Rizzetta & Company

Lake St. Charles
Community Development District

Board of Supervisors' Meeting
October 13, 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

October 5, 2026

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lake St. Charles Community Development District will convene on **Tuesday, October 13, 2026**, at **6:00 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.** Landscape Inspection Services
     - i. Presentation of LMP Proposals ..... Tab 1
   - **B.** District Counsel
   - **C.** District Engineer
   - **D.** Operations Manager
     - i. Monthly Status Report ..... Tab 2
     - ii. Presentation of Tennis Court Light Proposals ..... Tab 3
   - **E.** District Manager
4. **BUSINESS ITEMS**
   - **A.** Acceptance of Fiscal Year 2025 Financial Audit ..... Tab 4
   - **B.** Consents of Ratification of Proposals ..... Tab 5
     - i. Ratification of AdventHealth Invoice
     - ii. Ratification of EGIS Insurance Proposal
     - iii. Ratification of LMP Proposal No. 414983
     - iv. Ratification of EGIS Workers Compensation Proposal
     - v. Ratification of Golf Cart Battery Replacement Invoice
     - vi. Ratification of Affordable & Security Invoice
   - **C.** Ratification of GMS District Management Service ..... Tab 6
   - **D.** Resolution 2027-01; Appointing District Manager and Fixing Compensation ..... Tab 7
   - **E.** Resolution 2027-02; Designating a Registered Agent and Registered Office ..... Tab 8
   - **F.** Resolution 2027-03; Designating Bank Signatories ..... Tab 9
   - **G.** Resolution 2027-04; Designating Officers ..... Tab 10
   - **H.** Resolution 2027-05; Re-Designating Principal Headquarters and Local Records Office ..... Tab 11
5. **BUSINESS ADMINISTRATION (Consent Agenda)**
   - **A.** Consideration of Minutes of the Board of Supervisors Meeting Held on April 1, May 5, June 3, July 1, August 5, and September 2, 2026, ... Tab 12
   - **B.** Consideration of Operations and Maintenance Expenditures for July & August 2026 ..... Tab 13
   - **C.** Review of Financial Statement for May through August 2026 ..... Tab 14
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

Proposal No.: **419922**

Proposed Date: 09/30/26

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

This proposal is for Palm Pruning through out the community.

ITEM	QTY	UOM	TOTAL
Arbor Care Services			
Palm Pruning			$2,750.00
Misc Palm Pruning	55.00	CT	
		Total:	**$2,750.00**

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 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)

9/30/2026

Signature - Representative **Date**

Proposal

Proposal No.: **417948**

Proposed Date: 09/30/26

PROPERTY:	FOR:
Lake St Charles CDD Tiffany Judd 6801 Colonial Lake Drive Riverview, FL 33578	Directory Annual Bed

Currently a large lip between soil & top of brick ledge, this proposal is to install soil to create an annual bed bringing the grade to a visible point.

This will be in between the columns of the directory sign to make the sign a focal point. Additional plantings on sides can be proposed later.



ITEM	QTY	UOM	TOTAL
Directory Monument			

Soil			$390.00
Clean Fill, 01 Cubic Yard - 01CYSoil	2.00	01CY	
Fuel Surcharge 5.0%			$19.50
Fuel Surcharge	1.00	EA	
		Total:	**$409.50**

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.

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Signature (Owner/Property Manager) **Date**

Printed Name (Owner/Property Manager)

9/30/2026

Signature - Representative **Date**

Tab 2

Lake St. Charles
COMMUNITY DEVELOPMENT DISTRICT

September 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

- **Community Entrance & Median: King Power Wash completed pressure washing at the community entrance and median.**
- **Women's Restroom: Alvarez Plumbing replaced the faucets in the women's restroom.**
- **Pond Maintenance: Reported concerns regarding Ponds #1, #2, #3, and #5 based on resident feedback. The pond maintenance vendor completed the requested treatment and spraying.**
- **Golf Cart: Replaced the golf cart batteries after the existing batteries began leaking acid and were no longer holding sufficient charge for daily community inspections. The replacement was approved by the Chair.**
- **Landscape & Grounds: Monitored the community for debris and removed it as needed. Trimmed several hanging limbs along the I-75 wall and trail to improve safety and maintain the appearance of the area.**
- **Routine Inspections: Conducted regular inspections of the playground, trails, main boulevard, and surrounding common areas to monitor cleanliness, safety, and overall maintenance conditions.**
- **Doggy Water Fountain: Inspected the doggy water fountain and confirmed that it is functioning properly.**
- **Community Meeting Signs: Ordered updated community meeting signs reflecting the new meeting day of Tuesday and the new meeting time of 6:00 p.m.**

Pending Maintenance & Repairs

- **Lighting: Contacted vendors regarding replacement of non-functioning and damaged light fixtures at the community entrance and several monuments. Proposals are in agenda.**
- **Access Card Readers: Continued coordination with Affordable Locks and Security Solutions regarding the bathroom and tennis court access card readers. An estimate was received and approved by the Chair. Installation is pending.**

- **Playground Restroom Soap Dispenser: Determined that the dispenser fell due to failed adhesive mounting. It will be reinstalled using a more secure mounting method.**
- **Playground Water Fountain: Reported a resident concern regarding the water temperature at the playground fountain to the engineer for further review.**
- **Landscape Maintenance: Contacted LMP regarding overgrown trees and foliage and provided photographs of the areas requiring attention.**
- **Krycal Fence Repair: Continued coordinating with Danielle Fence regarding required documentation for Rizzetta's accounting department. Once the documentation is completed the fence repair can be scheduled.**

Proposal & Vendor Review

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

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

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	2				20
Completed Clubhouse Rentals	1	2	2	1	3	2	3	2	2				18
Cancelled Clubhouse Rentals	0	0	0	0	0	1	0	0	0				1
Resident Access Cards	8	4	9	18	10	7	8	7	3				74
Renter Access Cards	2	2	7	8	7	3	0	2	2				33
Guest Access Cards	0	0	0	0	0	0	1	0	0				1
Memorial Brick Engraving	0	0	0	0	0	0	0	0	0				0
Parking Stickers	6	3	20	5	0	2	7	4	3				50
Notary Services	3	1	3	9	1	2	2	5	2				28
Online Purchases	0	0	0	0	0	0	0	0	0				0
Monthly Total	**21**	**14**	**44**	**42**	**24**	**20**	**24**	**22**	**14**	**0**	**0**	**0**	**225**

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 1st meeting**	**Pending Board Approval July 1st 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 1st meeting**	**Pending Board Approval July 1st 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 1st meeting**	**Pending Board Approval July 1st 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 1st meeting** **Submitted 3 Bids for Aug 5th meeting** **Submitted 3 Bids for September 2nd meeting**	**Pending Board Approval July 1st meeting (Tabled)** **Submitted for approval for the Aug 5th 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 5th 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 5th 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 5th 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 5th 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**	**Completed**
9/1/2026	**Power washing of the monuments at the community entrance and median.**	**Contacted Kings Power Wash**	**Will assess the on 9/4/26.**	**Scheduled**	**Completed** **9/9/2026**
9/8/2026	**Golf cart batteries are failing and require replacement.**	**Order replacement batteries**		**Pending delivery**	**Completed** **9/14/2026**
9/8/2026	**Tennis court and playground bathroom access card reader out or service**	**Contact Affordable Locks**	**Assessed on 9/17/2026**	**Estimate submitted to chair for approval** **Pending part arrival**	**Pending**

Tab 3

Lake St Charles

TENNIS COURT LIGHTING

Description	Amount
ER Service and investments Llc	$5,760.00
Costena Services, LLC	$ 6,785.80
DeCort Electrical Solutions, Inc.	$740.00



ER Service and investments Llc

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

ESTIMATE
EST00317

DATE
07/29/2026

TOTAL
USD $5,760.00

TO

Lake St Charles CDD

DESCRIPTION	RATE	QTY	AMOUNT
SCOPE OF WORK Following an on-site inspection, several conditions were observed affecting the reliability and safety of the electrical system, including corrosion caused by moisture intrusion, evidence of overheating at panel terminals, a failed photocell, deteriorated outdoor GFCI equipment, and compromised wiring associated with the landscape lighting system. The following work is proposed: ITEM 1 – REPLACEMENT OF EXISTING ELECTRICAL PANEL Scope: Remove existing outdoor electrical panel. Supply and install new outdoor-rated panel with Main Breaker. Reconnect existing branch circuits. Verify integrity of existing feeder conductors (#2 AWG). Perform termination, torque verification, testing, and commissioning. Restore operation of circuits connected to the panel. Observed Conditions: Corrosion and moisture damage inside existing panel. Evidence of overheating at the main lugs/termination points. Aging equipment with reduced long-term reliability. Price: $4,800.00 Materials Included ITEM 2 – LED FLOODLIGHT AND PHOTOCELL REPLACEMENT Scope: Supply and install one LED floodlight. Supply and install mounting support/conduit as required. Replace defective photocell. Remove improper bypass connection and restore automatic photocell	$5,760.00	1	$5,760.00

DESCRIPTION	RATE	QTY	AMOUNT

operation.
Test operation upon completion.
Price:
$580.00
Materials Included
ITEM 3 – LANDSCAPE LIGHTING CIRCUIT DIAGNOSTIC
Scope:
Troubleshoot non-operational landscape lighting circuit.
Inspect damaged GFCI location and associated wiring.
Perform electrical testing and fault isolation.
Up to one hour of diagnostic labor.
Observed Conditions:
Existing GFCI partially buried and exposed to moisture.
Severe corrosion and deterioration of equipment.
Visible deterioration of conductors.
Possible underground wiring damage.
Price:
$380.00
Important:
This fee covers diagnosis and evaluation only.
Any repairs resulting from the diagnosis, including but not limited to:
Underground wire replacement,
Excavation,
Splicing,
Fixture replacement,
Circuit reconstruction,
Additional labor,
will be quoted separately upon completion of troubleshooting.
EXCLUSIONS
This proposal does not include:
Repair or replacement of underground conductors unless specifically quoted.
Excavation or landscape restoration.
Replacement of additional lighting fixtures not listed herein.
Repairs to concealed or previously unknown defects.
Utility company work.
Permit fees, if required by local jurisdiction.
TOTAL PROPOSAL
Description
Amount
Panel Replacement

DESCRIPTION	RATE	QTY	AMOUNT

$4,800.00
LED Floodlight & Photocell
$580.00
Lighting Circuit Diagnostic
$380.00
TOTAL
$5,760.00
PAYMENT TERMS
A deposit of 60% of the total proposal ($3,456.00) is due upon acceptance to schedule the work and purchase materials.
The remaining balance of 40% ($2,304.00) is due upon completion of the work described in this proposal.
Any repairs identified during the landscape lighting diagnostic, or other work outside the stated scope, will be quoted separately and require customer approval before proceeding. Approved additional work will be billed separately.
Notes
The proposed work is intended to address currently observed deficiencies and improve the safety, reliability, and operation of the electrical system. Due to the age and condition of certain components, additional deficiencies may be discovered during the course of the work. Any additional work will be documented and submitted for approval prior to proceeding.
ER SERVICE & INVESTMENTS LLC
Quality work with integrity, delivered as promised.

