Amount		
05/06/26	Microsoft Store	Office Supplies - Monthly Subscription	9.99		9.99
05/12/26	Canva	Office Subscription - Monthly Subscription	20.00		20.00
05/19/26	Rackspace Email & Apps	Office Supplies	316.70		316.70
05/28/26	The Home Depot	Trimmer Kit, Heavy Duty Deck Scrub	118.94	118.94	
05/31/26	Amazon	Air Freshener, Binder, Clipboards, Tape	152.37		152.37
	TOTAL	001-10114	618.00	118.94	499.06



Rackspace US, Inc - Cloud Office
Po Box 731214
Dallas, Texas 75373-1214, United States

INVOICE

Customer:
Lake St. Charles CDD
6801 Colonial Lake Dr.
Riverview, Florida 33578, United States

Customer #: 2344770
Invoice ID: 12567669
Invoice Date: 06/18/2026
Due Date: 06/18/2026

Monthly Renewals (06/18/2026 to 07/17/2026)

Service	QTY	Rate	Amount
Rackspace Email	11	\$10.00	\$110.00
Bcc Archiving	11	\$1.00	\$11.00
Rackspace Email Archiving	11	\$6.00	\$66.00
Rackspace Exchange Archiving	1	\$3.00	\$3.00
Mobile Sync	1	\$1.00	\$1.00
Exchange Online	5	\$9.00	\$45.00
Microsoft 365 Business Standard AC	4	\$13.65	\$54.60
Rackspace M365 Cloud Backup	9	\$2.90	\$26.10
Invoice Total			\$316.70

If you have any questions, please feel free to contact us at: 888-850-3994 or apbbilling@rackspace.com



How doers
get more done™

10151 BLOOMINGDALE AVE
RIVERVIEW, FL 33578 (813)246-5714

6380 00007 29988 05/28/26 10:35 AM
SALE CASHIER HEILEN

046396039477 PCLST01K <A>	79.00N
RYOBI 18V OPP 10" TRIMMER KIT	
046396000026 TRIM SPOOL <A>	19.97N
RYOBI .065 SPOOL 3PK AC14RL3A	
071798902661 DECK BRUSH <A>	19.97N
OUTKIE HEAVY DUTY DECK SCRUB	

	SUBTOTAL	118.94
	SALES TAX	0.00
TAX EXEMPT		

\$118.94

USD\$ 118.94
TA

Mastercard

P.O.#/JOB NAME: LAKE ST CHARLES
6380 05/28/26 10:35 AM



6380 07 29988 05/28/2026 7007

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	08/26/2026



Details for Order #114-2784471-1513018

Order Placed: May 26, 2026

Amazon.com order number: 114-2784471-1513018

Order Total: \$152.37

Not Yet Shipped

Items Ordered	Price
1 Of: Raid Ant & Roach Killer, Fragrance Free Bug Killer for Home Use, Kills Bugs on Contact, 17.5 Oz, 2 Count Sold by and invoiced on behalf of: Amazon.com Condition: New	\$9.58
2 Of: Lysol Disinfecting Wipes Bundle, Home Apartment Dorm Room Essentials and Cleaning Supplies, All Purpose Cleaner, Multi-surface Cleaning Wipes, Multi-Scent Sanitizing Wipes Bundle, 80 Count (4pk) Sold by and invoiced on behalf of: Amazon.com Condition: New	\$14.97
1 Of: Raid Wasp & Hornet Killer Spray, Kills the Entire Nest, For Paper Wasps, Yellow Jackets, Mud Daubers and more, 14 oz (Pack of 2) Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	\$9.24
2 Of: Inspire Black Nitrile Disposable Gloves 4.5 Nitrile Disposable Safety Medical Cleaning Gloves (Black - Box Of 100, Large) Sold by and invoiced on behalf of: Soho Living (seller profile) Seller Credentials: 889 Certification, Registered Small Business Condition: New	\$9.99
1 Of: Tze-231 12mm 0.47 Laminated White Tape Replace for Brother P Touch Label Tape Compatible with Brother Label Maker PTouch H110 D220 D600 D410 D210 D200 D400 P700 1280 1880, TZe Label Tape 1/2 Inch 3pk Sold by and invoiced on behalf of: Pristar (seller profile) Business Price Condition: New	\$11.99
1 Of: Darice 10-Tab Plastic Dividers 30 Pcs - Binder Dividers with Tabs - Multicolored Plastic Divider for 3 Ring Binder - File Organization - Ideal for School, Office Sold by and invoiced on behalf of: ToySupercenter (seller profile) Seller Credentials: 889 Certification Business Price Condition: New	\$9.89
1 Of: Febreze Plug In Air Freshener, Odor-Fighting Scented Oil Refill, Air Fresheners for Home and Bathroom and Kitchen, Long Lasting for Strong Odors, Juicy Summer Peaches Scent, 0.87oz Refills, 4 Count Sold by and invoiced on behalf of: Amazon.com Condition: New	\$17.29
1 Of: Amazon Basics Colorful, Sturdy, Lightweight Plastic Clipboards, Letter Size, Assorted Colors, Pack of 6 Sold by and invoiced on behalf of: Amazon.com Condition: New	\$14.65

Shipping Address:

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

Shipping Speed:

FREE Shipping

Shipped on May 27, 2026

Items Ordered

1 of: *Cardinal Economy 3 Ring Binder, 1.5 Inch, Presentation View, Black, Holds 350 Sheets, Nonstick, PVC Free, 4 Pack of Binders (79519)*

Price**\$19.18**

Sold by and invoiced on behalf of: Amazon ([seller profile](#))

Business Price

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$19.18

Shipping & Handling: \$0.87

Free Shipping: -\$0.87

Total before tax: \$19.18

Sales Tax: \$1.44

Total for This Shipment: \$20.62

Shipping Speed:

FREE Shipping

Payment Information

Item(s) Subtotal: \$141.74

Shipping & Handling: \$6.99

Promotion applied: -\$6.99

Total before tax: \$141.74

Estimated Tax: \$10.63

Grand Total: \$152.37

Billing address

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

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.



PO BOX 489
NEWARK, NJ 07101-0489

Account: 842082173-00001
Invoice: 6144404851
Billing period: Apr 24 - May 23, 2026
Due date: 06/15/26

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	\$26.99
Payment - Thank You	-\$26.99
Balance Forward	\$0.00
This month's charges due by Jun 15, 2026	\$27.02
Total due	\$27.02

Auto Pay is scheduled for 06/12/26 - 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 May 23, 2026
Account Number 842082173-00001
Invoice Number 6144404851

Total Amount Due

Deducted from bank account on 06/12/26
DO NOT MAIL PAYMENT

\$27.02

PO BOX 16810
NEWARK, NJ 07101-6810



61444048510108420821730000100000002702000000027027



Account: 842082173-00001
Invoice: 6144404851
Billing period: Apr 24 - May 23, 2026
Due date: 06/15/26

Payment Summary

Previous Balance	\$26.99
Payment - Thank You	
Payment Received 05/12/26	-\$26.99
Total Payments	-\$26.99
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 May bill is \$27.02

Due Jun 15

Changes since your last bill

Last month you paid \$26.99.

Your bill increased by \$0.03.

Review details online at verizon.com/mybusiness/bill.

Bill summary (details on page 4)

Balance Forward	\$0.00
Monthly charges	\$25.00
Usage & Purchase Charges	\$0.00
Surcharges and Other charges & credits	\$2.02
Taxes, Governmental Surcharges & Fees	\$0.00
Total Current charges due by 06/15/26	\$27.02
Total Charges	\$27.02

Auto Pay is scheduled for 06/12/26 - Thank You.

Account: 842082173-00001

Invoice: 6144404851

Billing period: Apr 24 - May 23, 2026

Due date: 06/15/26

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: 6144404851
Billing period: Apr 24 - May 23, 2026
Due date: 06/15/26

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	--	--	\$2.02	--	--	\$27.02	--	18	--	--	--	--
813-671-8339 Mark Cooper	11	--	--	--	--	--	--	--	--	--	--	--	--	--
Total Charges		\$25.00	\$0.00	\$0.00	\$2.02	\$0.00	\$0.00	\$27.02						

Account: 842082173-00001
Invoice: 6144404851
Billing period: Apr 24 - May 23, 2026
Due date: 06/15/26

Charges by line details

Admin Assistant
813-624-4124
Yealink T53W

\$27.02

Monthly Charges \$25.00

Plan

Business UNL Mob Clt/Dsk Phn	05/24 - 06/23	\$10.00
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Features & Add Ons

One Talk Service	05/24 - 06/23	\$15.00
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Usage and Purchase Charges \$0.00

Messaging		Allowance	Used	Billable	Cost
Text (04/24 - 05/23)	messages	unlimited	18	--	--
Total Messaging					\$0.00

Surcharges and Other Charges \$2.02

Surcharges

Fed Universal Service Charge	\$1.81
Regulatory Charge	\$0.21

Total Current Charges for 813-624-4124 **\$27.02**

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: 6144404851
Billing period: Apr 24 - May 23, 2026
Due date: 06/15/26

Detail for Admin Assistant: 813-624-4124

Voice

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
4/24	10:46A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	---	---	---
4/25	10:05A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	---	---	---
4/25	11:32A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	---	---	---
4/27	9:09A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	---	---	---
4/27	1:46P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	---	---	---
4/27	2:49P	813-810-6191	Other	Wi-Fi	Tampa FL	Incoming CL	3	---	---	---
4/28	10:00A	813-361-2242	Other	Wi-Fi	Tampa FL	Incoming CL	3	---	---	---
4/28	11:54A	813-597-4566	Other	Wi-Fi	Tampa FL	Incoming CL	2	---	---	---
4/28	12:33P	770-906-6242	Other	Wi-Fi	Tampa FL	Incoming CL	3	---	---	---
4/30	10:04A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	4	---	---	---
4/30	10:13A	813-420-4775	Other	Wi-Fi	WiFi CL	Tampa FL	2	---	---	---
4/30	10:15A	813-523-2714	Other	Wi-Fi	WiFi CL	Tampa FL	2	---	---	---
4/30	10:17A	813-810-6191	Other	Wi-Fi	WiFi CL	Tampa FL	1	---	---	---
4/30	10:18A	813-810-6191	Other	Wi-Fi	WiFi CL	Tampa FL	3	---	---	---
4/30	11:03A	888-687-3552	Other	Wi-Fi	WiFi CL	Toll-Free CL	25	---	---	---
4/30	1:10P	813-523-2714	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
4/30	1:16P	813-659-2593	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
4/30	1:22P	813-298-9690	Other	Wi-Fi	Tampa FL	Incoming CL	5	---	---	---
4/30	1:26P	813-298-9690	Other	Wi-Fi	Tampa FL	Incoming CL	2	---	---	---
4/30	2:36P	813-810-6191	Other	Wi-Fi	WiFi CL	Tampa FL	1	---	---	---
4/30	3:22P	813-204-0084	Other	Wi-Fi	Tampa FL	Incoming CL	3	---	---	---
4/30	3:25P	813-204-0084	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
5/01	10:05A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	---	---	---
5/01	10:52A	410-913-9756	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
5/01	11:54A	813-394-3862	Other	Wi-Fi	Tampa FL	Incoming CL	4	---	---	---
5/01	11:59A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	3	---	---	---
5/01	12:08P	813-441-2356	Other	Wi-Fi	WiFi CL	Plant City FL	13	---	---	---
5/01	12:30P	702-742-8130	Other	Wi-Fi	Tampa FL	Incoming CL	4	---	---	---
5/01	2:00P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	---	---	---
5/01	6:01P	310-564-8472	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
5/02	11:01A	813-810-6191	Other	Wi-Fi	WiFi CL	Tampa FL	6	---	---	---
5/02	1:04P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	---	---	---
5/04	10:36A	909-443-4408	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
5/04	10:45A	318-518-7438	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
5/04	11:01A	813-300-9017	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
5/04	12:33P	305-896-2441	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
5/04	12:47P	321-400-7053	Other	Wi-Fi	Tampa FL	Incoming CL	3	---	---	---
5/04	2:05P	626-955-5608	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
5/04	2:41P	813-810-6191	Other	Wi-Fi	Tampa FL	Incoming CL	7	---	---	---
5/05	9:28A	813-300-9017	Other	Wi-Fi	Tampa FL	Incoming CL	2	---	---	---
5/05	9:42A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	3	---	---	---
5/05	10:14A	813-678-2030	Other	Wi-Fi	Tampa FL	Incoming CL	7	---	---	---
5/05	11:13A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	---	---	---
5/05	11:25A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	5	---	---	---
5/05	11:32A	813-748-6510	Other	Wi-Fi	Tampa FL	Incoming CL	1	---	---	---
5/05	11:33A	702-742-8130	Other	Wi-Fi	WiFi CL	Las Vegas NV	4	---	---	---