TOTAL	USD $5,760.00

LICENSE NUM: EC13002723

Costena Services, LLC
Licensed Electrical Contractor EC13003223
30729 Burleigh Dr Wesley Chapel FL 33543
www.costenaservices.com **Call Us (813) 401-6571**

Estimate

9/30/2026

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

Scope of Work:

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

Total for Item 1	**$ 1,385.22**
Total for Item 2	**$ 2,621.82**
Total for Item 3	**$ 926.25**
Total for Item 4	**$ 926.25**
Total for Item 5	**$ 926.25**
Grand Total	**$ 6,785.80**

Exclusions:

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

Terms:

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

_____
Accepted by:

_____
Date:

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

QUOTE

Rizzetta 2700 S. Falkenburg Road, Suite 2745, Riverview Work at: Lake St. Charles, Riverview	10/1/2026
Description of work	**Total**
1. Replace post mounted floodlight/receptacle assembly (PER LOCATION). This assembly includes a plastic post with an intrinsic weather resistant, tamper resistent GFCI receptacle, in use cover, and an LED flood light. The assembly will be a little higher and the receptacle will be higher to keep it out of the dirt. This be slightly different than the existing assembly in that the post will per unit price can be applied wherever the post mounted sign lighting is. *This price assumes functioning wiring to the post. Repair to any existing underground wiring will be billed at time and materials. Note: the two locations we were shown appeared to have good wiring.	$500.00
2. Replace broken photo sensor (Charleston location, but this price can apply for any other broken photo sensors)	$150.00
3. Trip (per trip)	$90.00
TOTAL DUE	**TBD**

(Customer signature) (Date)

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

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

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

THANK YOU FOR YOUR BUSINESS!

Tab 4

LAKE ST. CHARLES
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Lake St. Charles Community Development District
Hillsborough County, Florida

Report on the Audit of the Financial Statements

Disclaimer of Opinions

We were engaged to audit the accompanying financial statements of the governmental activities and the General Fund of Lake St. Charles Community Development District, Hillsborough County, Florida ("District"), as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

We do not express opinions on these financial statements. Because of the significance of the matters described in the Basis for Disclaimer of Opinions section of our report, we were unable to obtain sufficient appropriate audit evidence to provide a basis for audit opinions on the governmental activities and the General Fund.

Basis for Disclaimer of Opinions

The District transitioned from management by its employees to contracted management, administrative, and accounting services effective July 1, 2025. Complete accounting records and supporting documentation were not available following this transition. Invoices and other documentation supporting a substantial portion of transactions recorded from October 1, 2024, through June 30, 2025, and certain related account balances were unavailable. We were unable to obtain sufficient appropriate audit evidence concerning these transactions and balances through alternative procedures.

The unresolved matters also included the nature and proper classification of a $219,872 credit recorded in an interfund transfer account and presented as a reduction of maintenance and operations expenditures and expenses. In addition, the District received $128,754 of grant reimbursement revenue during the current fiscal year related to expenditures incurred in prior fiscal years. Due to the absence of complete supporting accounting records, we were unable to determine the proper period and classification of the related expenditures and expenses recorded in the current fiscal year.

Consequently, we were unable to determine whether adjustments were necessary to reported expenditures and expenses, transfers, related assets and liabilities, fund balance, net position, changes in financial position, and related disclosures.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our responsibility is to conduct an audit of the District's financial statements in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and to issue an auditor's report. However, because of the matters described in the Basis for Disclaimer of Opinions section, we were unable to obtain sufficient appropriate audit evidence to provide a basis for audit opinions on these financial statements.

We are required to be independent of the District and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 28, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Grau & Associates

September 28, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Lake St. Charles Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $3,097,338.

- The change in the District's total net position in comparison with the prior year was $89,110, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $541,684, an increase of $245,776 in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for deposits, assigned to capital reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance, and culture and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other states and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one governmental fund for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund which is considered a major fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2025	2024
Current and other assets	$ 601,273	$ 325,399
Capital assets, net of depreciation	2,555,654	2,727,135
Total assets	3,156,927	3,052,534
Current liabilities	59,589	29,491
Long-term liabilities	-	14,815
Total liabilities	59,589	44,306
Net position		
Net investment in capital assets	2,555,654	2,362,888
Unrestricted	541,684	645,340
Total net position	$ 3,097,338	$ 3,008,228

The District's net position reflects its investment in capital assets (e.g., land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to landowners; consequently, these assets are not available for future spending.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues		
Charges for services	$ 1,212,172	$ 1,221,739
Capital grants and contributions	128,754	-
General revenues		
Unrestricted investment earnings	7,501	3,675
Miscellaneous revenue	7,295	7,365
Total revenues	1,355,722	1,232,779
Expenses:		
General government	399,606	190,129
Culture and recreation	330,715	125,454
Maintenance and operations	364,810	644,565
Depreciation expense	171,481	184,071
Total expenses	1,266,612	1,144,219
Change in net position	89,110	88,560
Net position - beginning	3,008,228	2,919,668
Net position - ending	$ 3,097,338	$ 3,008,228

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was $1,266,612. The costs of the District's activities were primarily funded by program revenues. Program revenues were comprised primarily of assessments for both the current and prior fiscal years. The majority of the remainder of the current fiscal year revenue includes investment earnings, miscellaneous revenues, and a grant from the Florida Department of Environmental Protection. In total, expenses increased from the prior fiscal year, primarily due to higher legal fees and other professional services incurred during the current fiscal year.

GENERAL FUND BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS

At September 30, 2025, the District had $4,901,102 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of $2,345,448 has been taken, which resulted in a net book value of $2,555,654. More detailed information about the District's capital assets is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Lake St. Charles Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

FINANCIAL STATEMENTS

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash and cash equivalents	$ 594,188
Deposits	7,085
Capital assets	
Depreciable assets, net	2,555,654
Total assets	3,156,927
LIABILITIES	
Accounts payable and accrued expenses	59,158
Deposits	431
Total liabilities	59,589
NET POSITION	
Net investment in capital assets	2,555,654
Unrestricted	541,684
Total net position	$ 3,097,338

See notes to the financial statements

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary government:				
Governmental activities:				
General government	$ 399,606	$ 399,606	$ -	$ -
Maintenance and operations	364,810	481,851	128,754	245,795
Culture and recreation	330,715	159,234	-	(171,481)
Depreciation expense	171,481	171,481	-	-
Total governmental activities	1,266,612	1,212,172	128,754	74,314
General revenues:				
Unrestricted investment earnings				7,501
Miscellaneous revenue				7,295
Total general revenues				14,796
Change in net position				89,110
Net position - beginning				3,008,228
Net position - ending				$ 3,097,338

See notes to the financial statements

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET - GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Fund General	Total Governmental Activities
ASSETS		
Cash and cash equivalents	$ 594,188	$ 594,188
Deposits	7,085	7,085
Total assets	$ 601,273	$ 601,273
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable and accrued liabilities	$ 59,158	$ 59,158
Deposits	431	431
Total liabilities	59,589	59,589
Fund balances:		
Nonspendable:		
Deposits	7,085	7,085
Assigned to:		
Capital reserves	310,480	310,480
Unassigned	224,119	224,119
Total fund balances	541,684	541,684
Total liabilities and fund balances	$ 601,273	$ 601,273

See notes to the financial statements

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET-
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Fund balance - governmental funds		$ 541,684
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources; therefore, they are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	4,901,102	
Accumulated depreciation	(2,345,448)	2,555,654
Net position of governmental activities		$ 3,097,338

See notes to the financial statements

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Fund General	Total Governmental Funds
REVENUES		
Assessments	$ 1,212,172	$ 1,212,172
Interest	7,501	7,501
Grant reimbursement	128,754	128,754
Miscellaneous income	7,295	7,295
Total revenues	1,355,722	1,355,722
EXPENDITURES		
Current:		
General government	399,606	399,606
Maintenance and operations	331,897	331,897
Culture and recreation	345,530	345,530
Capital outlay	32,913	32,913
Total expenditures	1,109,946	1,109,946
Excess (deficiency) of revenues over (under) expenditures	245,776	245,776
Fund balances - beginning	295,908	295,908
Fund balances - ending	$ 541,684	$ 541,684

See notes to the financial statements

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$	245,776
Amounts reported for governmental activities in the statement of activities are different because:		
The change in long-term compensated absences between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		14,815
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.		(171,481)
Change in net position of governmental activities	$	89,110

See notes to the financial statements

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Lake St. Charles Community Development District ("District") was established on December 12, 1995 by the Board of County Commissioners of Hillsborough County through Ordinance 95-30, as amended by Ordinance 00-35. The District was created under the Uniform Community Development District Act of 1980, also known as Chapter 190, Florida Statutes. The Act authorizes the District, among other powers, to manage basic community development services, borrow money and issue bonds, and levy and assess non-ad valorem assessments to finance and deliver capital infrastructure. The District was established to finance and manage the acquisition, construction, maintenance, and operation of certain infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("the Board"), which is composed of five members. All Supervisors are elected on an at-large basis by qualified electors that reside within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for, among other things:
1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments, including debt service assessments and operations and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefitted by the District's activities. Operation and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefitted lands within the District. Debt service assessments are imposed upon certain lots and lands described in each resolution imposing the special assessment for each of the series of Bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17), Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments (Continued)
Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured. Any unspent proceeds are required to be held in investments allowed in as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings	3 - 40
Improvements other than buildings	5 - 40
Equipment and Furniture	5 - 20

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Compensated Absences
The District's employees accumulate annual leave based on the number of years of continuous service. Upon termination of employment, employees can receive payment of accumulated annual leave, if certain criteria are met. The costs of vacation and personal leave benefits (compensated absences) are expended in the respective operating funds when payments are made to employees. The liability for all accrued vacation and personal leave benefits is generally recorded in the government-wide statement of net position.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) A public hearing is conducted to obtain comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board, subject to the terms of the District's annual appropriation resolution.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental activities				
Capital assets, being depreciated				
Buildings	$ 611,978	$ -	$ -	$ 611,978
Improvements other than buildings	3,924,128	-	-	3,924,128
Equipment and furniture	364,996	-	-	364,996
Total capital assets, being depreciated	4,901,102	-	-	4,901,102
Less accumulated depreciation for:				
Buildings	324,143	20,399	-	344,542
Improvements other than buildings	1,606,335	130,804	-	1,737,139
Equipment and furniture	243,489	20,278	-	263,767
Total accumulated depreciation	2,173,967	171,481	-	2,345,448
Governmental activities capital assets, net	$ 2,727,135	$ (171,481)	$ -	$ 2,555,654

NOTE 6 – COMPENSATED ABSENCES

Employees of the District are entitled to annual leave and sick leave based on length of service and job classification. The compensated absences liability was extinguished during the current fiscal year as all employees were terminated as the District contracted with a management company to perform management services.

As of September 30, 2025, changes in accrued compensated absences for the year were as follows:

	Beginning Balance	Additions	Retirements and Adjustments	Ending Balance	Current Portion
Compensated Absences	$ 14,815	$ -	$ 14,815	$ -	$ -

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 9 – CONTINGENCIES

Martinez
During the fiscal year, the District became a defendant in a claim alleging failure to pay overtime compensation. The District retained legal counsel to defend the matter and entered into a settlement agreement resolving the case on August 8, 2025. Accordingly, the matter was resolved prior to the end of the fiscal year.

Urbina
During the current fiscal year, the District became a defendant in an employment-related discrimination claim arising from the termination of a former employee. The District's insurance carrier retained legal counsel to defend the matter, and counsel has filed a motion to dismiss the complaint. The ultimate outcome and potential financial impact, if any, cannot be determined at this time.

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
REVENUES				
Assessments	$ 1,206,262	$1,206,262	$ 1,212,172	$ 5,910
Interest	180	180	7,501	7,321
Grant reimbursement	25,962	25,962	128,754	102,792
Miscellaneous income	3,175	3,175	7,295	4,120
Total revenues	1,235,579	1,235,579	1,355,722	120,143
EXPENDITURES				
Current:				
General government	230,607	295,607	399,606	(103,999)
Maintenance and operations	338,099	396,099	331,897	64,202
Culture and recreation	394,058	372,406	345,530	26,876
Capital outlay	179,630	78,282	32,913	45,369
Total expenditures	1,142,394	1,142,394	1,109,946	32,448
Excess (deficiency) of revenues over (under) expenditures	$ 93,185	$ 93,185	245,776	$ 152,591
Fund balance - beginning			295,908	
Fund balance - ending			$ 541,684	

See notes to required supplementary information

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	7
Employee compensation	$0
Independent contractor compensation	$92,361
Construction projects to begin on or after October 1; ($65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance:$ 1,500.00-$4,225.00 Debt service: $0
Special assessments collected	$1,212,172
Outstanding Bonds:	N/A

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Lake St. Charles Community Development District
Hillsborough County, Florida

We were engaged to audit, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Lake St. Charles Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements. We issued our report thereon dated September 28, 2026, in which we disclaimed opinions because we were unable to obtain sufficient appropriate audit evidence concerning significant transactions and account balances. As described in the Basis for Disclaimer of Opinions section of that report, prior management did not provide complete accounting records and supporting documentation upon the transition to the District's current management, and alternative audit procedures did not provide sufficient appropriate audit evidence.

Report on Internal Control Over Financial Reporting

In connection with our engagement to audit the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described above and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. We identified a deficiency in internal control, described in the accompanying Schedule of Findings and Recommendations as item 2025-01, that we consider to be a material weakness. Additional material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

In connection with our engagement to audit the District's financial statements, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. Our testing was limited by the absence of complete accounting records and supporting documentation for transactions occurring before July 1, 2025, which prior management did not provide upon the transition to the District's current management, as described in the Basis for Disclaimer of Opinions section of our report on the financial statements. Providing an opinion on compliance with those provisions was not an objective of our engagement, and accordingly, we do not express such an opinion. The procedures we were able to perform disclosed no instances of noncompliance required to be reported under Government Auditing Standards. However, because of the limitations described above, we were unable to determine whether reportable instances of noncompliance would have been identified had the necessary records and supporting documentation been available.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Grau & Associates

September 28, 2026

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Lake St. Charles Community Development District
Hillsborough County, Florida

We have examined Lake St. Charles Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Lake St. Charles Community Development District, Hillsborough County, Florida, and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

September 28, 2026

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Lake St. Charles Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We were engaged to audit the accompanying basic financial statements of Lake St. Charles Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025 and have issued our report thereon dated September 28, 2026. That report disclaimed opinions on the financial statements because we were unable to obtain sufficient appropriate audit evidence concerning the matters described in the Basis for Disclaimer of Opinions section of our report.

Auditor's Responsibility

We were engaged to conduct our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated September 28, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year's findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Lake St. Charles Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Lake St. Charles Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates
September 28, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2025-01: Incomplete Accounting Records Provided by Prior Management

Classification: Material weakness in internal control over financial reporting

Criteria: The District should maintain complete accounting records and supporting documentation sufficient to substantiate financial transactions and account balances and prepare financial statements in accordance with generally accepted accounting principles. When management responsibilities change, the outgoing management should provide complete records to the District and its designated successor to support continuity of accounting and financial reporting.

Condition: The District was managed internally by employees through June 30, 2025. Following the termination of those employees, the District contracted with a management company to provide management, administrative, and accounting services beginning July 1, 2025.

Prior management did not provide complete accounting records and supporting documentation when these responsibilities were transferred. The missing records included invoices supporting the majority of transactions occurring before July 1, 2025, and documentation necessary to substantiate several account balances. Without these historical records, the successor management company was unable to fully substantiate or resolve the affected balances. Alternative audit procedures did not provide sufficient evidence to overcome these limitations.

Unresolved matters included a $219,872 credit in an interfund transfer account, presented as a reduction of maintenance and operations expenditures and expenses. The District also received $128,754 of grant reimbursement revenue during the current fiscal year related to expenditures incurred in prior fiscal years. Available Board documentation indicated that the grant reimbursement related to previously paid invoices; however, the underlying accounting records necessary to determine the proper period and classification of the related expenditures and expenses recorded in the current fiscal year were incomplete.

Cause: Prior management's incomplete transfer of accounting records left the District and its successor management company without the historical documentation necessary to substantiate transactions and reconcile certain balances. The condition originated in the records provided by prior management at the transition.

Effect or Potential Effect: The absence of complete historical records limited the District's ability to substantiate its financial activity and determine whether corrections to certain account balances were necessary. Material errors in the recording, classification, or timing of transactions could remain undetected or unresolved. The extent of any necessary adjustments could not be determined. The resulting audit evidence limitations led to disclaimers of opinion on the governmental activities and the General Fund.

Recommendation: We recommend that the Board oversee efforts to obtain the outstanding accounting records and supporting documentation from prior management and other available custodians. Where practicable, missing documentation should be obtained directly from vendors, financial institutions, payroll providers, and the grantor.

As additional records become available, the District should work with its current management company to reconcile the affected balances and record supported corrections. Matters that cannot be resolved because historical records remain unavailable should be documented and reported to the Board.

To protect against similar problems in future transitions, the District should require that accounting records be maintained in a District-accessible repository with appropriate backups and that outgoing personnel or service providers complete a documented transfer of records, reconciliations, and system access.

Management's Response: Management concurs with the audit findings. The material weakness resulted from the inability to obtain all necessary accounting records and supporting documentation from the prior management company. Since assuming management responsibilities, efforts have been made to identify missing records and request the outstanding documentation needed to support the District's financial reporting and accounting processes.

Management will continue to work with the Board of Supervisors to obtain the remaining accounting records and documents from the prior management company. The Board will be kept informed of the status of these efforts and will provide oversight to ensure reasonable actions are taken to secure the outstanding information. In addition, management will maintain documentation of all requests and correspondence related to the recovery of these records.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

2023-01: New Internal Controls Should Be Implemented After the Departure of the Property Manager

Current Status: The matter has been resolved.

2023-02: Uncleared Bank Account Items Should be Investigated and Properly Disposed

Current Status: The matter has been resolved.

2024-01: Fund Balance Should be Monitored

Current Status: The matter has been resolved.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met any of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3) (c) in the Other Information section of the financial statements on page 21.

Tab 5

Lake St Charles

RATIFICATIONS

Description	Amount
AdventHealth Invoice	$70.00
Egis Insurance & Risk Advisors Proposal	$35,025.00
LMP Proposal #414983	$969.74
Egis Insurance & Risk Advisors Proposal Workers Compensation	$1,500.00
Golf Cart Battery Replacement	$1,282.49
Affordable Lock & Security Invoice	$2,131.88
Total	**$40,979.11**

NACS
NORTH AMERICAN CREDIT SERVICES, INC.

2810 Walker Rd • Chattanooga, TN 37421-1082
Mon - Thu: 8:00am - 7:00pm EST Fri: 8:00am - 4:45pm EST
www.nacspay.com • Toll Free: 800-467-5654

Client/Submitter Lake St Charles Cdd
6801 Colonial Lake Drive
Riverview, FL 33578

ACCOUNT SUMMARY

Letter Date:	September 18, 2026
Creditor:	AdventHealth Centra Care
Date of Service:	See reverse side
Patient Account #:	See reverse side
Account #:	16674953
Balance:	$70.00

Enclosed is a copy of the information you requested:

_____ Itemized Bill
_____ Medical Records
_____ Admissions Agreement
__x__ Other: Account Details

Sincerely,
Collections Department, Ext 399

This is an attempt to collect a debt by a debt collector. Any information obtained will be used for that purpose.

This collection agency is licensed by the Collections Service Board, Tennessee Department of Commerce and Insurance.

PO BOX 182221
CHATTANOOGA, TN 37422-7221

September 18, 2026

Client/Submitter Lake St Charles Cdd
6801 Colonial Lake Drive
Riverview, FL 33578

ACCOUNT ACTIVITY

Date of Service	Patient Name	Client Name	Patient Number	Amount
05/19/2025	Lake St Charles Cdd, Clie	AdventHealth Centra Care	68432665	$35.00
05/20/2025	Lake St Charles Cdd, Clie	AdventHealth Centra Care	68504994	$35.00

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Lake St. Charles Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.
Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage
FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?
FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of $2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Lake St. Charles Community Development District
c/o Rizzetta & Company 3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126567

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	$3,515,851
Loss of Business Income	$1,000,000
Additional Expense	$1,000,000
Inland Marine	
Scheduled Inland Marine	$122,250

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	**Coinsurance**
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	**Deductibles**	**Limit**
Earth Movement	$2,500	Included
Flood	$2,500 *	Included
Boiler & Machinery	$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM **$23,660**

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	$500,000 in any one occurrence
X	B	Animals	$1,000 any one Animal $5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to $250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	$1,250,000 in any one occurrence
X	F	Duty to Defend	$100,000 any one occurrence
X	G	Errors and Omissions	$250,000 in any one occurrence
X	H	Expediting Expenses	$250,000 in any one occurrence
X	I	Fire Department Charges	$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	$50,000 in any one occurrence
X	Q	Professional Fees	$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	$500,000 in any one occurrence
X	T	Transit	$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Srubs covered under code K)	$250,000 any one occurrence and $500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description	Limit	Deductible
Forgery and Alteration	$100,000	$1,000
Theft, Disappearance or Destruction	$100,000	$1,000
Computer Fraud including Funds Transfer Fraud	$100,000	$1,000
Employee Dishonesty, including faithful performance, per loss	$100,000	$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	$1,000,000	$0
Property Damage	$1,000,000	$0
Crisis Management Services	$250,000	$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	**1**	**$1,000,000**	**Included**
Personal Injury Protection	**5**	**Separately Stated In Each Personal Injury Protection Endorsement**	**Included**
Auto Medical Payments	**2**	**$2,500 Each Insured**	**Included**
Uninsured Motorists including Underinsured Motorists	**2**	**$100,000**	**Included**
Physical Damage Comprehensive Coverage	**7,8**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.** See item Four for Hired or Borrowed Autos.	**Included**
Physical Damage Specified Causes of Loss Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Collision Coverage	**7,8**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto** See item Four for Hired or Borrowed Autos.	**Included**
Physical Damage Towing And Labor	**7**	**$250 For Each Disablement Of A Private Passenger Auto**	**Included**

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	$1,000,000
Medical Payments Limit	$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	$25,000/$250,000
General Liability Deductible	$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	$1,000,000
	Aggregate	$2,000,000
Public Officials and Employment Practices Liability Deductible		$0

Retroactive Date:

Supplemental Payments: Pre-termination $2,500 per employee - $5,000 annual aggregate.
Non-Monetary $100,000 aggregate.

<u>Cyber Liability sublimit included under POL/EPLI</u>

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: $100,000 each claim/annual aggregate
Fraudulent Instruction: $25,000

FLORIDA INSURANCE ALLIANCE

PREMIUM SUMMARY

Lake St. Charles Community Development District
c/o Rizzetta & Company 3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126567

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	$23,660
Crime	$732
Automobile Liability	$738
Hired Non-Owned Auto	Included
Auto Physical Damage	$214
General Liability	$5,314
Public Officials and Employment Practices Liability	$4,367
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	**$35,025**

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;

(e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Lake St. Charles Community Development District

(Name of Local Governmental Entity)

By: John Marshall
John Marshall (Sep 26, 2026 09:09:15 EDT)
Signature

John Hines Marshall
Print Name

Witness By: _____
Signature

_____
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator

FLORIDA INSURANCE ALLIANCE

PROPERTY VALUATION AUTHORIZATION

Lake St. Charles Community Development District
c/o Rizzetta & Company 3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☑	Building and Content TIV	$3,515,851	As per schedule attached
☑	Inland Marine	$122,250	As per schedule attached
☑	Auto Physical Damage	$20,000	As per schedule attached

Signature: John Marshall
John Marshall (Sep 26, 2026 09:09:15 EDT) Date: 26/09/2026

Name: John Hines Marshall

Title: Supervisor

PUBLIC ENTITY
FLORIDA UNINSURED MOTORISTS COVERAGE SELECTION OF LOWER LIMITS OR REJECTION OF COVERAGE

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS YOU OR YOU ARE PURCHASING UNINSURED MOTORIST LIMITS LESS THAN YOUR LIABILITY LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Quote Number: 100126567	Term: **October 1, 2026 to October 1, 2027**
Insurer: Florida Insurance Alliance	
Applicant/Named Insured: **Lake St. Charles Community Development District**	

Florida law permits you to make certain decisions regarding Uninsured Motorists Coverage provided under your policy. This document describes this coverage and various options available.