Account: 842082173-00001
Invoice: 6144404851
Billing period: Apr 24 - May 23, 2026
Due date: 06/15/26

Detail for Admin Assistant: 813-624-4124

Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
5/05	11:37A	813-810-6191	Other	Wi-Fi	WiFi CL	Tampa FL	2	--	--	--
5/05	11:42A	813-401-2261	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
5/05	11:44A	813-810-6191	Other	Wi-Fi, CallWait	Tampa FL	Incoming CL	1	--	--	--
5/05	11:45A	813-810-6191	Other	Wi-Fi	WiFi CL	Tampa FL	4	--	--	--
5/05	11:49A	813-833-2626	Other	Wi-Fi	WiFi CL	Tampa FL	4	--	--	--
5/05	11:58A	813-810-6191	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
5/05	12:39P	888-687-3552	Other	Wi-Fi	WiFi CL	Toll-Free CL	3	--	--	--
5/05	1:19P	747-205-8486	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/05	1:54P	813-643-9834	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/06	11:19A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
5/06	11:42A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
5/06	11:44A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
5/06	12:07P	813-999-0078	Other	Wi-Fi	WiFi CL	Tampacen FL	3	--	--	--
5/06	12:37P	813-278-6222	Other	Wi-Fi	WiFi CL	Tampaest FL	6	--	--	--
5/06	2:33P	813-623-6830	Other	Wi-Fi	WiFi CL	Tampacen FL	6	--	--	--
5/07	9:59A	813-999-0078	Other	Wi-Fi	WiFi CL	Tampacen FL	2	--	--	--
5/07	10:08A	813-655-7520	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/07	10:45A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
5/07	10:57A	813-671-3993	Other	Wi-Fi	WiFi CL	Tampacen FL	4	--	--	--
5/07	11:48A	813-723-3443	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/07	11:54A	863-328-3050	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/07	4:28P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	3	--	--	--
5/07	4:33P	585-520-2099	Other	Wi-Fi	WiFi CL	Rochester NY	2	--	--	--
5/07	4:35P	813-226-7409	Other	Wi-Fi	WiFi CL	Tampacen FL	2	--	--	--
5/08	8:53A	813-655-7520	Other	Wi-Fi	WiFi CL	Tampaest FL	2	--	--	--
5/08	9:26A	844-227-5237	Other	Wi-Fi	WiFi CL	Toll-Free CL	3	--	--	--
5/08	9:29A	844-227-5237	Other	Wi-Fi	WiFi CL	Toll-Free CL	2	--	--	--
5/08	9:46A	813-223-0800	Other	Wi-Fi	WiFi CL	Tampacen FL	6	--	--	--
5/08	9:55A	813-436-6090	Other	Wi-Fi	WiFi CL	Tampaest FL	8	--	--	--
5/08	10:42A	813-655-8805	Other	Wi-Fi	WiFi CL	Tampaest FL	20	--	--	--
5/08	11:15A	813-592-3716	Other	Wi-Fi	WiFi CL	Tampawst FL	5	--	--	--
5/08	11:21A	813-448-1252	Other	Wi-Fi	WiFi CL	Tampawst FL	6	--	--	--
5/08	12:44P	813-810-6191	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/08	1:08P	813-403-6051	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/08	1:10P	813-955-6316	Other	Wi-Fi	WiFi CL	Tampacen FL	2	--	--	--
5/08	1:12P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
5/08	1:16P	314-583-5130	Other	Wi-Fi	Tampa FL	Incoming CL	6	--	--	--
5/08	2:02P	727-761-5303	Other	Wi-Fi	WiFi CL	Clearwater FL	2	--	--	--
5/08	2:59P	813-293-4728	Other	Wi-Fi	Tampa FL	Incoming CL	35	--	--	--
5/08	3:35P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
5/09	10:18A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
5/09	11:24A	954-240-7045	Other	Wi-Fi	WiFi CL	VM Deposit CL	2	--	--	--
5/09	1:52P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
5/11	10:34A	813-655-7520	Other	Wi-Fi	WiFi CL	Tampaest FL	3	--	--	--
5/11	11:06A	407-972-4331	Other	Wi-Fi	WiFi CL	Wkissimmee FL	1	--	--	--
5/11	11:25A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--

Account: 842082173-00001
Invoice: 6144404851
Billing period: Apr 24 - May 23, 2026
Due date: 06/15/26

Detail for Admin Assistant: 813-624-4124

Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
5/11	11:47A	813-655-7520	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/11	11:55A	813-436-6090	Other	Wi-Fi	WiFi CL	Tampaest FL	10	--	--	--
5/11	1:28P	631-948-4458	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
5/11	1:30P	407-972-4331	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
5/12	9:33A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
5/12	9:36A	888-687-3552	Other	Wi-Fi	WiFi CL	Toll-Free CL	4	--	--	--
5/12	11:50A	813-516-9726	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/12	1:07P	813-477-1808	Other	Wi-Fi	WiFi CL	Tampa FL	3	--	--	--
5/12	1:54P	813-655-7520	Other	Wi-Fi	WiFi CL	Tampaest FL	3	--	--	--
5/12	2:00P	888-895-7233	Other	Wi-Fi	WiFi CL	Toll-Free CL	6	--	--	--
5/12	2:07P	205-541-7110	Other	Wi-Fi	WiFi CL	Birmingham AL	16	--	--	--
5/12	3:17P	813-924-2256	Other	Wi-Fi	WiFi CL	Tampa FL	5	--	--	--
5/12	3:22P	813-203-0553	Other	Wi-Fi	WiFi CL	Tampaest FL	13	--	--	--
5/13	10:55A	904-760-7764	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
5/13	10:58A	904-760-7764	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/13	11:08A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
5/13	11:10A	904-760-7764	Other	Wi-Fi	WiFi CL	Jacksonvl FL	2	--	--	--
5/13	11:12A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
5/13	11:18A	813-690-4829	Other	Wi-Fi	WiFi CL	Tampa FL	5	--	--	--
5/13	11:23A	813-955-6316	Other	Wi-Fi	WiFi CL	Tampacen FL	2	--	--	--
5/13	11:30A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
5/13	11:32A	813-955-6316	Other	Wi-Fi	Tampa FL	Incoming CL	19	--	--	--
5/13	11:48A	813-690-4829	Other	Wi-Fi, CallWait	Tampa FL	Incoming CL	3	--	--	--
5/13	11:57A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
5/13	11:58A	813-690-4829	Other	Wi-Fi	WiFi CL	Tampa FL	2	--	--	--
5/13	1:27P	813-377-5846	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
5/13	1:42P	813-956-1725	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
5/13	1:51P	855-823-8343	Other	Wi-Fi	WiFi CL	Toll-Free CL	8	--	--	--
5/13	2:03P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
5/13	2:13P	727-422-2998	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/13	4:36P	813-254-9514	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/13	4:52P	813-444-4355	Other	Wi-Fi	WiFi CL	Tampacen FL	3	--	--	--
5/13	6:43P	813-203-0553	Other	Wi-Fi	WiFi CL	Tampaest FL	2	--	--	--
5/13	6:46P	813-203-0553	Other	Wi-Fi	Tampa FL	Incoming CL	4	--	--	--
5/14	9:23A	813-999-0078	Other	Wi-Fi	WiFi CL	Tampacen FL	8	--	--	--
5/14	9:30A	877-913-1450	Other	Wi-Fi	WiFi CL	Toll-Free CL	6	--	--	--
5/14	9:37A	623-526-0130	Other	Wi-Fi	WiFi CL	Phoenix AZ	13	--	--	--
5/14	9:55A	727-631-8648	Other	Wi-Fi	WiFi CL	Clearwater FL	1	--	--	--
5/14	9:55A	727-631-8648	Other	Wi-Fi	WiFi CL	Clearwater FL	1	--	--	--
5/14	11:54A	813-379-5021	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
5/14	11:55A	941-779-7007	Other	Wi-Fi	WiFi CL	Bradenton FL	4	--	--	--
5/14	2:25P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
5/14	3:30P	727-439-0942	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
5/15	8:23A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	3	--	--	--
5/15	8:49A	727-439-0942	Other	Wi-Fi	WiFi CL	Clearwater FL	2	--	--	--
5/15	9:14A	570-765-8299	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--

Account: 842082173-00001
Invoice: 6144404851
Billing period: Apr 24 - May 23, 2026
Due date: 06/15/26