You should read this document carefully and contact us or your agent if you have any questions regarding Uninsured Motorists Coverage and your options with respect to this coverage.

This document includes general descriptions of coverage. However, no coverage is provided by this document. You should read your policy and review your Declarations Page(s) and/or Schedule(s) for complete information on the coverages you are provided.

Uninsured Motorists Coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting therefrom. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the policy. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability policies include Uninsured Motorists Coverage at limits equal to the Liability Coverage in your policy, unless you select a lower limit offered by the company or reject Uninsured Motorists Coverage entirely.

Please indicate by initialing below whether you entirely reject Uninsured Motorists Coverage or whether you select this coverage at limits lower than the Liability Coverage of your policy.

_____	I reject Uninsured Motorists Coverage entirely.
_____X_____	I reject Combined Single Limit for Liability Coverage and I select a lower limit of $100,000.

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I understand and agree that selection of any of the above options applies to my liability insurance policy and future renewals or replacements of such policy which are issued at the same Liability limits. If I decide to select another option at some future time, I must let the Insurer or my agent know in writing.

John Marshall
John Marshall (Sep 26, 2026 09:09:15 EDT)
_____
Applicant's/Named Insured's Signature

John Hines Marshall
_____
Applicant's/Named Insured's Printed Name

26/09/2026
_____
Date

Includes copyrighted material of Insurance Services Office, Inc. with its permission

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Lake St. Charles Community Development District

Policy No.: 100126567
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
1	Clubhouse and Security Equipment 6801 Colonial Lake Dr Riverview FL 33578	Cross hip		1997 Joisted masonry	10/01/2026 10/01/2027	$519,639 $55,473	Metal panel			$575,112
2	Wood Dock - Clubhouse 6801 Colonial Lake Dr Riverview FL 33578			1997 Frame	10/01/2026 10/01/2027	$6,381				$6,381
3	Wood Dock - Rec Park Park @ Colonial Lake Dr Riverview FL 33578			1997 Frame	10/01/2026 10/01/2027	$6,380				$6,380
4	Steel beam and concrete abuttment and decking Bridge with wood Railings (2 Bridges) Trail Riverview FL 33578			1997 Bridges	10/01/2026 10/01/2027	$8,505				$8,505
5	10 Wood Gazebo with Metal Roof on Concrete Slab Park @ Colonial Lake Dr Riverview FL 33578			2014 Non-Combustible	10/01/2026 10/01/2027	$5,201				$5,201
6	Irrigation Wells (6 @ 7,000 each) 301, Main Entrance, Directory, Clubhouse, Cambridge,Remington Riverview FL 33578			1997 Pump/Lift Station	10/01/2026 10/01/2027	$48,539				$48,539
7	Metal Garage (concrete slab & overhead door) Park @ Colonial Lake Dr Riverview FL 33578	Gable		1997 Non-Combustible	10/01/2026 10/01/2027	$26,581 $17,336				$43,917

Sign: John Marshall
John Marshall (Sep 26, 2026 09:09:15 EDT)

Print Name: John Hines Marshall

Date: 26/09/2026

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Lake St. Charles Community Development District

Policy No.: 100126567
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
8	Small Metal Shed Park @ Colonial Lake Dr Riverview FL 33578	Gable		1997 Non-Combustible	10/01/2026 10/01/2027	$4,394				$4,394
9	Park Restroom Building Park @ 7321 Colonial Lake Dr. Riverview FL 33578	Gable		2021 Masonry non combustible	10/01/2026 10/01/2027	$75,120				$75,120
10	Park playground Equipment (slides, swings & gym set) Park @ Colonial Park Riverview FL 33578			1997 Non combustible	10/01/2026 10/01/2027	$115,569				$115,569
11	Pool Deck Pavers/Furnishings 6801 Colonial Lake Dr Riverview FL 33578			1997 Non-Combustible	10/01/2026 10/01/2027	$36,400 $17,336				$53,736
12	Pool 4,770, Wade Pool 120 & Jacuzzi 113 6801 Colonial Lake Dr Riverview FL 33578			1997 Masonry non combustible	10/01/2026 10/01/2027	$777,568				$777,568
13	Pool, Wade Pool and Jacuzzi Equipment 6801 Colonial Lake Dr Riverview FL 33578			2018 Below ground liquid storage tank / pool	10/01/2026 10/01/2027	$173,353				$173,353
14	Basketball Goal (metal poles & metal bb) x 4 Park @ Colonial Lake Dr Riverview FL 33578			1997 Non-Combustible	10/01/2026 10/01/2027	$4,500				$4,500

Sign: John Marshall
John Marshall (Sep 26, 2026 09:09:15 EDT)

Print Name: John Hines Marshall

Date: 26/09/2026

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Lake St. Charles Community Development District

Policy No.: 100126567
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
15	Soccer Goals (2) Park @ Colonial Lake Dr Riverview FL 33578			1997 Non-Combustible	10/01/2026 10/01/2027	$3,813				$3,813
16	Baseball Field Backstop Park @ Colonial Lake Dr Riverview FL 33578			2009 Non-Combustible	10/01/2026 10/01/2027	$2,408				$2,408
17	4' PVC Pickett Fence (around kiddie pool) 6801 Colonial Lake Dr Riverview FL 33578			1997 Non-Combustible	10/01/2026 10/01/2027	$4,623				$4,623
18	4' PVC solid Fence (around pool equipment) 6801 Colonial Lake Dr Riverview FL 33578			1997 Non combustible	10/01/2026 10/01/2027	$4,623				$4,623
19	4 'Aluminum Pickett Toddler's Playground 6801 Colonial Lake Dr Riverview FL 33578			2009 Non-Combustible	10/01/2026 10/01/2027	$7,512				$7,512
20	4' Black Vinyl Chain Link Fence - Dog Park Park @ Colonial Lake Dr Riverview FL 33578			2009 Non-Combustible	10/01/2026 10/01/2027	$5,445				$5,445
21	4' Black Vinyl Chain Link Fence - Park Playground Park @ Colonial Lake Dr Riverview FL 33578			1997 Non combustible	10/01/2026 10/01/2027	$7,512				$7,512

Sign: John Marshall
John Marshall (Sep 26, 2026 09:09:15 EDT)

Print Name: John Hines Marshall

Date: 26/09/2026

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Lake St. Charles Community Development District

Policy No.: 100126567
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
22	6' PVC Pickett Fence - Directory intersection LSC Blvd. & Colonial Lake Dr Riverview FL 33578			1997 Non combustible	10/01/2026 10/01/2027	$2,889				$2,889
23	7' Aluminum Pickett Fence (around pool) 6801 Colonial Lake Dr Riverview FL 33578			1997 Non-Combustible	10/01/2026 10/01/2027	$21,924				$21,924
24	4' Brick Wall Shopping Center Riverview FL 33578			1997 Masonry non combustible	10/01/2026 10/01/2027	$13,868				$13,868
25	6' Structural Brick Wall including (22) neighborhood entrance feature sign walls with Black granite Throughout Property Riverview FL 33578			1997 Masonry non combustible	10/01/2026 10/01/2027	$913,493				$913,493
26	6' Metal, Foam,Stucco Wall - Villas Villas Riverview FL 33578			1997 Masonry non combustible	10/01/2026 10/01/2027	$57,115				$57,115
27	8' Concrete Wall (I-75) Park @ Colonial Lake Dr Riverview FL 33578			1997 Masonry non combustible	10/01/2026 10/01/2027	$258,999				$258,999
28	Brick guard house blue metal roof (1) Krycul Ave & LSC Blvd. Riverview FL 33578			1997 Joisted masonry	10/01/2026 10/01/2027	$11,557				$11,557

Sign: John Marshall
John Marshall (Sep 26, 2026 09:09:15 EDT)

Print Name: John Hines Marshall

Date: 26/09/2026

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Lake St. Charles Community Development District

Policy No.: 100126567
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
29	Brick Shopping Center Sign - Marquis (1) with Black Granite US 301 & Lake St Charles Blvd. Riverview FL 33578			1997 Masonry non combustible	10/01/2026 10/01/2027	$57,784				$57,784
30	Directory Wall w/Planters & 2 Fountains (1) with black granite LSC Blvd. & Colonial Lake Dr Riverview FL 33578			1997 Masonry non combustible	10/01/2026 10/01/2027	$57,784				$57,784
31	Main Entry Walls and Signage (2) with black granite Krycul Ave & Lake St Charles Blvd Riverview FL 33578			1997 Non-Combustible	10/01/2026 10/01/2027	$69,341				$69,341
32	Water Fountains for People and Dogs Park @ Colonial Lake Dr Riverview FL 33578			2017 Property in the Open	10/01/2026 10/01/2027	$5,779				$5,779
33	Cast Stone Planters (6) LSC Blvd Island Riverview FL 33578			2017 Property in the Open	10/01/2026 10/01/2027	$9,091				$9,091
34	Lake Fountains with Lighting (2 @3,000) 6801 Colonial Lake Dr Riverview FL 33578			2018 Property in the Open	10/01/2026 10/01/2027	$6,934				$6,934
35	Nano Bubbler in lake 6801 Colonial Lake Dr Riverview FL 33578			 Property in the Open	10/01/2026 10/01/2027	$63,563				$63,563

Sign: John Marshall
John Marshall (Sep 26, 2026 09:09:15 EDT)

Print Name: John Hines Marshall

Date: 26/09/2026

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Lake St. Charles Community Development District

Policy No.: 100126567
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
36	Aluminum Boat Launch Park @ Colonial Lake Dr Riverview FL 33578			Property in the Open	10/01/2026 10/01/2027	$21,013				$21,013

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
37	Fountain at Villas Pond Krycul Ave & Lake St Charles Blvd Riverview FL 33578			Property in the Open	10/01/2026 10/01/2027	$10,506				$10,506

Total:	Building Value	Contents Value	Insured Value
	$3,425,706	$90,145	$3,515,851

Sign: John Marshall
John Marshall (Sep 26, 2026 09:09:15 EDT)

Print Name: John Hines Marshall

Date: 26/09/2026

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Inland Marine Schedule

Lake St. Charles Community Development District

Policy No.: 100126567
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department / Description	Serial Number	Classification Code	Eff. date / Term Date	Value	Deductible
1	2005 EZGo golf cart		Mobile equipment	10/01/2026 / 10/01/2027	$2,250	$1,000
2	Security Cameras at Park		Electronic data processing equipment	10/01/2026 / 10/01/2027	$20,000	$1,000
3	(2) Buoys at $50,000 each		Rented, borrowed, leased equipment	10/01/2026 / 10/01/2027	$100,000	$1,000
				Total	**$122,250**	

Sign: John Marshall
John Marshall (Sep 26, 2026 09:09:15 EDT)