Detail for Admin Assistant: 813-624-4124

Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
5/15	9:19A	813-833-9932	Other	Wi-Fi	Tampa FL	Incoming CL	5	--	--	--
5/15	9:52A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
5/15	9:53A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
5/15	9:54A	813-833-9932	Other	Wi-Fi	WiFi CL	Tampa FL	10	--	--	--
5/15	10:53A	813-833-9932	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
5/15	10:59A	813-955-6316	Other	Wi-Fi	Tampa FL	Incoming CL	12	--	--	--
5/15	12:02P	813-833-9932	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
5/15	12:28P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
5/15	12:43P	863-514-0107	Other	Wi-Fi	Tampa FL	Incoming CL	5	--	--	--
5/15	1:13P	813-365-0544	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/15	1:36P	727-439-0942	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/15	2:18P	727-439-0942	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/16	10:04A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	5	--	--	--
5/16	10:28A	813-441-2356	Other	Wi-Fi	WiFi CL	Plant City FL	2	--	--	--
5/16	11:45A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
5/16	2:03P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
5/18	9:12A	813-253-2131	Other	Wi-Fi	WiFi CL	Tampacen FL	3	--	--	--
5/18	9:20A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
5/18	11:20A	813-999-0078	Other	Wi-Fi	WiFi CL	Tampacen FL	7	--	--	--
5/18	11:43A	813-955-6313	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
5/18	11:44A	813-955-6313	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
5/18	12:11P	877-913-1450	Other	Wi-Fi	WiFi CL	Toll-Free CL	9	--	--	--
5/18	12:20P	813-567-8407	Other	Wi-Fi	WiFi CL	Plant City FL	7	--	--	--
5/18	12:28P	813-441-9051	Other	Wi-Fi	WiFi CL	Plant City FL	13	--	--	--
5/18	12:40P	813-955-6313	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
5/18	1:07P	813-514-0400	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
5/18	1:23P	813-955-6313	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
5/18	1:24P	813-955-6313	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
5/18	1:30P	813-955-6316	Other	Wi-Fi	WiFi CL	Tampacen FL	2	--	--	--
5/18	1:32P	513-828-7588	Other	Wi-Fi	WiFi CL	Cincinnati OH	12	--	--	--
5/18	2:32P	813-253-2131	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
5/18	2:37P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
5/19	12:38P	813-803-9675	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/19	2:38P	813-253-2131	Other	Wi-Fi	WiFi CL	Tampacen FL	1	--	--	--
5/19	3:12P	513-828-7588	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
5/20	10:34A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
5/20	10:36A	813-293-4728	Other	Wi-Fi	WiFi CL	Tampa FL	1	--	--	--
5/20	10:40A	813-293-4728	Other	Wi-Fi	WiFi CL	Tampa FL	1	--	--	--
5/20	11:05A	813-253-2131	Other	Wi-Fi	WiFi CL	Tampacen FL	3	--	--	--
5/20	11:17A	813-293-4728	Other	Wi-Fi	WiFi CL	Tampa FL	1	--	--	--
5/20	11:37A	727-439-0942	Other	Wi-Fi	Tampa FL	Incoming CL	10	--	--	--
5/20	1:03P	813-293-4728	Other	Wi-Fi	WiFi CL	Tampa FL	1	--	--	--
5/20	1:13P	813-293-4728	Other	Wi-Fi	Tampa FL	Incoming CL	51	--	--	--
5/20	2:14P	813-975-9516	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/20	4:12P	585-520-2099	Other	Wi-Fi	WiFi CL	Rochester NY	1	--	--	--
5/20	4:16P	585-520-2099	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--

Account: 842082173-00001
Invoice: 6144404851
Billing period: Apr 24 - May 23, 2026
Due date: 06/15/26

Detail for Admin Assistant: 813-624-4124

Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
5/20	4:22P	813-272-5600	Other	Wi-Fi	WiFi CL	Tampacen FL	3	--	--	--
5/20	4:38P	727-946-0992	Other	Wi-Fi	Tampa FL	Incoming CL	5	--	--	--
5/21	10:01A	813-766-4735	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
5/21	10:10A	844-626-6581	Other	Wi-Fi	WiFi CL	Toll-Free CL	10	--	--	--
5/21	10:29A	813-690-4829	Other	Wi-Fi	Tampa FL	Incoming CL	3	--	--	--
5/21	11:36A	813-966-3848	Other	Wi-Fi	Tampa FL	Incoming CL	2	--	--	--
5/21	12:21P	813-584-7083	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/21	1:56P	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	2	--	--	--
5/22	7:57A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
5/22	9:17A	941-779-7007	Other	Wi-Fi	WiFi CL	Bradenton FL	14	--	--	--
5/22	11:19A	813-514-0400	Other	Wi-Fi	WiFi CL	Tampacen FL	3	--	--	--
5/22	11:23A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	1	--	--	--
5/22	11:24A	585-520-2099	Other	Wi-Fi	WiFi CL	Rochester NY	3	--	--	--
5/22	11:26A	813-514-0400	Other	Wi-Fi, CallWait	Tampa FL	Incoming CL	1	--	--	--
5/22	11:48A	727-741-3811	Other	Wi-Fi	WiFi CL	Tarpon Spg FL	11	--	--	--
5/22	11:59A	813-766-1011	Other	Wi-Fi	WiFi CL	Tampa FL	1	--	--	--
5/22	12:17P	727-781-0127	Other	Wi-Fi	Tampa FL	Incoming CL	1	--	--	--
5/23	10:05A	000-000-0086	Other	Wi-Fi, CallVM	WiFi CL	Voice Mail CL	3	--	--	--
5/23	10:09A	973-294-9767	Other	Wi-Fi	WiFi CL	Morristown NJ	8	--	--	--
5/23	12:50P	727-375-6505	Other	Wi-Fi	WiFi CL	Nwptrichey FL	6	--	--	--



Account: 842082173-00001
Invoice: 6144404851
Billing period: Apr 24 - May 23, 2026
Due date: 06/15/26

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: 6144404851
Billing period: Apr 24 - May 23, 2026
Due date: 06/15/26

Need-to-Know Information

More On Wireless Taxes And Surcharges

Your total charges for this month's bill cycle are \$27.02.

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. On May 1, 2026, the FUSC increased to 10.85% of assessable wireless charges, other than separately billed interstate and international telecom charges. The FUSC on separately billed interstate and international telecom charges remains 37%. For more details, please call 1-888-684-1888.

Review your privacy preferences

Verizon values your privacy and offers you choices about certain use and sharing of information for marketing and other purposes.

Custom Experience and Custom Experience Plus

These programs enable us to provide you with more relevant Verizon offers and experiences.

Business & Marketing Insights

This program helps others understand customer behaviors in aggregate.

Identity Verification

Our identity verification services help banks and other companies verify your identity to prevent fraud.

Targeted Advertising

Customers and website visitors can limit the use and disclosure of personal information for certain types of targeted advertising.

Customer Proprietary Network Information (CPNI)

Customers can limit the sharing of CPNI within Verizon for marketing certain services.

You can view and change your privacy choices at any time in the My Verizon app (Profile & settings > Privacy preferences) or online at <https://m.vzw.com/m/g117Mcg>.

Wahoo Pools Group, Inc

6657 US 301
Riverview, FL, 33578
(813) 699-3282

Invoice #: 20252382

Invoice Date: 4/21/2026

Due Date: 4/21/2026

Bill To: David Eskra

Lake St Charles 6801 Colonial Lake Dr
Riverview, FL 33578

LOCATION: 6801 Colonial Lake Dr, Riverview

Item	Description	Qty	Rate	Amount
Install	Equipment Install. Wahoo Certified Technician	2.00	\$150.00	\$300.00
Natural Gas Pool and Spa Heater	Jandy JXi™ Natural Gas Pool and Spa Low-NOx Heater 400K BTU	1.00	\$4,668.66	\$4,668.66

Please call (813) 699-3282 if you need assistance.

Subtotal: \$4,968.66

Tax: \$0.00

Total: \$4,968.66

Amount Due: \$4,968.66

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

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

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

Check Request

Amount: \$8,923.79

Date: 05/15/2026

Made Payable To: Wahoo Pools Group, Inc
6657 US 301S
Riverview, FL 33578

Description: Kiddie Pool Repair

Requested By: Karla Pena, Staff Accountant II

Special Instructions: Code to 57200-4717

Wahoo Pools Group, Inc.
6657 US 301 S Riverview FL
33578
+1 813-699-3282

info@wahoopools.com
<https://www.wahoopools.com>



Wahoo Pools Group, Inc.

Proposal

Kiddie Pool

Prepared For:

David Eskra

Proposal issued:

04/22/26

Statement of Confidentiality

This proposal and supporting materials contain confidential and proprietary business information of Wahoo Pools Group, Inc.. These materials may be printed or photocopied for use in evaluating the proposed project, but not to be shared with other parties.

Project Breakdown

KIDDIE POOL REMODEL TILE/INTERIOR PACKAGE

\$8,923.79

PLASTER



PLASTER PREP POOL-REMODEL



PEBBLE SHEEN - STANDARD POOL COLORS



EASY CARE - STARTUP-TEC PROACTIVE START-UP TREATMENT 64OZ



LABOR ADVANCED SERVICE TECHNICIAN WAHOO

TILE



TILE- CERAMIC 6"X6" INSTALLATION LF



CERAMIC WATERLINE TILE 6X6



TILE REMOVAL - REMODEL



STEP TILE INSTALLATION



Jets and Install



VGA Approved Main Drain

Subtotal

\$8,923.79

Total

\$8,923.79

Payment Terms

100% Full Contract

\$8,923.79

Terms and Conditions

Warranty and Product Disclaimers

Jandy Equipment 3-year Warranty

Zodiac Pool Systems LLC, a Fluidra company ("Fluidra") warrants all Jandy®, Polaris®, Zodiac® and Grand Effects® branded whole good products to be free from manufacturing defects in materials and workmanship for a period of three (3) years from the date of retail purchase, when purchased and installed by a member of our ProEdge™ dealer program. Exceptions: Polaris Robotic Cleaners (all models) and Zodiac Suction cleaners (all models except above-ground) are warranted for two (2) years. Extended limited warranty includes reasonable labor for whole goods but does not include labor for replacement parts. Exclusions: Zodiac G3, Kontiki and above-ground suction cleaners, Polaris Turbo Turtle, 165 and 65 pressure cleaner models, BlueRiot® (all models). Aqua Products™ branded products, maintenance tools, and purchased replacement parts are excluded from this Extended Limited Warranty and are covered by the applicable standard Jandy, Zodiac or Polaris limited warranty. This extended limited warranty covers products listed in a residential application only. If the product is used in a commercial application, please reference our standard limited warranties. Please see the Jandy, Polaris, and Zodiac standard limited warranties located at FluidraUSA.com for full details and exclusions all of which apply to this ProEdge Extended Limited Warranty

Wahoo Pools Workmanship Warranty

Wahoo Pools warrants our work free from defects for 1 year after product is installed.

Plaster Finish Warranty

Pebble Finish is warranted for lifetime

Quartz Finish is warranted for 10 years

Please read the disclaimers below. Here are the most common items in question during construction.

Material Selection Resources

Waterline Pool Tile- Please note when looking at sizes, most 6" x 6" tiles are considered level 1. Glass tiles and mosaic tiles are upgrades.

Quartz Pool Plaster- This is a standard level 1 quartz finish. Pebble finishes are extra unless otherwise listed above.

View WetEdge Quartz selection [HERE](#).

Mini Pebble Plaster Finish- Level 1 Signature Matrix Mini Pebble - Gulf White, Coastal Blue, Cadet Blue, Gold Caribbean, Tahoe, Plum Aqua Cool.

View WetEdge Pebble Selections [HERE](#). *90-Day Pool Package Option

Brick Paver Decking- Flagstone is our preferred supplier. Click [Here](#) for info on their products. Though there are other pavers available, wait times can vary. *90-Day Pool Package Option

Travertine Paver Decking- Click [Here](#), and you will find all the Travertine decking with different levels.

Veneer Facing- Click [Here](#), and you can view different decking selections and split face colors.

Patio & Pergola- This is where you will find detailed information on our Patios & Pergolas. Click [here](#) to view the pergola options we specialize in.

Please Note the following:

1. All fences & gates are to be brought to code by others.
2. Outdoor kitchens may require sanitary hookups and electrical outlets. These costs are not included and are the responsibility of the owner. Prices vary case by case. See your sales associate to obtain a quote from one of our licensed plumbers and/or electricians.