Print Name: John Hines Marshall

Date: 26/09/2026

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Vehicle Schedule

Lake St. Charles Community Development District

Policy No.: 100126567
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Make	Model-Description	Department	AL Eff	Comp Ded	Comp Eff	Term	VALUE	
Qty	Year	VIN #	Vehicle Type	AL Term	Coll Ded	Coll Eff	Coll Term	Valuation Type	APD Rptd
1	Ford	Super Duty F250		10/01/2026	$1,000	10/01/2026	10/01/2026	**$13,000**	
1	2004	1FTNF20L14EA45483	Light Truck	10/01/2027	$1,000	10/01/2026	10/01/2027	Actual cash value	$13,000
2	COXC	Trailer with Pressure Washer Attached		10/01/2026	$1,000	10/01/2026	10/01/2026	**$7,000**	
1	2005	01055X10PACOXCO69	Trailer	10/01/2027	$1,000	10/01/2026	10/01/2027	Actual cash value	$7,000

Total **$20,000**
APD Rptd **$20,000**

Sign: John Marshall (Sep 26, 2026 09:09:15 EDT) Print Name: John Hines Marshall Date: 26/09/2026

Proposal.FIA.PKG.LakeSt.Charles

Final Audit Report 2026-09-26

Created:	2026-09-24
By:	Angelica Sierra (ASierra@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAADFiZ5CBwcJUEcOX8e96dxA5e4MjeCm8S

"Proposal.FIA.PKG.LakeSt.Charles" History

Document created by Angelica Sierra (ASierra@rizzetta.com)
2026-09-24 - 12:52:10 PM GMT

Document emailed to John Marshall (jmarshall@lakestcharles.org) for signature
2026-09-24 - 12:52:17 PM GMT

Email viewed by John Marshall (jmarshall@lakestcharles.org)
2026-09-25 - 5:51:31 PM GMT

Document e-signed by John Marshall (jmarshall@lakestcharles.org)
Signature Date: 2026-09-26 - 1:09:15 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

Agreement completed.
2026-09-26 - 1:09:15 PM GMT

LMP
A Juniper Company

Proposal

Proposal No.: 414983
Proposed Date: 08/24/26

PROPERTY:	FOR:
Lake St Charles CDD Tiffany Judd 6801 Colonial Lake Drive Riverview, FL 33578	Needed Irrigation Repairs - Controller O (US 301 Island) Mainline Break Under Oak Tree

Proposal for Needed Irrigation Repairs in Controller O (US 301 Island) - Mainline break under oak tree. Reroute pipe around large roots.

ITEM	QTY	UOM	TOTAL
Irrigation Renovation			
Lateral Components			$923.56
Irrigation Tech Labor	10.00	HR	
Sch 40 PVC 90 Degree Elbow 2-1/2 in. Socket	4.00	EA	
PVC Pipe 2 1/2 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	18.00	FT	
Fuel Surcharge 5%			$46.18
Fuel Surcharge	923.56	EA	
		Total:	**$969.74**

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: Juniper agrees 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 Juniper 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. Juniper 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

Toni Davis (Sep 21, 2026 15:56:04 EDT)

21/09/2026

Signature (Owner/Property Manager) **Date**

Toni Davis

Printed Name (Owner/Property Manager)

8/24/2026

Signature - Representative **Date**

2026-08-24 - Lake St Charles CDD - LMP Proposal 414983

Final Audit Report 2026-09-21

Created:	2026-09-21
By:	Angelica Sierra (ASierra@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_zb_Em-2raufsw3lf2Wr1H2P7Ozs76HR

"2026-08-24 - Lake St Charles CDD - LMP Proposal 414983" History

Document created by Angelica Sierra (ASierra@rizzetta.com)
2026-09-21 - 12:10:54 PM GMT

Document emailed to Toni Davis (tdavis@lakestcharles.org) for signature
2026-09-21 - 12:11:01 PM GMT

Email viewed by Toni Davis (tdavis@lakestcharles.org)
2026-09-21 - 7:53:15 PM GMT

Document e-signed by Toni Davis (tdavis@lakestcharles.org)
Signature Date: 2026-09-21 - 7:56:04 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

Agreement completed.
2026-09-21 - 7:56:04 PM GMT

Adobe Acrobat Sign

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Workers Compensation

Lake St. Charles Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Quotation being provided for:

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

Term: **October 1, 2026 to October 1, 2027**
Coverage Provided by: Florida Insurance Alliance
Quote Number: WC100126567

TYPE OF INSURANCE

Part A	**Workers Compensation** • **Benefits: FL Statutory (Medical, Disability, Death)**

Part B	**Employers Liability:** • **$1,000,000- Each Accident** • **$1,000,000- Disease- Policy Limit** • **$1,000,000- Disease- Each Employee**

Class Code	Description	Payroll	Rate	Premium
7720	Security Enforcement or Protection--Contract & Drivers	$5,525	2.57	$141.99
	Total Manual Premium			$141.99
	Increased ELL 1M/1M/1M			$120.00
				$261.99
	Workplace Safety Credit – 2%			$0.00
	Drug Free Workplace Credit – 5%			$0.00
	Experience Modification			1.000000
	Standard Premium			$261.99
	Expense Constant			$160.00
	Terrorism			$0.55
Policy Total				**$1,500.00**

Additional terms and conditions, including but not limited to:

1. Please review the quote carefully, as coverage terms and conditions may not encompass all requested coverages.
2. The Coverage Agreement premium shall be pro-rated as of the first day of coverage from the minimum policy premium.
3. Down payment is due at inception.
4. The Trust requires that the Member maintains valid and current certificates of workers' compensation insurance on all work performed by persons other than its employees.
5. If NCCI re-promulgates a mod, we will honor the mod as promulgated. If the mod changes during the fund year, we reserve the right to apply a correct mod back to the inception date of the Coverage Agreement.
6. Safety and Drug Free program credits (if applicable) are subject to program requirements.
7. Payrolls are subject to final audit.
8. Deletion of any coverage presented, Package and/or Workers' Compensation, will result in re-pricing of account.

John Marshall
John Marshall (Oct 3, 2026 16:08:02 EDT)

John Marshall 03/10/2026

Proposal.FIA.WC.LakeSt.Charles

Final Audit Report 2026-10-03

Created:	2026-09-30
By:	Angelica Sierra (ASierra@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAPa2i-lwwvRD6wTostPcS9R8rDt_1VhzI

"Proposal.FIA.WC.LakeSt.Charles" History

Document created by Angelica Sierra (ASierra@rizzetta.com)
2026-09-30 - 12:01:44 PM GMT

Document emailed to John Marshall (jmarshall@lakestcharles.org) for signature
2026-09-30 - 12:01:49 PM GMT

Email viewed by John Marshall (jmarshall@lakestcharles.org)
2026-09-30 - 5:15:36 PM GMT

Email viewed by John Marshall (jmarshall@lakestcharles.org)
2026-10-03 - 6:31:34 PM GMT

Document e-signed by John Marshall (jmarshall@lakestcharles.org)
Signature Date: 2026-10-03 - 8:08:02 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

Agreement completed.
2026-10-03 - 8:08:02 PM GMT

From: John Marshall <jmarshall@lakestcharles.org>
Sent: Friday, September 11, 2026 6:40 AM
To: Angela Savinon <ASavinon@rizzetta.com>
Subject: Re: [EXTERNAL]RE: Golf Cart Battery Replacement Approval

Hi Angela. Please accept this email as authorization to proceed with the repairs prior to the next board meeting as it is operationally needed to continue to function around the property.

Regards

John

Get Outlook for iOS

Reply | Reply all | Forward

amazon.com

Final Details for Order #113-0848440-5041030

Order Placed: September 4, 2026
Amazon.com order number: 113-0848440-5041030
Order Total: USD 1,282.49

Shipped on September 4, 2026

Items Ordered	Price
1 of: *Pacer P-875 8V 165Ah Deep Cycle Battery, Compatible with T-875 (Set of 6)* Sold by and invoiced on behalf of: Doxa-Worldwide (seller profile) Seller Credentials: 889 Certification, Registered Small Business, Classified Small Business - SBA Standard, Women-Owned Business Enterprise, Women-Owned Small Business Business Price Condition: New	$1,282.49

Shipping Address:
Lake St. Charles Community Development District
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
Arranged Freight Delivery

Item(s) Subtotal:	$1,282.49
Shipping & Handling:	$0.00
Total before tax:	$1,282.49
Sales Tax:	$0.00
Total for This Shipment:	**$1,282.49**

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
Lake St. Charles Community Development District
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	USD 1,282.49
Shipping & Handling:	USD 0.00
Total before tax:	USD 1,282.49
Estimated tax to be collected:	USD 0.00
Grand Total:	**USD 1,282.49**

Credit Card transactions — MasterCard ending in 5814: September 4, 2026: $1,282.49

To view the status of your order, return to Order Summary .

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From: John Marshall <jmarshall@lakestcharles.org>
Sent: Friday, September 25, 2026 2:59 PM
To: Angela Savinon <ASavinon@rizzetta.com>
Cc: Stephanie DeLuna <SDeLuna@rizzetta.com>; Angelica Sierra <ASierra@rizzetta.com>; Matthew E. Huber <MHuber@rizzetta.com>
Subject: RE: [EXTERNAL]Your Estimate from Affordable Lock & Security

Good Afternoon Angela

Per our discussion, given the security issues with this equipment being down and the previous usage of this vendor being acceptable, please move forward with is repair and approval of this estimate outside of our regular CDD meeting process. We can ratify the approval at the upcoming board meeting.

Regards

John Marshall

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

Licenses: EG13000564 HCLOC14001

13908 N Florida Ave
Tampa, FL 33613

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

Estimate #: 317353375
Estimate Date: 9/2/2026

Billing Address:

Name: Lake St. Charles CDD
Address: 6801 Colonial Lake Drive
Riverview, FL 33578 USA

Job Address:

Name: Lake St. Charles CDD
Address: 6801 Colonial Lake Drive
Riverview, FL 33578 USA

Estimate Summary

Estimate

IMAGE	DESCRIPTION	QTY	PRICE	TOTAL
SERVICE				
IMAGE	DESCRIPTION	QTY	PRICE	TOTAL
	Service For Electronic Security, Door Installation, Or Safe Work. Includes First Half Hour Of Labor.	1	$189.00	$189.00
	Additional Skilled Labor	6	$150.00	$900.00
MATERIAL				
IMAGE	DESCRIPTION	QTY	PRICE	TOTAL

	Altronix Power Supply With Charger And FACP Interface - 8 PTC Class 2 Outputs - 12/24VDC @ 6AMP - BC400 Enclosure	1	$664.92	$664.92
	**CHECK WITH ANTHONY BEFORE ORDERING THIS ITEM.** Paxton 10 Slimline Reader With Bluetooth	1	$377.96	$377.96

Estimate Totals

Subtotal: $2,131.88
Sales Tax: $0.00
Total Due: $2,131.88

Estimate Approval

Authorization Paragraph	This is an estimate. The summary above is furnished by Affordable Lock & Security as a good faith estimate of work to be performed at the location described above and is based on a survey of work to be performed. Any unforeseen circumstances will be disclosed to the owner and a change order will need to be executed before completion. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed. Note: A 50% deposit is due upon approval. Any cancellations after acceptance will be subject to a 50% restocking fee on material. The estimate is valid for 30 days. For projects with a total contract value exceeding $2500, a 4% fee will be applied to all payments made by credit card

About Us

Tampa - Brandon - Clearwater - Clermont - Orlando - Ocala - The Villages - Sarasota



Affordable Lock & Security is a “Full-Service Locksmith & Security Company” which constantly strives to provide our customers with the best quality mechanical and electronic security products and services at competitive prices, while maintaining a consistently higher level of customer service than any of our competitors. This is accomplished by employing trained technicians, providing them with solid support to provide a Customer Experience that is second to none.

Headquartered in Tampa, FL, Affordable Lock and Security Solutions has been the leader in Central Florida since 1970. Started as Affordable Lock & Key, we have transformed from a traditional locksmith company to an integrator of electronic access control, security cameras, safes, door locks and hardware, as well as patent-protected key control options. We are a member of ALOA and an ASSA Abloy and Allegion Security Center.