3. All landscaping, including irrigation unless otherwise expressed to be provided and installed by others.

4. Proposal and design based on lot survey provided by the owner and are subject to verification.

5. Wahoo Pools Group is not responsible for existing home conditions that may not meet the current code.

6. All construction access repairs by others.

7. Gas Line Hook-Up by others. Due to many hook-up options, a separate quote will need to be supplied by others and is not included in this proposal. Ask your sales rep if you are looking for a recommendation for a gas company.

8. Due to current market conditions and continuous price increases in products, the proposal is Valid for 7 days.

9. A fee of \$1000 will be applied to changes after a pool is permitted. Changes can require re-permit submittals.

10. Wahoo Pools Group, Inc. reserves the right to pass subsequent contractor, vendor, or material cost increases greater than 2.5% per occurrence to the buyer. In addition, Wahoo Pools Group, Inc. reserves the right to pass on any vendor or contractor fuel surcharges to the buyer.

11. Quote excludes all dewatering, IF required a separate quote will be provided.

12. Not responsible for curbs, concrete aprons or sidewalks while crossing.

13. Price excludes all fencing and railings unless specified otherwise.

Other disclaimers to consider:

Paver Joints

Sand joints are only meant to lock pavers in place to prevent chattering. It is not meant to be installed for looks. Ask about polymeric sand if seeing exposed sand interest you.

Natural Stone

The first and most important consideration when choosing Travertine Pavers for your project is that they are a natural stone product. Natural Stone products are inherent to COLOR & TEXTURE VARIATIONS, and it is these very characteristics that give Travertine Pavers their beauty and appeal.

Travertine Pavers are typically very porous, which means that it is very common for individual pavers to have small pits or holes, and/or even have a portion of a corner missing. Travertine Pavers are often pre-cut and tumbled overseas, which can cause variations in the sizes of the individual pavers.

These variations can and will ultimately impact the consistency of paver patterns and joints. The design of the decking area will strongly impact the number of cuts made to individual pavers during the installation process. Free-form designs are always going to require that more individual pavers get cut during installation. Once a paver is cut, it will lose the Tumbled or Chiseled Edge on the cut side of the paver. Travertine Pavers that are set on top of a compacted gravel and sand sub-base may experience some minor settling. This more than likely will take place within the first 30 – 60 days of installation. If this occurs, we will be happy to return after the 60-day period to make any necessary corrections to the settled pavers.

SALTWATER POOLS: It is strongly recommended that Travertine Pavers installed around a Salt Water Swimming Pool are sealed with a deep penetrating sealer to protect against the salt's erosion. The average

cost to seal the pavers is around \$1.25 - \$1.50 per square foot and should be done approximately every two years.

Colored Pool Plaster Finishes, Pebble or Quartz

Disclaimer from the National Plaster Council

By its nature, colored plaster will accentuate all the characteristics normally found in white plaster. Mottling, for example, can be more pronounced in colored plaster than in white. Colored plaster may also exhibit pigment stains, streaks, unevenness of color, and more noticeable checking and crazing.

Also, variations of shade will exist between color sample chips and mixed plaster. Over time, the color may fade completely or grow gradually lighter and will often not be the precise shade that was anticipated. It's important to note that none of these conditions are considered a deficiency of the product.

Colored pebble pool finishes are composed of natural materials that may have certain inherent characteristics. Normal mottling could occur across the surface resulting from differences in moisture content and/or rate of hydration within the matrix of the surface coating.

Normal mottled variation is not considered a failure or defect but is a normal characteristic of cementitious products. By its nature, colored pool finishes can accentuate all the characteristics normally found in cementitious materials. Mottling explained above, for example, can be more pronounced in colored products than in white. Colored pool finishes may also exhibit pigment stains, streaks, unevenness of color, and more noticeable checking and crazing. It's important to note that none of these conditions are considered a deficiency of the product. It is the homeowner's responsibility to brush the new plaster finish twice a day for the first 30 days. It is also recommended by the National Plaster Council to monitor pool chemistry daily for the first 30 days. If you do not understand pool chemistry, please request training from one of our staff.

I. **Parties.** This Florida Home Improvement Contract ("Agreement") is entered into between Wahoo Pools Group, Inc. ("WAHOO") with a mailing address of 6657 US 301 S., Riverview, FL 33578 and the CUSTOMER listed in the attached proposal (the "Proposal"), on the date last signed by THE CUSTOMER and WAHOO (the "Effective Date").

II. **Work to be Performed.** WAHOO agrees to perform the work listed in the attached

The proposal, and any swimming pool layout plans and/or structural engineering plans and specifications, if applicable, (herein collectively referred to as the "Work"), at the address listed in the Proposal. The Proposal, the swimming pool layout plans and structural engineering plans and specifications, if applicable, shall be incorporated into and become part of this Agreement. In case of a conflict between any plan or scale drawing and the Proposal, the information in the Proposal shall prevail.

III. **Completion Time.** The Work to be performed pursuant to this Agreement shall commence within 45 days after the permits necessary to begin construction under this Agreement have been obtained, and the CUSTOMER has supplied WAHOO with a written notice of financing. Assuming all conditions are satisfied and weather permits, the Work to be performed under the Agreement shall be substantially completed no later than 120 days after the Work commences ("Completion Date"). The Completion Date shall be automatically extended as a result of CHANGE ORDERS, THE CUSTOMER's failure to timely pay amounts due under the Agreement, Acts of God, including precipitation of more than 1/10 inch in any 24-hour period (or any other weather condition which prevents or inhibits the performance of the Work), strikes, material shortages, labor shortages, misrepresentations by THE CUSTOMER, or any other condition that is not within WAHOO's control.

IV. **Financing.** This Agreement is contingent upon the CUSTOMER obtaining appropriate financing for the Proposal. All fees and expenses of obtaining a loan shall be borne by the CUSTOMER. Unless otherwise agreed in writing, WAHOO shall not begin the Work until the CUSTOMER provides WAHOO with written notice from the lender confirming the loan and provides WAHOO with a draw schedule acceptable to WAHOO.

V. **Change Orders.** Any changes in the Work being performed under this Agreement must be in writing, signed by WAHOO and THE CUSTOMER, and state the changes to be made, the amount of any additional cost, and the additional number of days to be added to the Completion Date (the "CHANGE ORDER"). ALL CHANGE ORDERS must be signed by all THE CUSTOMERS to the Agreement. THE CUSTOMER acknowledges and agrees that ALL requests for changes must be made to WAHOO's supervisor, and no changes to the Agreement will be made or agreed upon until the CHANGE ORDER is signed by an authorized representative of WAHOO.

VI. **Substitution of Equipment and Materials.** WAHOO reserves the right to substitute equipment or materials of equal quality in the event of non-availability. WAHOO makes no representation as to the performance of any equipment specified herein beyond the representations made by the respective manufacturers thereof.

VII. **Insurance and Risk Management.** WAHOO shall maintain all required workers' compensation and general liability insurance necessary to protect THE CUSTOMER from claims that may arise out of and during operations under this Agreement.

VIII. Representations and Responsibilities of WAHOO.

WAHOO shall obtain all necessary surveys to complete the Work and all building permits, licenses, building inspections and approvals required by local law.

WAHOO shall abide by all rules, ordinances and regulations governing the execution of the Work and any deviations or variances of the plans or specifications affected by such rules and ordinances shall be brought to the attention of THE CUSTOMER as soon as WAHOO becomes aware of the issues.

WAHOO shall be solely responsible for determining the means, methods, and order of construction, and for supervising and coordinating all segments and

Phases of Construction.

WAHOO shall utilize and employ persons and subcontractors who are competent in the tasks assigned and shall maintain discipline and accountability of said employees and subcontractors while they are performing the Work.

THE CUSTOMER acknowledges that an inspection and survey of the site where the Work is to be performed has not been performed by WAHOO and that WAHOO makes certain assumptions in the preparation and pricing of this Agreement based upon the Representations and Responsibilities of THE CUSTOMER contained herein.

WAHOO shall routinely maintain the cleanliness of the work site. Once all Work is complete, all waste materials, as well as equipment, tools, or excess materials and supplies, shall be removed from the site.

WAHOO shall pay for all materials, including sales, use, or other similar taxes, which are in effect at the time of the Agreement. Unless otherwise specified.

WAHOO shall also pay for any and all government permits and fees required to accomplish the Work.

WAHOO shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with

the Work and shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury, or loss to all employees or subcontractors involved with the Work and other persons who may be affected thereby.

IX. Representations and Responsibilities of THE CUSTOMER.

THE CUSTOMER shall be responsible for shipping, transporting, and storing any items that he or she independently orders and/or pays for during the construction process and represents that these items shall only be brought to the site when asked by WAHOO.

THE CUSTOMER represents that THE CUSTOMER will provide WAHOO and

WAHOO's subcontractors, suppliers, and other's necessary to perform the Work, with adequate access to, through, and across THE CUSTOMER's property and any adjacent properties reasonably necessary or required for WAHOO's construction of the pool, including without limitation adequate access for all equipment required to perform the Work. To the extent any access involves access across any third parties' property, THE CUSTOMER represents, warrants, and agrees to obtain such third parties' approvals in writing in a form acceptable to WAHOO.

THE CUSTOMER represents that the soil at and around the "Pool Site" is compacted to at least 90 percent and has a bearing capacity of at least 1,000 pounds per square foot. For purposes of this contract, the term "Pool Site" means the area comprising the water surface area and that portion of the ground surface extending to a distance of approximately 4 ft. (or to greater distances as may be required by local code for minimum decking) from the perimeter of the pool water surface.

THE CUSTOMER represents that: i. the soil at and around the Pool Site is not of such an unstable nature, and that water conditions are not of such a nature, so as to preclude construction and operation of the pool in a normal manner at a normal expense; ii. that there will be no additional load condition that may be imposed on the pool structure by existing or proposed adjacent structures which will require extra engineering or materials; that there are no rock formations, hardpan conditions, boulder, cesspools, septic tanks, gas lines, water pipes, drain pipes, underground electrical conduit or other underground obstructions which would require blasting or jackhammer work or which would otherwise require work and give rise to costs in excess of what would normally be required.

THE CUSTOMER shall be responsible for doing all work, performing all acts and meeting all conditions necessary to allow WAHOO to timely complete the Work.

THE CUSTOMER shall furnish all soil reports, any surveys, geological reports, topography, maps, permits, variances and association permits, or any other item required by any building inspector, governmental authority, or quasigovernmental authority and any extra engineering not covered by WAHOO's standard plans. THE CUSTOMER is to provide accurate site plans and as-built drawings and surveys for the location of the pool, buildings, and equipment and has directed the location of such pool, other improvements, and equipment as shown on the plans and drawings. WAHOO shall have no liability for the incorrect location of the pool provided WAHOO follows the pool drawings or THE CUSTOMER's written instructions regarding the same. THE CUSTOMER shall be responsible for furnishing any necessary variance and association permits or fees.

THE CUSTOMER, at THE CUSTOMER's sole cost and expense, shall be responsible for providing for all drainage beyond the Pool Site

and shall ensure that same meets with all city, county, state, federal, or other governmental, regulator, or similar requirements, including all building codes, homeowner's association rules, deed restrictions and the like.

THE CUSTOMER is responsible for planning, providing, or constructing any fencing, gates, or the installation of drywell or other waste facilities unless expressly agreed upon in writing and signed by an authorized representative of WAHOO and attached to this Agreement. THE CUSTOMER, at THE CUSTOMER's cost and expense, shall be responsible for complying with all laws pertaining to fencing and related matters. WAHOO recommends THE CUSTOMER investigate the local laws and ordinances regarding fencing and self-latching gates. WAHOO recommends that THE CUSTOMER install fencing with self-closing and self-latching gates around the pool, whether required by local code or not.

THE CUSTOMER shall be responsible for furnishing all water, power, and other utilities necessary for WAHOO's use to construct the pool. Installation of extra service and/or circuits in THE CUSTOMER's electrical panel box and/or removal and replacement of overhead wires to comply with existing codes are the responsibility of the CUSTOMER.

THE CUSTOMER shall be responsible for all grading, decking, and drainage beyond the Pool Site, retaining walls, and fencing.

THE CUSTOMER shall be responsible for the costs incurred in connection with the relocation, rerouting or replacement of any plumbing, electrical, gas, waste, and water lines or any other overhead or underground utilities.

THE CUSTOMER shall be responsible for any work or damage occasioned by or resulting from the Work of third-party contractors not hired or paid for by WAHOO. It will be the responsibility of the CUSTOMER or THE CUSTOMER's third-party contractors to monitor the pressurized water plumbing gauge(s) prior to any work commencing and pay for any repairs related to damages caused by the same.

THE CUSTOMER assumes the responsibility and care of all materials, equipment, and products delivered to his property.

THE CUSTOMER authorizes WAHOO, or designee, to make such investigations of

THE CUSTOMER'S credit as and when it, in its discretion, deems necessary.

THE CUSTOMER warrants that THE CUSTOMER is the legal owner of the property and will indemnify WAHOO against any, and all, claims for damages from third parties who claim an interest in the property.

X. Warranties, Disclaimers, and Limitation of Liability.

WAHOO shall provide THE CUSTOMER with a Limited One (1) Year Warranty on the Work, which shall begin upon substantial completion. All other warranties associated with and received under this Agreement, to the fullest extent permissible by law, shall be assigned to the CUSTOMER.

WAHOO shall NOT be responsible for the flotation of the pool by external water regardless of the source thereof. In the event the pool is drained for any reason whatsoever, none of the warranties or guarantees herein shall apply unless the CUSTOMER uses a professional pool services company that (a) removes the relief plugs as soon as they are above the level of the declining water and (b) refills the pool within ten (10) days of draining.

All pool dimensions are approximate with reasonable tolerances. The following tolerances from the dimensions are conclusively presumed to be reasonable: a. up to six (6) inches in depth,

measured when the water level is at its maximum, from the bottom edge of the overflow plate to the deepest point beyond the coving where the pool floor slopes to meet the pool walls; and b. up to five percent (5%) of the water surface area.

THE CUSTOMER'S RIGHT TO REPAIR UNDER WAHOO'S LIMITED WARRANTY IS THE CUSTOMER'S SOLE AND EXCLUSIVE REMEDY. WAHOO SHALL NOT BE RESPONSIBLE FOR AND SHALL NOT REPLACE ANY WATER OR CHEMICALS REQUIRED AFTER ANY LOSS OR REPAIR. WAHOO SHALL NOT BE LIABLE FOR ANY OTHER DAMAGES, WHETHER ORDINARY, SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL, CAUSED BY ANY DEFECT, INCLUDING LEAKAGE. THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY AND ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE. TO THE FULLEST EXTENT PERMITTED BY LAW, IT IS A CONDITION PRECEDENT TO THE CUSTOMER'S ENFORCEMENT OF THE LIMITED WARRANTY SET OUT HEREIN THAT THE CUSTOMER MUST HAVE PAID WAHOO ALL SUMS DUE UNDER THE CONTRACT. SPECIFIC EXCLUSIONS. Walks and decking are not warranted against cracking, chipping, raising, peeling, settling, earth movement, shifting, staining, or discoloration. Plaster is not warranted against discoloration, shading, color variation, unevenness of color, blotching, mottling, hairline cracks, or staining. In most instances, such plaster defects generally result from local water conditions, improper use of chemicals, or improper or lack of cleaning of the pool. VOIDING OF WARRANTY. The warranties are effective only if THE CUSTOMER has complied with all the terms and conditions, made full payment, and complied with other provisions of the Contract. The warranties become void if (a) the pool is not properly filled and/or the water level maintained in a proper manner (except for short periods, not to exceed ten (10) days, for reasonable professionally recommended and supervised maintenance); (b) freezing; (c) the pool structure is damaged by reason of the water table rising above the lowest point of the pool when the pool is not kept full; (d) the pool structure is damaged by reason of any earth or fill ground movement, Acts of God, war, terrorism, riots, or other civil disturbances, or by acts of third parties; (e) THE CUSTOMER fails to comply with decking installation requirements as set forth by WAHOO; (f) defects and/or damages or failures result from mistreatment or neglect or improper maintenance; or (g) defects and/or damages or failures result from the work performed by others not provided for in this Contract. WARRANTY PROCEDURES. To obtain the performance of any warranty obligation, THE CUSTOMER must notify WAHOO of the claim immediately upon discovery. THE CUSTOMER must use the Warranty Form provided by WAHOO. Warranty claims must be in writing and may be personally delivered, mailed, faxed, sent by electronic mail, or via the Warranty Web Form Submission, to WAHOO as indicated on the Warranty Form. During the warranty period, warranty performance will be provided by WAHOO or WAHOO's agent without charge within a reasonable time after written notification by the CUSTOMER in accordance with the applicable provisions of the applicable local property code.

XI. Indemnification and Hold Harmless.

THE CUSTOMER agrees to be responsible for and does hereby indemnify, save and hold WAHOO harmless from and against any and all suits, actions, losses, damages, claims or liability of any character, type or description, kind or nature whatsoever, including all expenses and costs of litigation, defense, court costs and

reasonable attorneys' fees related to injury or death resulting from or related to, or arising from in any way whatsoever, directly or indirectly from THE CUSTOMER's ownership, use or enjoyment of the pool, or for any damages, injuries or losses resulting from, related to, or in connection with work, materials, and/or labor provided by WAHOO or WAHOO's contractors, subcontractors, laborers and/or suppliers or others directed by WAHOO or any representation or warranty or breach of any duty or obligation by WAHOO. The releases and indemnification provisions shall also include, but are not limited to, any injuries to persons trespassing with or without invitation by the CUSTOMER. Damage may occur to curbs, sidewalks, driveways, patios, lawns, landscaping, sprinkler systems, underground public or private utilities, or other items located in or adjacent to the access route or construction area. Unless noted elsewhere in this Agreement, WAHOO shall not be responsible for the repair or replacement of any of the items noted in this paragraph.

XII. Disputes. All controversies or claims arising out of or relating to this Agreement shall be addressed first through negotiation of the parties, followed by mediation, and finally through binding arbitration, in accordance with the rules the American Arbitration Association (Commercial Rules) then in effect, and shall be heard and decided in Florida unless agreed to by both parties as to a different venue. Judgment may be entered in any court having jurisdiction. In the event of any litigation, including arbitration, between the parties, the prevailing party shall be entitled to recover reasonable attorneys' fees and other costs and expenses associated with such litigation or arbitration proceeding.

XIII. Termination. Termination by THE CUSTOMER. If the CUSTOMER terminates the Agreement prior to commencement of excavation without cause, WAHOO shall be entitled to retain the Down Payment as liquidated damages. If the CUSTOMER terminates the Agreement after commencement of excavation with or without cause, WAHOO shall be entitled to recover from the CUSTOMER payment for actual costs of all labor, materials, equipment, tools, construction equipment and machinery plus 20% of such costs, as well as all actual, incidental and consequential damages resulting therefrom.

Prior to Commencement. WAHOO, may at its sole discretion, terminate this Agreement at any time prior to commencement of excavation with or without cause in which event this Agreement shall be of no further force or effect and neither party shall have any further liability to the other hereunder.

Damage. Either party hereto may terminate the Agreement upon the occurrence of any of the following which render it impracticable to complete the Work or which increases the costs to complete the Work by more than 10%: (i) substantial damage to the Work; (ii) destruction or substantial damage to the premises or structures thereof; or (iii) the Work is terminated by public authority; provided, however, that if Work is not cancelled or ordered terminated, all Work necessary to replace Work already performed shall be considered additional Work for which WAHOO shall be compensated in accordance with the other provisions of this Agreement. In the event of termination under this provision, neither party shall have any further liability to the other under this Agreement. The CUSTOMER is responsible for payment for actual costs of all labor, materials, equipment and permits already purchased and/or furnished plus 20% of such costs.

XIV. Default.

In the event of a default by THE CUSTOMER of any provision of this Agreement, THE CUSTOMER agrees to pay all costs, expenses, damages and interest from date of default, including but not limited to all costs of collection and reasonable attorneys' fees.

THE CUSTOMER fails to make payment when due or substantially breaches any other obligations of this Agreement, and THE CUSTOMER fails to cure such default within seven (7) days after the date WAHOO provides written notice to THE CUSTOMER, then in addition to any and all other remedies afforded WAHOO under this Agreement, or at law or in equity, WAHOO may terminate the Agreement and recover from the CUSTOMER payment for actual costs of all labor, materials, equipment, tools, construction equipment and machinery plus 20% of such costs, as well as all actual, incidental and consequential damages resulting therefrom.

In the event of failure to pay any amount owed within 3 business days of invoice, shall be considered a default and for each day a payment owed under this Agreement is late, the Completion Date shall be extended by five (5) business days and all obligations of WAHOO to begin the next Phase of Construction will be suspended until such time as all monies due have been received. In the event of a default in payments, THE CUSTOMER shall not be entitled to the discount on the Agreement Price.

In addition to the foregoing, and not withstanding anything herein to the contrary, THE CUSTOMER understands and agrees that WAHOO may also exercise any and all other remedies afforded under this Agreement or otherwise provided at law or in equity, including but not limited to all rights to suspend or discontinue further work on the construction of the pool.

XV. CHAPTER 558 NOTICE OF CLAIM. CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS AGREEMENT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

XVI. FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND. PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 487-1396; 2601 Blair Stone Road, Tallahassee, FL 32399.

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

XVIII. MISCELLANEOUS.

Should any part of this Agreement for any reason be declared invalid, such portion shall not affect the validity of any remaining portion; and such remaining portion shall remain in full force and effect as if the invalid portion had been eliminated.

No failure of WAHOO to exercise any power given to it hereunder, or to insist upon strict compliance by THE CUSTOMER, shall constitute a waiver of WAHOO right to subsequently demand exact compliance with all terms hereof.

This Agreement price is subject to a 1% increase per month if actual construction has not begun within 45 days of the Effective Date.

THE CUSTOMER authorizes WAHOO to photograph the swimming pool, which is the subject of this Agreement, and the surrounding

ar
cc
or
Th
ar
al

Agreement

David Eskra

6801 Colonial Lake Drive, Riverview, Florida, 33578

+18136718339

Wahoo Pools Group, Inc.