Affordable believes in continuing education for our technicians. This keeps us informed of the latest technology which allows us to provide innovative security solutions for our customers.

Affordable Lock and Security Solutions has stores in Tampa, Brandon, Pinellas, Orlando, Ocala, The Villages, and Sarasota. Having 8 locations throughout West, Central, and North Florida allows us to service our customers faster and be a true leader in securing Central Florida.

Tab 6

AGREEMENT FOR
DISTRICT MANAGEMENT AND AMENITY MANAGEMENT SERVICES

This Agreement ("**Agreement**") is effective as of September 28th, 2026 ("**Execution Date**"), by and between:

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* being situated in Hillsborough County, Florida whose mailing address is 4530 Eagle Falls Place, Tampa, Florida 33619 ("**District**"); and

GOVERNMENTAL MANAGEMENT SERVICES-TAMPA, LLC, a Florida limited liability company, with a mailing address of 4530 Eagle Falls Place, Tampa, Florida 33619 ("**Manager**," "**GMS-Tampa**," or "**Contractor**," together with District, "**Parties**").

The services to be provided under this Agreement shall commence at 12:01 AM ET on November 1st, 2026 ("**Effective Date**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"), by ordinance adopted in Hillsborough County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District desires to enter into an agreement with Manager to provide district management and amenity management services, all as further set forth in **Exhibit A** attached hereto ("**Services,**" "**Work,**" or "**District Management and Amenity Management Services**") and Manager has agreed to provide such Services; and

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

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

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

SECTION 2. SCOPE OF SERVICES. Manager agrees to provide the Services as set forth in **Exhibit A**, attached hereto and incorporated by reference herein.

SECTION 3. FEES AND TERMS OF SERVICES; TERM.

A. All Services will be completed on a timely basis in accordance with the District needs and statutory requirements.

B. The District agrees to compensate the Manager in accordance with the Schedule of Fees set forth in **Exhibit B**, attached hereto and incorporated by reference herein. Payment shall be made in equal monthly installments at the beginning of each month and may be amended annually as evidenced by the annual budget ("**Annual Budget**") approved by the Board of Supervisors of the District ("**Board**"). All invoices are due and payable when received.

C. The initial term of this Agreement commences on Effective Date, and continues until September 30, 2027, unless terminated earlier by either Party in accordance with the provisions of this Agreement. Thereafter this Agreement shall automatically renew each Fiscal Year (i.e., October 1 to September 30th of the following year) of the District, unless otherwise terminated by either Party in accordance with Section 6 below. The District will consider price adjustments each twelve (12) month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12) month period. Evidence of price or fee adjustments will be approved by the Board in its adopted or amended Annual Budget.

SECTION 4. INDEMNIFICATION.

A. Manager Indemnification. The Manager agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Manager, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Manager to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Manager as jointly liable parties; however, Manager shall indemnify the District for any and all percentage of fault attributable to Manager for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

B. District Indemnification. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Manager, the District agrees to indemnify, defend, and hold harmless the Manager and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Manager may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Manager may be entitled and shall continue after the Manager has ceased to be engaged under this Agreement. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Manager only if such indemnification obligation is covered by the District's insurance.

C. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 5. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, *Florida Statutes*, or other applicable law. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 6. TERMINATION.

A. This Agreement may be terminated as follows: (1) By the District for "good cause," which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the Manager which termination may be immediate; or (2) By the Manager or District, for any reason, upon sixty (60) days written notice.

B. Upon any termination of this Agreement: (1) the Manager shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Manager; and (2) the Manager will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

SECTION 7. SUCCESSORS; ASSIGNMENT. The rights and obligations of the District as defined by this Agreement shall inure to the benefit of and shall be binding upon the successors and assigns of the District. Neither the District nor the Manager may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 8. NOTICES. All notices required in this Agreement shall be sent by certified mail, return receipt requested, or express mail with proof of receipt to the Parties as follows:

A. **If to District:** The Lake St. Charles Community Development District
4530 Eagle Falls Place
Tampa, Florida 33619
Attn: Chairperson

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

B. **If to Manager:** Governmental Management Services-Tampa, LLC
4530 Eagle Falls Place
Tampa, Florida 33619
Attn: District Manager, Richard McGrath
RMcGrath@gms-tampa.com

With copies to: Governmental Management Services-Tampa, LLC
4530 Eagle Falls Place
Tampa, Florida 33619
Attn: President, Darrin Mossing
DMossing@gmstnn.com

Governmental Management Services-Tampa, LLC
4530 Eagle Falls Place
Tampa, Florida 33619
Attn: Chief Operating Officer, Keith Nelson
KNelson@gms-tampa.com

Governmental Management Services-Tampa, LLC
699 North Federal Highway, Suite 300
Fort Lauderdale, FL 33304
Attn: Kurt Zimmerman, Registered Agent
kurt@zimmermanlaw.com

SECTION 9. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Hillsborough County, Florida.

SECTION 10. THIS SECTION IS INTENTIONALLY LEFT BLANK AND RESERVED FOR FUTURE USE.

SECTION 11. SEVERABILITY. In the event that any provision of this Agreement shall be determined to be unenforceable or invalid by a court such unenforceability or invalidity shall not affect the remaining provisions of the Agreement which shall remain in full force and effect.

SECTION 12. AMENDMENTS. Any amendment or change to this Agreement shall be in writing and executed by all Parties.

SECTION 13. ACKNOWLEDGEMENT. The District acknowledges that the Manager is not a Municipal Advisor or Securities Broker, nor is the Manager registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, the District acknowledges that the Manager does not provide the District with financial

advisory services or offer investment advice. For the avoidance of doubt, the Manager will not recommend or implement investment policies or manage investment of surplus funds; however, the Manager may place investment-related matters on the agenda and present information for the Board's consideration and direction, with all investment decisions to be made solely by the Board, its municipal advisor, trustee, or other authorized professionals.

SECTION 14. ENTIRE AGREEMENT. The Agreement shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of the Agreement. To the extent any of the provisions of the exhibits are in conflict with the provisions of the Agreement, this Agreement controls.

SECTION 15. INSURANCE. The Manager shall, at its own expense, maintain insurance during the performance of the Services with limits of liability not less than the following, the certificate of which is attached as **Exhibit C**:

Workers' Compensation	Statutory
General Liability	
Bodily Injury (including contractual)	$1,000,000
Property Damage (including contractual)	$1,000,000
Commercial Crime/Fidelity Insurance	$1,000,000
Professional Liability Insurance	$2,000,000
Automobile Liability (if applicable) * *Bodily Injury and Property Damage Covering owned, non-owned, and hired vehicles*	$1,000,000

**Automobile liability insurance is required if the Manager will use any vehicles on-site, including owned, non-owned, and hired vehicles.*

Except with respect to Professional Liability and Workers' Compensation insurance policies, the District, its staff, consultants, and supervisors shall be named as additional insureds, on a primary non-contributory basis, on each insurance policy described above. The Manager shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

SECTION 16. COMPLIANCE WITH PUBLIC RECORDS LAWS. Manager understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Manager acknowledges that the designated public records custodian

for the District is **Richard McGrath** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Manager 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 the Manager 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 Manager'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 the Manager, the Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats:

IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 344-4844, INFO@GMS-TAMPA.COM WITH A COPY TO RICHARD MCGRATH, RMCGRATH@GMS-TAMPA.COM AND JASON GREENWOOD, JGREENWOOD@GMS-TAMPA.COM, 4530 EAGLE FALLS PLACE, TAMPA, FLORIDA 33619.

SECTION 17. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 20. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Manager is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 21. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;

B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;

C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;

D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and

E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

SECTION 22. E-VERIFY.

A. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees.

B. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the

subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

C. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

D. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 23. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor shall execute an affidavit, attached hereto as **Exhibit D** and incorporated herein, in compliance with Section 787.06(14), *Florida Statutes*.

[SIGNATURES ON NEXT PAGE]

Docusign Envelope ID: D3E0391D-E68B-8C5D-8364-9F08CA99242E

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the Execution Date.

Attest:

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary
Board Of Supervisors

By: John H. Marshall

Print: John H. Marshall

Its: Chairperson/Vice Chairperson, Board of Supervisors

Print Name

GOVERNMENTAL MANAGEMENT SERVICES-TAMPA, LLC

Witness DocuSigned by: Nicole Viverito 1D9E9EB359084FA...

By: Signed by: Jason Greenwood 4BCB48BAB3EB405...

Print: Jason Greenwood

Nicole Viverito
Print Name of Witness

Its: Managing Director

Exhibit A: Scope of Services
Exhibit B: Schedule of Fees
Exhibit C: Certificate of Insurance
Exhibit D: Anti-Human Trafficking Affidavit
Exhibit E: District and Amenity Management Services Proposal

EXHIBIT A
SCOPE OF SERVICES

GENERAL MANAGEMENT, ADMINISTRATIVE, AND ACCOUNTING SERVICES

This engagement is for the Manager to provide District Management Services for the District. The duties and responsibilities include, but are not limited to the following:

Meetings, Hearings, Workshops, Etc.

- The Manager will organize, conduct, and provide minutes for all meetings of the District. This includes, but is not limited to, scheduling meetings, coordinating the time, location, and all meeting logistics (including providing conference call numbers or virtual meeting technology), providing agenda packages and meeting materials in the form requested by the District Board of Supervisors, and publishing Board meeting, public hearing notices, and landowner election notices pursuant to Florida law.

- The Manager will consult with the District Board of Supervisors and its designated representatives, and when necessary, organize such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration and accomplishment of the various projects and services provided by the District.

Records

- The Manager will maintain "Record of Proceedings" for the District within the boundaries of the local government in which the District is located and include meeting minutes, agreements, resolutions, and other records required by law or contract and provide access to such records as necessary for proper District function or compliance with Florida's public records laws.

- The Manager will serve as the District's Records Management Liaison Officer for reporting to the Department of Library and Archives pursuant to Section 257.36(5)(a), Florida Statutes.

District Operations

- The Manager will act as the primary point of contact for District-related matters.
- The Manager will consult with and advise the District on matters related to the operation and maintenance of the District's public infrastructure.
- The Manager will make recommendations and assist in matters relating to solicitation, approval, rejection, amendment, renewal, and cancellation of contracts for services to the District. In advance of expiration of contracts, the Manager will advise the Board as to need for renewal or additional procurement activities and implement same.

- The Manager will recommend and advise the Board, in consultation with the District Engineer, of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
- The Manager will monitor certificates of insurance for all District vendors and contractors as required by their agreements.
- The Manager will support the District's risk management efforts by facilitating coordination with the District's insurance carrier, assisting with claims and coverage documentation, and implementing any risk management policies and procedures adopted by the Board.
- The Manager will process and assist in the investigation of insurance claims in coordination with District Counsel and applicable insurance representatives.
- The Manager will facilitate the annual review of all District owned tangible personal property and equipment with the District's insurance carrier and the District Engineer, and will coordinate the preparation of an inventory to be completed on or before October 1 of each year, in accordance with applicable rules and standards. The Manager will also present the completed insurance policy to the Board annually for its review and approval.
- The Manager will negotiate on behalf of the District with governmental entities, vendors, contractors, residents, insurance representatives, and other parties when specifically authorized by the Board.
- The Manager will coordinate with the District's insurance representatives, carriers, and brokers on matters related to coverage, renewals, policy documents, and insurance requirements applicable to District vendors and operations.
- As applicable and at Board direction, the Manager will assist the District in obtaining and completing a Reserve Study and in complying with the findings and direction of the Board.
- The Manager will ensure compliance with all statutes affecting the District by performing the following tasks (and such other tasks required by law but not specifically identified herein):
  - File name and location of the Registered Agent and Office location annually with the Florida Department of Commerce and the County.
  - Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
  - Provide the regular meeting schedule of the Board to County.
  - File all required financial reports to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction in compliance with Florida law.
  - File a request letter to the local Supervisor of Elections of the County for the number of registered voters as of April 15, each year. Report annually the number of registered voters in the District by June 1, of each year.
  - Transmit Public Facilities Report and related updates to appropriate agencies.