6657 US 301 S Riverview FL, 33578

+1 813-699-3282

info@wahoopools.com

Project Name

Lake St Charles - Kiddie Pool Remodel

Job Location

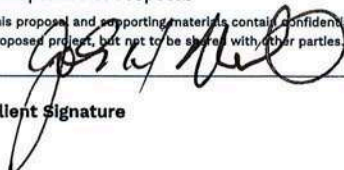
6801 Colonial Lake Drive, Riverview, Florida, 33578

Primary Sales Agent

Jesus Perez

Acceptance of Proposal

This proposal and supporting materials contain confidential and proprietary business information of Wahoo Pools Group, Inc.. These materials may be printed or photocopied for use in evaluating the proposed project, but not to be shared with other parties.


Client Signature

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$10,580.35

Date: 05/15/2026

Made Payable To: Wahoo Pools Group, Inc
6657 US 301S
Riverview, FL 33578

Description: Spa Remodel

Requested By: Karla Pena, Staff Accountant II

Special Instructions: Code to 57200-4717

Wahoo Pools Group, Inc.
6657 US 301 S Riverview FL
33578
+1 813-699-3282

info@wahoopools.com
<https://www.wahoopools.com>



Wahoo Pools Group, Inc.

Proposal

Spa Remodel

Prepared For:

David Eskra

Proposal Issued:

04/22/26

Statement of Confidentiality

This proposal and supporting materials contain confidential and proprietary business information of Wahoo Pools Group, Inc.. These materials may be printed or photocopied for use in evaluating the proposed project, but not to be shared with other parties.

Project Breakdown

SPA REMODEL PACKAGE

\$10,580.35

PLASTER



PEBBLE SHEEN - STANDARD POOL COLORS



PLASTER PREP SPA-REMODEL



LABOR ADVANCED SERVICE TECHNICIAN WAHOO



EASY CARE - STARTUP-TEC PROACTIVE START-UP TREATMENT 64OZ

TILE



CERAMIC WATERLINE TILE 6X6



TILE- CERAMIC 6"X6" INSTALLATION LF



TILE REMOVAL - REMODEL



STEP TILE INSTALLATION



Spa Jets and Install



VGA Approved Main drain



SKIMMER



SKIMMER REMOVAL & REPLACE LABOR

Subtotal

\$10,580.35

Total

\$10,580.35

Payment Terms

100% Full Contract

\$10,580.35

Terms and Conditions

Warranty and Product Disclaimers

Jandy Equipment 3-year Warranty

Zodiac Pool Systems LLC, a Fluidra company ("Fluidra") warrants all Jandy®, Polaris®, Zodiac® and Grand Effects® branded whole good products to be free from manufacturing defects in materials and workmanship for a period of three (3) years from the date of retail purchase, when purchased and installed by a member of our ProEdge™ dealer program. Exceptions: Polaris Robotic Cleaners (all models) and Zodiac Suction cleaners (all models except above-ground) are warranted for two (2) years. Extended limited warranty includes reasonable labor for whole goods but does not include labor for replacement parts. Exclusions: Zodiac G3, Kontiki and above-ground suction cleaners, Polaris Turbo Turtle, 165 and 65 pressure cleaner models, Blueirlot® (all models). Aqua Products™ branded products, maintenance tools, and purchased replacement parts are excluded from this Extended Limited Warranty and are covered by the applicable standard Jandy, Zodiac or Polaris limited warranty. This extended limited warranty covers products listed in a residential application only. If the product is used in a commercial application, please reference our standard limited warranties. Please see the Jandy, Polaris, and Zodiac standard limited warranties located at FluidraUSA.com for full details and exclusions all of which apply to this ProEdge Extended Limited Warranty.

Wahoo Pools Workmanship Warranty

Wahoo Pools warrants our work free from defects for 1 year after product is installed.

Plaster Finish Warranty

Pebble Finish is warranted for lifetime

Quartz Finish is warranted for 10 years

Please read the disclaimers below. Here are the most common items in question during construction.

Material Selection Resources

Waterline Pool Tile- Please note when looking at sizes, most 6" x 6" tiles are considered level 1. Glass tiles and mosaic tiles are upgrades.

Quartz Pool Plaster- This is a standard level 1 quartz finish. Pebble finishes are extra unless otherwise listed above.

View WetEdge Quartz selection [HERE](#).

Mini Pebble Plaster Finish- Level 1 Signature Matrix Mini Pebble - Gulf White, Coastal Blue, Cadet Blue, Gold Caribbean, Tahoe, Plum Aqua Cool.

View WetEdge Pebble Selections [HERE](#). *90-Day Pool Package Option

Brick Paver Decking- Flagstone is our preferred supplier. Click [Here](#) for info on their products. Though there are other pavers available, wait times can vary. *90-Day Pool Package Option

Travertine Paver Decking- Click [Here](#), and you will find all the Travertine decking with different levels.

Veneer Facing- Click [Here](#), and you can view different decking selections and split face colors.

Patio & Pergola- This is where you will find detailed information on our Patios & Pergolas. Click [here](#) to view the pergola options we specialize in.

Please Note the following:

1. All fences & gates are to be brought to code by others.
2. Outdoor kitchens may require sanitary hookups and electrical outlets. These costs are not included and are the responsibility of the owner. Prices vary case by case. See your sales associate to obtain a quote from one of our licensed plumbers and/or electricians.

3. All landscaping, including irrigation unless otherwise expressed to be provided and installed by others.

4. Proposal and design based on lot survey provided by the owner and are subject to verification.

5. Wahoo Pools Group is not responsible for existing home conditions that may not meet the current code.

6. All construction access repairs by others.

7. Gas Line Hook-Up by others. Due to many hook-up options, a separate quote will need to be supplied by others and is not included in this proposal. Ask your sales rep if you are looking for a recommendation for a gas company.

8. Due to current market conditions and continuous price increases in products, the proposal is Valid for 7 days.

9. A fee of \$1000 will be applied to changes after a pool is permitted. Changes can require re-permit submittals.

10. Wahoo Pools Group, Inc. reserves the right to pass subsequent contractor, vendor, or material cost increases greater than 2.5% per occurrence to the buyer. In addition, Wahoo Pools Group, Inc. reserves the right to pass on any vendor or contractor fuel surcharges to the buyer.

11. Quote excludes all dewatering, IF required a separate quote will be provided.

12. Not responsible for curbs, concrete aprons or sidewalks while crossing.

13. Price excludes all fencing and railings unless specified otherwise.

Other disclaimers to consider:

Paver Joints

Sand joints are only meant to lock pavers in place to prevent chattering. It is not meant to be installed for looks. Ask about polymeric sand if seeing exposed sand interest you.

Natural Stone

The first and most important consideration when choosing Travertine Pavers for your project is that they are a natural stone product. Natural Stone products are inherent to COLOR & TEXTURE VARIATIONS, and it is these very characteristics that give Travertine Pavers their beauty and appeal.

Travertine Pavers are typically very porous, which means that it is very common for individual pavers to have small pits or holes, and/or even have a portion of a corner missing. Travertine Pavers are often pre-cut and tumbled overseas, which can cause variations in the sizes of the individual pavers.

These variations can and will ultimately impact the consistency of paver patterns and joints. The design of the decking area will strongly impact the number of cuts made to individual pavers during the installation process. Free-form designs are always going to require that more individual pavers get cut during installation. Once a paver is cut, it will lose the Tumbled or Chiseled Edge on the cut side of the paver. Travertine Pavers that are set on top of a compacted gravel and sand sub-base may experience some minor settling. This more than likely will take place within the first 30 – 60 days of installation. If this occurs, we will be happy to return after the 60-day period to make any necessary corrections to the settled pavers.

SALTWATER POOLS: It is strongly recommended that Travertine Pavers installed around a Salt Water Swimming Pool are sealed with a deep penetrating sealer to protect against the salt's erosion. The average

cost to seal the pavers is around \$1.25 - \$1.50 per square foot and should be done approximately every two years.

Colored Pool Plaster Finishes, Pebble or Quartz

Disclaimer from the National Plaster Council

By its nature, colored plaster will accentuate all the characteristics normally found in white plaster. Mottling, for example, can be more pronounced in colored plaster than in white. Colored plaster may also exhibit pigment stains, streaks, unevenness of color, and more noticeable checking and crazing.

Also, variations of shade will exist between color sample chips and mixed plaster. Over time, the color may fade completely or grow gradually lighter and will often not be the precise shade that was anticipated. It's important to note that none of these conditions are considered a deficiency of the product.

Colored pebble pool finishes are composed of natural materials that may have certain inherent characteristics. Normal mottling could occur across the surface resulting from differences in moisture content and/or rate of hydration within the matrix of the surface coating. Normal mottled variation is not considered a failure or defect but is a normal characteristic of cementitious products. By its nature, colored pool finishes can accentuate all the characteristics normally found in cementitious materials. Mottling explained above, for example, can be more pronounced in colored products than in white. Colored pool finishes may also exhibit pigment stains, streaks, unevenness of color, and more noticeable checking and crazing. It's important to note that none of these conditions are considered a deficiency of the product. It is the homeowner's responsibility to brush the new plaster finish twice a day for the first 30 days. It is also recommended by the National Plaster Council to monitor pool chemistry daily for the first 30 days. If you do not understand pool chemistry, please request training from one of our staff.

I. Parties. This Florida Home Improvement Contract ("Agreement") is entered into between Wahoo Pools Group, Inc. ("WAHOO") with a mailing address of 6657 US 301 S., Riverview, FL 33578 and the CUSTOMER listed in the attached proposal (the "Proposal"), on the date last signed by THE CUSTOMER and WAHOO (the "Effective Date").

II. Work to be Performed. WAHOO agrees to perform the work listed in the attached

The proposal, and any swimming pool layout plans and/or structural engineering plans and specifications, if applicable, (herein collectively referred to as the "Work"), at the address listed in the Proposal. The Proposal, the swimming pool layout plans and structural engineering plans and specifications, if applicable, shall be incorporated into and become part of this Agreement. In case of a conflict between any plan or scale drawing and the Proposal, the information in the Proposal shall prevail.

III. Completion Time. The Work to be performed pursuant to this Agreement shall commence within 45 days after the permits necessary to begin construction under this Agreement have been obtained, and the CUSTOMER has supplied WAHOO with a written notice of financing. Assuming all conditions are satisfied and weather permits, the Work to be performed under the Agreement shall be substantially completed no later than 120 days after the Work commences ("Completion Date"). The Completion Date shall be automatically extended as a result of CHANGE ORDERS, THE CUSTOMER's failure to timely pay amounts due under the Agreement, Acts of God, including precipitation of more than 1/10 inch in any 24-hour period (or any other weather condition which prevents or inhibits the performance of the Work), strikes, material shortages, labor shortages, misrepresentations by THE CUSTOMER, or any other condition that is not within WAHOO's control.

IV. Financing. This Agreement is contingent upon the CUSTOMER obtaining appropriate financing for the Proposal. All fees and expenses of obtaining a loan shall be borne by the CUSTOMER. Unless otherwise agreed in writing, WAHOO shall not begin the Work until the CUSTOMER provides WAHOO with written notice from the lender confirming the loan and provides WAHOO with a draw schedule acceptable to WAHOO.

V. Change Orders. Any changes in the Work being performed under this Agreement must be in writing, signed by WAHOO and THE CUSTOMER, and state the changes to be made, the amount of any additional cost, and the additional number of days to be added to the Completion Date (the "CHANGE ORDER"). ALL CHANGE ORDERS must be signed by all THE CUSTOMERs to the Agreement. THE CUSTOMER acknowledges and agrees that ALL requests for changes must be made to WAHOO's supervisor, and no changes to the Agreement will be made or agreed upon until the CHANGE ORDER is signed by an authorized representative of WAHOO.

VI. Substitution of Equipment and Materials. WAHOO reserves the right to substitute equipment or materials of equal quality in the event of non-availability. WAHOO makes no representation as to the performance of any equipment specified herein beyond the representations made by the respective manufacturers thereof.

VII. Insurance and Risk Management. WAHOO shall maintain all required workers' compensation and general liability insurance necessary to protect THE CUSTOMER from claims that may arise out of and during operations under this Agreement.

VIII. Representations and Responsibilities of WAHOO.

WAHOO shall obtain all necessary surveys to complete the Work and all building permits, licenses, building inspections and approvals required by local law.

WAHOO shall abide by all rules, ordinances and regulations governing the execution of the Work and any deviations or variances of the plans or specifications affected by such rules and ordinances shall be brought to the attention of THE CUSTOMER as soon as WAHOO becomes aware of the issues.

WAHOO shall be solely responsible for determining the means, methods, and order of construction, and for supervising and coordinating all segments and

Phases of Construction.

WAHOO shall utilize and employ persons and subcontractors who are competent in the tasks assigned and shall maintain discipline and accountability of said employees and subcontractors while they are performing the Work.

THE CUSTOMER acknowledges that an inspection and survey of the site where the Work is to be performed has not been performed by WAHOO and that WAHOO makes certain assumptions in the preparation and pricing of this Agreement based upon the Representations and Responsibilities of THE CUSTOMER contained herein.

WAHOO shall routinely maintain the cleanliness of the work site. Once all Work is complete, all waste materials, as well as equipment, tools, or excess materials and supplies, shall be removed from the site.

WAHOO shall pay for all materials, including sales, use, or other similar taxes, which are in effect at the time of the Agreement. Unless otherwise specified.

WAHOO shall also pay for any and all government permits and fees required to accomplish the Work.

WAHOO shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with

the Work and shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury, or loss to all employees or subcontractors involved with the Work and other persons who may be affected thereby.

IX. Representations and Responsibilities of THE CUSTOMER.

THE CUSTOMER shall be responsible for shipping, transporting, and storing any items that he or she independently orders and/or pays for during the construction process and represents that these items shall only be brought to the site when asked by WAHOO.

THE CUSTOMER represents that THE CUSTOMER will provide WAHOO and

WAHOO's subcontractors, suppliers, and other's necessary to perform the Work, with adequate access to, through, and across THE CUSTOMER's property and any adjacent properties reasonably necessary or required for WAHOO's construction of the pool, including without limitation adequate access for all equipment required to perform the Work. To the extent any access involves access across any third parties' property, THE CUSTOMER represents, warrants, and agrees to obtain such third parties' approvals in writing in a form acceptable to WAHOO.

THE CUSTOMER represents that the soil at and around the "Pool Site" is compacted to at least 90 percent and has a bearing capacity of at least 1,000 pounds per square foot. For purposes of this contract, the term "Pool Site" means the area comprising the water surface area and that portion of the ground surface extending to a distance of approximately 4 ft. (or to greater distances as may be required by local code for minimum decking) from the perimeter of the pool water surface.

THE CUSTOMER represents that: i. the soil at and around the Pool Site is not of such an unstable nature, and that water conditions are not of such a nature, so as to preclude construction and operation of the pool in a normal manner at a normal expense; ii. that there will be no additional load condition that may be imposed on the pool structure by existing or proposed adjacent structures which will require extra engineering or materials; that there are no rock formations, hardpan conditions, boulder, cesspools, septic tanks, gas lines, water pipes, drain pipes, underground electrical conduit or other underground obstructions which would require blasting or jackhammer work or which would otherwise require work and give rise to costs in excess of what would normally be required.

THE CUSTOMER shall be responsible for doing all work, performing all acts and meeting all conditions necessary to allow WAHOO to timely complete the Work.

THE CUSTOMER shall furnish all soil reports, any surveys, geological reports, topography, maps, permits, variances and association permits, or any other item required by any building inspector, governmental authority, or quasigovernmental authority and any extra engineering not covered by WAHOO's standard plans. THE CUSTOMER is to provide accurate site plans and as-built drawings and surveys for the location of the pool, buildings, and equipment and has directed the location of such pool, other improvements, and equipment as shown on the plans and drawings. WAHOO shall have no liability for the incorrect location of the pool provided WAHOO follows the pool drawings or THE CUSTOMER's written instructions regarding the same. THE CUSTOMER shall be responsible for furnishing any necessary variance and association permits or fees.

THE CUSTOMER, at THE CUSTOMER's sole cost and expense, shall be responsible for providing for all drainage beyond the Pool Site

and shall ensure that same meets with all city, county, state, federal, or other governmental, regulator, or similar requirements, including all building codes, homeowner's association rules, deed restrictions and the like.

THE CUSTOMER is responsible for planning, providing, or constructing any fencing, gates, or the installation of drywell or other waste facilities unless expressly agreed upon in writing and signed by an authorized representative of WAHOO and attached to this Agreement. THE CUSTOMER, at THE CUSTOMER's cost and expense, shall be responsible for complying with all laws pertaining to fencing and related matters. WAHOO recommends THE CUSTOMER investigate the local laws and ordinances regarding fencing and self-latching gates. WAHOO recommends that THE CUSTOMER install fencing with self-closing and self-latching gates around the pool, whether required by local code or not.

THE CUSTOMER shall be responsible for furnishing all water, power, and other utilities necessary for WAHOO's use to construct the pool. Installation of extra service and/or circuits in THE CUSTOMER's electrical panel box and/or removal and replacement of overhead wires to comply with existing codes are the responsibility of the CUSTOMER.

THE CUSTOMER shall be responsible for all grading, decking, and drainage beyond the Pool Site, retaining walls, and fencing.

THE CUSTOMER shall be responsible for the costs incurred in connection with the relocation, rerouting or replacement of any plumbing, electrical, gas, waste, and water lines or any other overhead or underground utilities.

THE CUSTOMER shall be responsible for any work or damage occasioned by or resulting from the Work of third-party contractors not hired or paid for by WAHOO. It will be the responsibility of the CUSTOMER or THE CUSTOMER's third-party contractors to monitor the pressurized water plumbing gauge(s) prior to any work commencing and pay for any repairs related to damages caused by the same.

THE CUSTOMER assumes the responsibility and care of all materials, equipment, and products delivered to his property.

THE CUSTOMER authorizes WAHOO, or designee, to make such investigations of

THE CUSTOMER'S credit as and when it, in its discretion, deems necessary.

THE CUSTOMER warrants that THE CUSTOMER is the legal owner of the property and will indemnify WAHOO against any, and all, claims for damages from third parties who claim an interest in the property.

X. Warranties, Disclaimers, and Limitation of Liability.

WAHOO shall provide THE CUSTOMER with a Limited One (1) Year Warranty on the Work, which shall begin upon substantial completion. All other warranties associated with and received under this Agreement, to the fullest extent permissible by law, shall be assigned to the CUSTOMER.

WAHOO shall NOT be responsible for the flotation of the pool by external water regardless of the source thereof. In the event the pool is drained for any reason whatsoever, none of the warranties or guarantees herein shall apply unless the CUSTOMER uses a professional pool services company that (a) removes the relief plugs as soon as they are above the level of the declining water and (b) refills the pool within ten (10) days of draining.

All pool dimensions are approximate with reasonable tolerances. The following tolerances from the dimensions are conclusively presumed to be reasonable: a. up to six (6) inches in depth,

measured when the water level is at its maximum, from the bottom edge of the overflow plate to the deepest point beyond the coving where the pool floor slopes to meet the pool walls; and b. up to five percent (5%) of the water surface area.

THE CUSTOMER'S RIGHT TO REPAIR UNDER WAHOO'S LIMITED WARRANTY IS THE CUSTOMER'S SOLE AND EXCLUSIVE REMEDY. WAHOO SHALL NOT BE RESPONSIBLE FOR AND SHALL NOT REPLACE ANY WATER OR CHEMICALS REQUIRED AFTER ANY LOSS OR REPAIR. WAHOO SHALL NOT BE LIABLE FOR ANY OTHER DAMAGES, WHETHER ORDINARY, SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL, CAUSED BY ANY DEFECT, INCLUDING LEAKAGE. THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY AND ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE. TO THE FULLEST EXTENT PERMITTED BY LAW, IT IS A CONDITION PRECEDENT TO THE CUSTOMER'S ENFORCEMENT OF THE LIMITED WARRANTY SET OUT HEREIN THAT THE CUSTOMER MUST HAVE PAID WAHOO ALL SUMS DUE UNDER THE CONTRACT. SPECIFIC EXCLUSIONS. Walks and decking are not warranted against cracking, chipping, raising, peeling, settling, earth movement, shifting, staining, or discoloration. Plaster is not warranted against discoloration, shading, color variation, unevenness of color, blotching, mottling, hairline cracks, or staining. In most instances, such plaster defects generally result from local water conditions, improper use of chemicals, or improper or lack of cleaning of the pool. VOIDING OF WARRANTY. The warranties are effective only if THE CUSTOMER has complied with all the terms and conditions, made full payment, and complied with other provisions of the Contract. The warranties become void if (a) the pool is not properly filled and/or the water level maintained in a proper manner (except for short periods, not to exceed ten (10) days, for reasonable professionally recommended and supervised maintenance); (b) freezing; (c) the pool structure is damaged by reason of the water table rising above the lowest point of the pool when the pool is not kept full; (d) the pool structure is damaged by reason of any earth or fill ground movement, Acts of God, war, terrorism, riots, or other civil disturbances, or by acts of third parties; (e) THE CUSTOMER fails to comply with decking installation requirements as set forth by WAHOO; (f) defects and/or damages or failures result from mistreatment or neglect or improper maintenance; or (g) defects and/or damages or failures result from the work performed by others not provided for in this Contract. WARRANTY PROCEDURES. To obtain the performance of any warranty obligation, THE CUSTOMER must notify WAHOO of the claim immediately upon discovery. THE CUSTOMER must use the Warranty Form provided by WAHOO. Warranty claims must be in writing and may be personally delivered, mailed, faxed, sent by electronic mail, or via the Warranty Web Form Submission, to WAHOO as indicated on the Warranty Form. During the warranty period, warranty performance will be provided by WAHOO or WAHOO's agent without charge within a reasonable time after written notification by the CUSTOMER in accordance with the applicable provisions of the applicable local property code.