- Prepare and file the annual public depositor report.
- Serve as the contact person for the State Commission of Ethics for Financial Disclosure coordination.
- Maintain the District Seal.

Accounting and Reporting

- The Manager will implement an integrated management reporting system compliant with Generally Accepted Accounting Principles (GAAP) for government and fund accounting which will allow the District to represent fairly and with full disclosure the financial position of the District. The District's accounting activities will be overseen by a degreed accountant.

- The Manager will prepare reports as appropriate under applicable law, accounting standards, and bond trust indenture requirements. The Manager will track the District's general fund and bond fund activities and provide monthly and annual financial statements (including budget to actual summary).

- The Manager will administer the processing, review and approval, and timely payment of all invoices and purchase orders.

- The Manager will oversee District's capital and general fund accounts.

Audits

- The Manager will provide audit support to auditors for the required Annual Audit, and will ensure completion and submission of audit and Annual Financial Statements to the County, Auditor General, and other appropriate government entities in compliance with Florida law.

Budgeting

- The Manager will prepare and provide for a proposed budget for Board approval and submission to County in compliance with state law. The Manager will prepare final budget and backup material for and present the budget at all budget meetings, hearings and workshops. The Manager will ensure that all budget meetings, hearings, and workshops are properly noticed.

- The Manager will administer the adopted budget and prepare budget amendments on an ongoing basis as necessary.

Capital Program Administration

- The Manager will maintain proper capital fund and project fund accounting procedures and records.

- The Manager will coordinate with District staff to provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

- The Manager will 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 bondholders and underwriters, annual/quarterly disclosure reporting, etc.

Field Operations Management

- Upon direction by the District's Board of Supervisors and upon mutual agreement of the parties hereto, the Field Manager will provide Maintenance Contract Administration for District in general accordance with the fees outlined in Exhibit B.
- Create and maintain a fluid monthly report or action item list and present this report at all regularly scheduled Board of Supervisors Meetings.
- Engage and supervise all persons, as needed, necessary to properly maintain and operate the Property; this includes and is not limited to hired service vendors, maintenance staff, contracted vendors, and their subs.
- Purchase tools, equipment, supplies, and materials, ensuring, without qualification or exception, that the District is receiving the benefit and economies of competitive market prices.
- Solicit bids for services and materials and supplies to the District.
- Solicit, analyze, and negotiate informal contracts on behalf of the District, for services reasonably necessary with respect to the operation, maintenance, upkeep, repair, replacement, and preservation of the Property; all of which Service Contracts shall be subject to prior approval of and be executed by an officer of the District designated by the Board.
- Contract Management: Oversee and manage District field contracts for Landscape Maintenance, Aquatic Maintenance, and other service vendors by meeting with, and coordinating with vendors as needed to ensure contractual standards are being satisfied. Deficiency reports will be created when it is prudent to do so to enhance performance.
- Facility Management: Perform routine inspections as needed and present areas of potential concern to the District as identified; site visits will be on average twice a month. This is to identify possible maintenance items and ensure contracted contractor supplemental work has been performed satisfactorily. Additionally, to proactively monitor the status of district assets.
- Correspond and communicate with the Board of Supervisors and District Staff to respond to the various needs of the District and Community.
- Provide regular reports to the Board regarding the status of pending and completed activities and operations affecting the District and the Property.

Field Maintenance Services

- At the direction of the Board of Supervisors, District Manager, and/or Field Operations Manager, facilitate and carry out maintenance requests for the Community.
- Include supporting details on the invoices for each maintenance repair assignment, as well as for the Monthly Field Operations Report.
- Perform regular general maintenance services as requested at normal rates. This can be done through a monthly allowance for more rapid and voluminous work or proposals can be provided for individual projects.

Information Technology Services

- As applicable, coordinate with the District's ADA document remediation vendor (and website vendor) to ensure the District's website has the content required by Florida (and is on the website for the appropriate duration) and includes any additional information or materials requested by the Board.
- As applicable, coordinate with the District's Information Technology vendor to ensure emails of the Board are backed up and retained in compliance with Florida's public records laws.

FINANCIAL SERVICES

Assessments & Revenue Collection

- The Manager will 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 and administering assessments for Off Tax Roll parcels/lots.
- The Manager will provide payoff information and pre-payment amounts as requested by property owners, and collect prepayment of assessments as necessary.
- The Manager will monitor development of the District and perform Assessment True-up Analysis when appropriate.
- The Manager will issue estoppel letters as needed for property transfers.
- The Manager will maintain the District’s Lien Book, in which is recorded 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 within the District.

AMENITY MANAGEMENT SERVICES

This engagement is for the Manager to provide Amenity Management Services for the District. The duties and responsibilities include, but are not limited to the following:

Amenity Operations & Lifestyle Programming

- The Manager will recruit, hire, train, and monitor Clubhouse and Facilities staff.

- The Manager will assume responsibility to manage a vibrant schedule of activities, events and lifestyle programming. The Manager is structured to take a regional approach to serving its clients, but this structure does not preclude the Manager from assigning the most talented and qualified individuals, regardless of their location, to appropriate roles.

- The Manager will communicate lifestyle opportunities and residential services information to owners and potential residents.

- The Manager will promote voluntary compliance with District rules, regulations and policies by communicating with residents.

- The Manager will maintain an excellent level of customer service.

- The Manager will monitor the use of the amenities including resident barcode passes, security cameras, and other means of safeguarding the District.

- The Manager will coordinate with vendors, contractors, internal and external stakeholders to ensure smooth operations of day to day and special activities.

- The Manager will maintain all relevant records of incidents, inspections, revenue, and other information as required by the District.

- The Manager will assist with budget preparation and reports, policy recommendations and enforcement, safety and/or security recommendations, collection of rental fees, maintaining records as needed.

DISTRICT RESPONSIBILITIES

The District shall provide for the timely services of its legal counsel, engineer and any other consultants, contractors or employees, as required, for the Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District.

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EXHIBIT B
SCHEDULE OF FEES

STANDARD ON-GOING SERVICES ("SERVICES"): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District Management Services.

1. **DISTRICT MANAGEMENT SERVICES:**

Services Description	Fiscal Year 2027 GMS Fees **
Management, Administrative, Financial & Revenue Collection, and Accounting Services: • Annual Fee paid in equal monthly payments (plus reimbursables) • Our Agreement contemplates up to twelve (12) meetings per year up to three (3) hours in duration.	**$66,000**
Assessment Administration: • (Beginning with the first assessment to individual unit owners, direct assessment or utilizing tax collector) • One-time Annual Fee charged when the annual assessment is certified.	**$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 and 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**
Fiscal Year GMS Fees	**$74,500**

2. **AMENITY MANAGEMENT SERVICES:**

Services Description	Fiscal Year 2027 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**
Fiscal Year GMS Fees	**$171,353**

3. **OTHER FEES SCHEDULE:**

Item	Cost
Agenda Package Hardcopy (if Applicable)	**$2.50 per regular Agenda Mtg.**
Copy	**$0.15 / black and white page**
Binders, Envelopes, and other Office Supplies	**Actual Cost**
USPS / FedEx / UPS	**Actual Cost**
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 / Mtg.** **$250/hr.**
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 w/ 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**

Item	Cost
Standard Hourly Rates: • For additional scope services, not traditionally included in the Standard Scope of Services, will be included in monthly invoices. o The Hourly rate for the District Manager is $175/Hour. o The Hourly rate for the District Accountant is $125/Hour. o The Hourly rate for the District Administrative Assistant is $80/Hour. o The Hourly rate for the Field Operations Managers is $85.00/Hour.	**As Defined**
Facility Maintenance and Repair Services • GMS has a comprehensive on-site and insured maintenance service for small to medium-sized projects which can be provided at the direction of the District Board Of Supervisors and/or the District Manager.	**$55.00/Hour + Expenses**
Out-of-Pocket Reimbursable Expenses • Reimbursable expenses to be itemized on invoicing each month. • Written pre-approval from the District Manager or District must be included for any recruiting or other reimbursable expenses over $2,000.00 a month.	**At GMS Standard Rate or Costs**
Public Records Requests: • Public Records requests will be charged to the person making the request at fees allowable by law. These amounts will be reimbursed to GMS-Tampa by the District at the same rate.	**As Defined**
Additional Services: • All other requested items not specifically denoted in Exhibit "B" will be subject to either a flat rate proposal or an hourly rate proposal to the District.	**To Be Negotiated**
** For Fiscal Year 2027, with dates effective from the Effective Date through September 30th, 2027.	

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EXHIBIT C
CERTIFICATE OF INSURANCE

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/28/2026

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

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must 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	CONTACT NAME: Holly Howe
Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	PHONE (A/C, No, Ext): (904) 262-8080 FAX (A/C, No): (904) 262-1444 E-MAIL ADDRESS: holly@zelenrisk.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Northfield Insurance Company
INSURED Governmental Management Services-Tampa, LLC 1001 Bradford Way Kingston TN 37763	INSURER B : Hiscox Insurance Company INSURER C : RetailFirst Insurance Company INSURER D : INSURER E : INSURER F :

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.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			WS700756	02/27/2026	02/27/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		0520-59463	09/01/2025	09/01/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
B	Professional			MPL4245121.25	09/05/2025	09/05/2026	Each Claim Aggregate	$1,000,000 $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 Vicky M. Zelen <ME>

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/28/2026

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PRODUCER	CONTACT NAME: Stephanie Marciani
State Farm Edie Williams State Farm 330 A1A N Suite 324 Ponte Vedra, FL 32082	PHONE (A/C, No, Ext): 904-425-4054 FAX (A/C, No): 904-425-4049 E-MAIL ADDRESS: Stephanie@EdieWilliams.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Mutual Automobile Insurance Company	25178
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Governmental Management Services Tampa, LLC
1001 Bradford Way
Kingston, TN 37763

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.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE	$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
							PRODUCTS - COMP/OP AGG	$
								$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☒ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	X	X	0525445-SFP-59	10/11/2026	04/11/2027	COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$ 1,000,000
							BODILY INJURY (Per accident)	$ 1,000,000
							PROPERTY DAMAGE (Per accident)	$ 1,000,000
								$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N ☐ N / A If yes, describe under DESCRIPTION OF OPERATIONS below						☐ PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. 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

Lake St. Charles Community Development District
4530 Eagle Falls Place
Tampa, FL 33619

CANCELLATION

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

Stephanie Marciani

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/24/2026

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PRODUCER	CONTACT NAME: Stephanie Marciani
State Farm Edie Williams State Farm 330 A1A N Suite 324 Ponte Vedra, FL 32082	PHONE (A/C, No, Ext): 904-425-4054 FAX (A/C, No): 904-425-4049 E-MAIL ADDRESS: Stephanie@EdieWilliams.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : State Farm Mutual Automobile Insurance Company — 25178
INSURED Governmental Management Services Tampa, LLC 1001 Bradford Way Kingston, TN 37763	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

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

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ $ $ $ $ $
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☒ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	X	X	0525445-SFP-59	04/11/2026	10/11/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ 1,000,000 $ 1,000,000 $ 1,000,000
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N ☐ N / A If yes, describe under DESCRIPTION OF OPERATIONS below						☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

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

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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

Lake St. Charles Community Development District
4530 Eagle Falls Place
Tampa, FL 33619

CANCELLATION

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

Stephanie Marciani

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1001486 132849.12 03-16-2016

EXHIBIT D
ANTI-HUMAN TRAFFICKING AFFIDAVIT

Anti-Human Trafficking Affidavit

I, Kelly Adams as Director of HR, on behalf of Governmental Management Services-Tampa LLC. (the "Manager"), under penalty of perjury, hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Manager.