XI. Indemnification and Hold Harmless.

THE CUSTOMER agrees to be responsible for and does hereby indemnify, save and hold WAHOO harmless from and against any and all suits, actions, losses, damages, claims or liability of any character, type or description, kind or nature whatsoever, including all expenses and costs of litigation, defense, court costs and

reasonable attorneys' fees related to injury or death resulting from or related to, or arising from in any way whatsoever, directly or indirectly from THE CUSTOMER's ownership, use or enjoyment of the pool, or for any damages, injuries or losses resulting from, related to, or in connection with work, materials, and/or labor provided by WAHOO or WAHOO's contractors, subcontractors, laborers and/or suppliers or others directed by WAHOO or any representation or warranty or breach of any duty or obligation by WAHOO. The releases and indemnification provisions shall also include, but are not limited to, any injuries to persons trespassing with or without invitation by the CUSTOMER. Damage may occur to curbs, sidewalks, driveways, patios, lawns, landscaping, sprinkler systems, underground public or private utilities, or other items located in or adjacent to the access route or construction area. Unless noted elsewhere in this Agreement, WAHOO shall not be responsible for the repair or replacement of any of the items noted in this paragraph.

XII. Disputes. All controversies or claims arising out of or relating to this Agreement shall be addressed first through negotiation of the parties, followed by mediation, and finally through binding arbitration, in accordance with the rules the American Arbitration Association (Commercial Rules) then in effect, and shall be heard and decided in Florida unless agreed to by both parties as to a different venue. Judgment may be entered in any court having jurisdiction. In the event of any litigation, including arbitration, between the parties, the prevailing party shall be entitled to recover reasonable attorneys' fees and other costs and expenses associated with such litigation or arbitration proceeding.

XIII. Termination. Termination by THE CUSTOMER. If the CUSTOMER terminates the Agreement prior to commencement of excavation without cause, WAHOO shall be entitled to retain the Down Payment as liquidated damages. If the CUSTOMER terminates the Agreement after commencement of excavation with or without cause, WAHOO shall be entitled to recover from the CUSTOMER payment for actual costs of all labor, materials, equipment, tools, construction equipment and machinery plus 20% of such costs, as well as all actual, incidental and consequential damages resulting therefrom.

Prior to Commencement. WAHOO, may at its sole discretion, terminate this Agreement at any time prior to commencement of excavation with or without cause in which event this Agreement shall be of no further force or effect and neither party shall have any further liability to the other hereunder.

Damage. Either party hereto may terminate the Agreement upon the occurrence of any of the following which render it impracticable to complete the Work or which increases the costs to complete the Work by more than 10%: (i) substantial damage to the Work; (ii) destruction or substantial damage to the premises or structures thereof; or (iii) the Work is terminated by public authority; provided, however, that if Work is not cancelled or ordered terminated, all Work necessary to replace Work already performed shall be considered additional Work for which WAHOO shall be compensated in accordance with the other provisions of this Agreement. In the event of termination under this provision, neither party shall have any further liability to the other under this Agreement. The CUSTOMER is responsible for payment for actual costs of all labor, materials, equipment and permits already purchased and/or furnished plus 20% of such costs.

XIV. Default.

In the event of a default by THE CUSTOMER of any provision of this Agreement, THE CUSTOMER agrees to pay all costs, expenses, damages and interest from date of default, including but not limited to all costs of collection and reasonable attorneys' fees.

THE CUSTOMER fails to make payment when due or substantially breaches any other obligations of this Agreement, and THE CUSTOMER fails to cure such default within seven (7) days after the date WAHOO provides written notice to THE CUSTOMER, then in addition to any and all other remedies afforded WAHOO under this Agreement, or at law or in equity, WAHOO may terminate the Agreement and recover from the CUSTOMER payment for actual costs of all labor, materials, equipment, tools, construction equipment and machinery plus 20% of such costs, as well as all actual, incidental and consequential damages resulting therefrom.

In the event of failure to pay any amount owed within 3 business days of invoice, shall be considered a default and for each day a payment owed under this Agreement is late, the Completion Date shall be extended by five (5) business days and all obligations of WAHOO to begin the next Phase of Construction will be suspended until such time as all monies due have been received. In the event of a default in payments, THE CUSTOMER shall not be entitled to the discount on the Agreement Price.

In addition to the foregoing, and notwithstanding anything herein to the contrary, THE CUSTOMER understands and agrees that WAHOO may also exercise any and all other remedies afforded under this Agreement or otherwise provided at law or in equity, including but not limited to all rights to suspend or discontinue further work on the construction of the pool.

XV. CHAPTER 558 NOTICE OF CLAIM. CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS AGREEMENT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

XVI. FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND. PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 487-1396; 2601 Blair Stone Road, Tallahassee, FL 32399.

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

XVIII. MISCELLANEOUS.

Should any part of this Agreement for any reason be declared invalid, such portion shall not affect the validity of any remaining portion; and such remaining portion shall remain in full force and effect as if the invalid portion had been eliminated.

No failure of WAHOO to exercise any power given to it hereunder, or to insist upon strict compliance by THE CUSTOMER, shall constitute a waiver of WAHOO right to subsequently demand exact compliance with all terms hereof.

This Agreement price is subject to a 1% increase per month if actual construction has not begun within 45 days of the Effective Date.

THE CUSTOMER authorizes WAHOO to photograph the swimming pool, which is the subject of this Agreement, and the surrounding

Agreement

David Eskra

6801 Colonial Lake Drive, Riverview, Florida, 33578

+18136718339

Wahoo Pools Group, Inc.

6657 US 301 S Riverview FL, 33578

+1 813-699-3282

info@wahoopools.com

Project Name

Lake St Charles - Spa remodel

Job Location

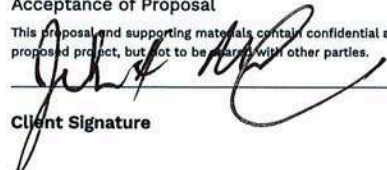
6801 Colonial Lake Drive, Riverview, Florida, 33578

Primary Sales Agent

Jesus Perez

Acceptance of Proposal

This proposal and supporting materials contain confidential and proprietary business information of Wahoo Pools Group, Inc.. These materials may be printed or photocopied for use in evaluating the proposed project, but not to be shared with other parties.


Client Signature

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.: 8693
Terms: Net 15
Invoice date: 06/01/2026
Due date: 06/16/2026

#	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

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

Invoice details

Invoice no.: 8714
Terms: Net 15
Invoice date: 06/01/2026
Due date: 06/16/2026

#	Product or service	Description	Qty	Rate	Amount
1.	3	Rail covers. 2 are missing and other 6 are cracked and faded. They cover up the bolts at the end of each of the railings. This is a safety issue for the ones inside the pool. A kid could get their toe caught in it.	8	\$22.68	\$181.44
2.	Labor	We have to pull up the pavers, unbolt the rail, take off the old covers, put it back down, retighten the bolts.	1	\$250.00	\$250.00

Total

\$431.44

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

Tab 21



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		<u>\$ 447,953</u>

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
	751 General Fund	05/01/2026	Services, LLC		Colonial Lake Dr.	
	751 General Fund	05/01/2026	Hillsborough County	4678710000-061026	05/26	675.61
	751 General Fund	05/15/2026	BOCC			
	751 General Fund	05/15/2026	Jayman Enterprises,	4563	Gate Maintenance	250.00
	751 General Fund	05/15/2026	LLC		05/26	
	751 General Fund	05/15/2026	Kilinski Van Wyk,	14931	Legal Services 04/26	5,236.15
	751 General Fund	05/01/2026	PLLC			
	751 General Fund	05/01/2026	Kilinski Van Wyk,	15173	Legal Counsel 05/26	4,949.67
	751 General Fund	05/31/2026	PLLC			
	751 General Fund	05/31/2026	Landscape Mainte-	399967	Irrigation Repair 06/26	195.00
	751 General Fund	05/31/2026	nance Professionals,			
	751 General Fund	05/31/2026	Inc.			
	751 General Fund	05/31/2026	Landscape Mainte-	399970	Irrigation Repair 06/26	224.64
	751 General Fund	05/31/2026	nance Professionals,			
	751 General Fund	05/31/2026	Inc.			
	751 General Fund	05/31/2026	Landscape Mainte-	399968	Irrigation Repair 06/26	479.04
	751 General Fund	05/31/2026	nance Professionals,			
	751 General Fund	05/31/2026	Inc.			
	751 General Fund	05/20/2026	Landscape Mainte-	399969	Irrigation Repair 05/26	251.98
	751 General Fund	05/20/2026	nance Professionals,			
	751 General Fund	05/20/2026	Inc.			
	751 General Fund	05/13/2026	Leaf Commercial Cap-	20266912	Copier Lease 05/26	161.99
	751 General Fund	05/13/2026	ital, Inc.			
	751 General Fund	05/15/2026	Sniffen & Spellman,	52544	Legal Counsel 05/26	300.00
	751 General Fund	05/15/2026	P.A.			
	751 General Fund	05/01/2026	TECO	221005960721-06082	Electric Utility 05/26	21.66
	751 General Fund	05/01/2026		6		
	751 General Fund	05/31/2026	TECO	311000010257-06052	Electric Summary	1,381.54
	751 General Fund	05/31/2026		6	04/26	
	751 General Fund	05/31/2026	TECO	311000010257-06052	Electric Summary	2,483.15
	751 General Fund	05/31/2026		6	04/26	
	751 General Fund	05/31/2026	TECO Peoples Gas	221003603224-06082	Natural Gas 05/26	249.30
	751 General Fund	05/31/2026		6		
	751 General Fund	05/01/2026	TIGRIS Aquatic Ser-	4388443	Quarterly Fountain/	600.00
	751 General Fund	05/01/2026	vices, LLC		Aeration Service 03/26	
	751 General Fund	04/01/2026	Wahoo Pools Group,	20252382	Pool Repair 04/26	4,968.66
	751 General Fund	04/01/2026	Inc.			
	751 General Fund	05/15/2026	Wahoo Pools Group,	WP05152026	Pool Repair 5/26	8,923.79
	751 General Fund	05/15/2026	Inc.			
	751 General Fund	05/01/2026	Wahoo Pools Group,	WP051526-751	Pool Repair	10,580.35
	751 General Fund	05/01/2026	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

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/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 Associates, Inc.	35723869	Engineering Services - Task Work Order #4.1-4.4 04/26	512.54
	751 General Fund	06/30/2026	Kimley-Horn and Associates, Inc.	34883231	Engineering Services - Task Work Order #4.1-4.4 06/26	38,924.22
	751 General Fund	06/30/2026	Landscape Maintenance Professionals, Inc.	403620	Irrigation Repair 06/26	168.38
	751 General Fund	06/30/2026	Landscape Maintenance Professionals, Inc.	403623	Irrigation Repair 06/26	327.86
	751 General Fund	06/01/2026	Landscape Maintenance Professionals, Inc.	403622	Irrigation Repair 06/26	156.98
	751 General Fund	06/30/2026	Landscape Maintenance Professionals, Inc.	403621	Irrigation Repair 06/26	173.10
	751 General Fund	06/30/2026	Landscape Maintenance Professionals, Inc.	404153	Oak Tree Trimming 06/26	1,675.00
	751 General Fund	06/30/2026	Leaf Commercial Capital, 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 Reimbursement 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	311000010257-070726	Electric Summary 05/26	2,555.64
	751 General Fund	06/30/2026	TECO	311000010257-070726	Electric Summary 05/26	1,381.54
	751 General Fund	06/30/2026	TIGRIS Aquatic Services, 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.