2. The Manager does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.

3. More particularly, the Manager 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.

Dated: June 18, 2026.

FURTHER AFFIANT SAYETH NAUGHT.

Manager:

GOVERNMENTAL MANAGEMENT SERVICES-TAMPA LLC.

AMANDA JONES
STATE OF TENNESSEE NOTARY PUBLIC
ROANE COUNTY

By: Kelly Adams

Name: Kelly Adams

Title: Director of HR

STATE OF TENNESSEE
COUNTY OF ROANE

SWORN TO AND SUBSCRIBED before me ☑ physical presence or ☐ remote notarization by Amanda Jones, as manager, of Governmental Management Services-Tampa LLC., who is personally known to me or who produced _____ as identification this 18 day of June, 2026.

Amanda Jones
Notary Public

(Notary Seal)

EXHIBIT E
DISTRICT AND AMENITY MANAGEMENT SERVICES PROPOSAL

[35 Pages To Follow]

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

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



GOVERNMENTAL MANAGEMENT SERVICES-TAMPA, LLC

DISTRICT MANAGEMENT SERVICES

GOVERNMENTAL MANAGEMENT SERVICES

GMS

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:

FULLY INTEGRATED SERVICES

- 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



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

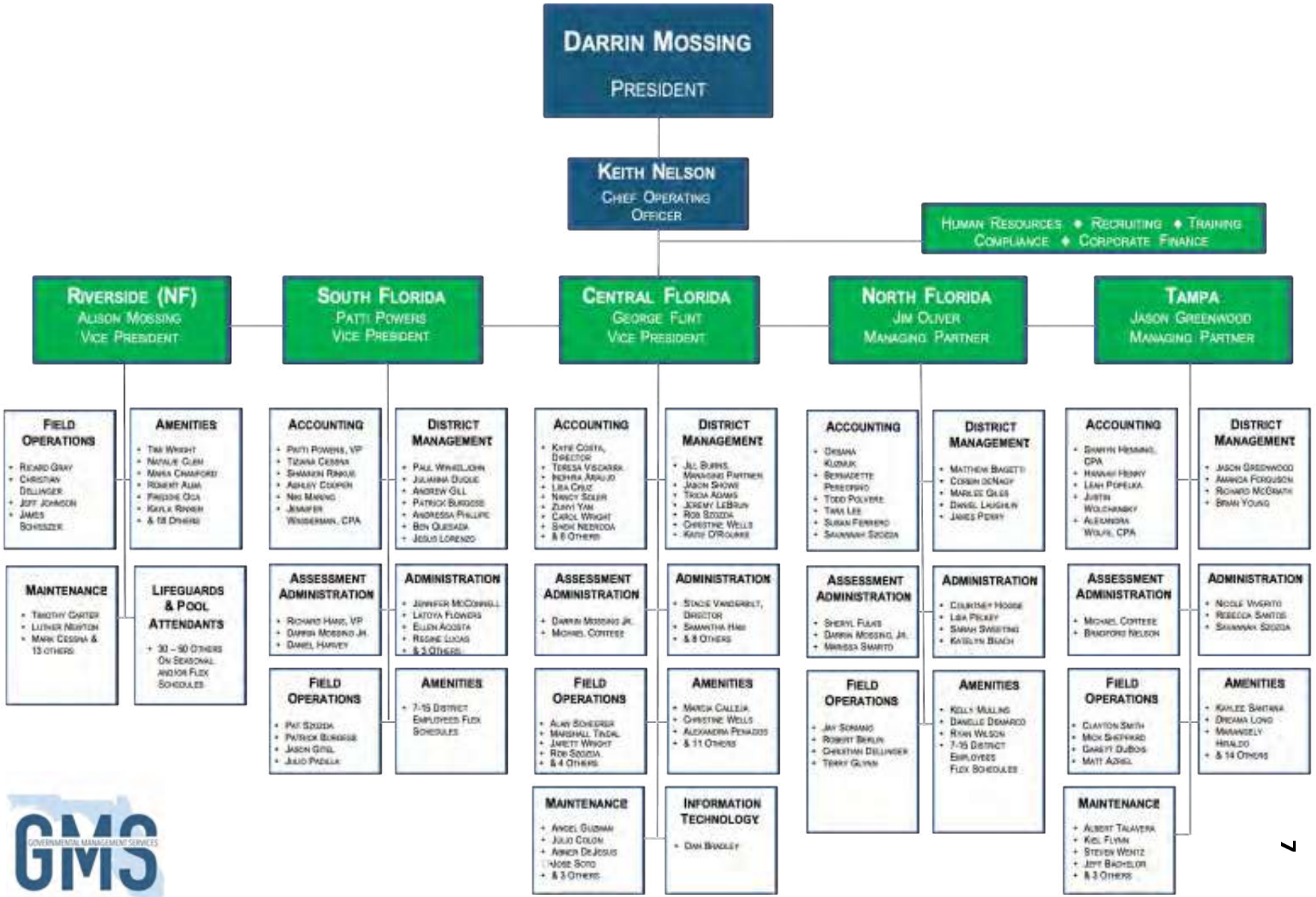
475 West Town Place,
Suite 114
St. Augustine, FL 32092
(904) 940-5850

1200 Riverplace
Boulevard
Jacksonville, FL 32207

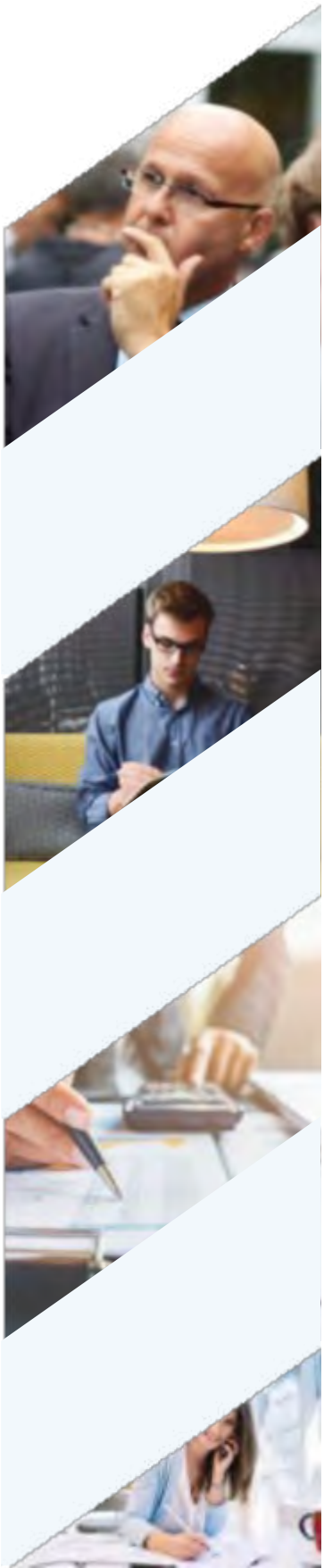
393 Palm Coast
Parkway SW, Suite 4
Palm Coast, FL 32137

We have additional satellite offices throughout the State of Florida

GOVERNMENTAL MANAGEMENT SERVICES



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



Richard McGrath
District Manager



Leah Popelka
District Accounting

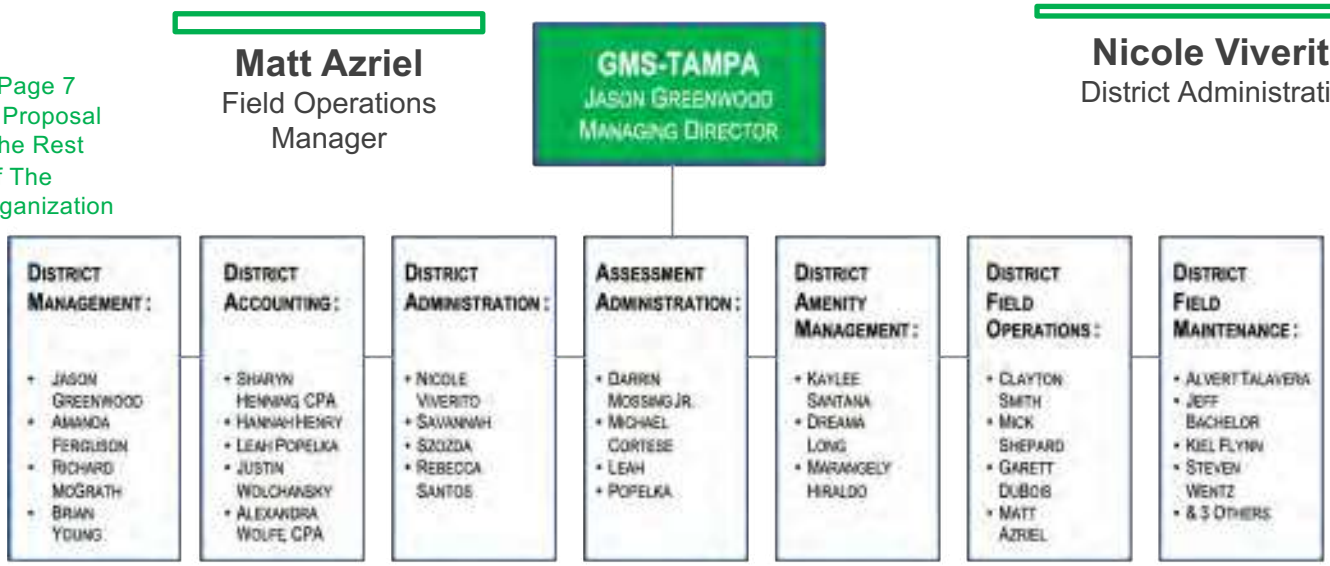


Matt Azriel
Field Operations Manager



Nicole Viverito
District Administration

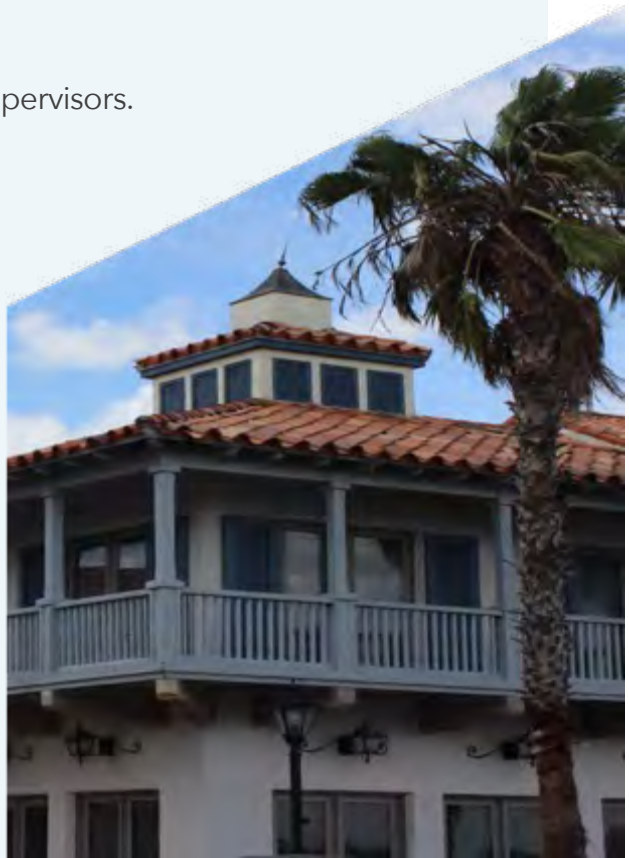
See Page 7 Of Our Proposal For The Rest Of The GMS Organization



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

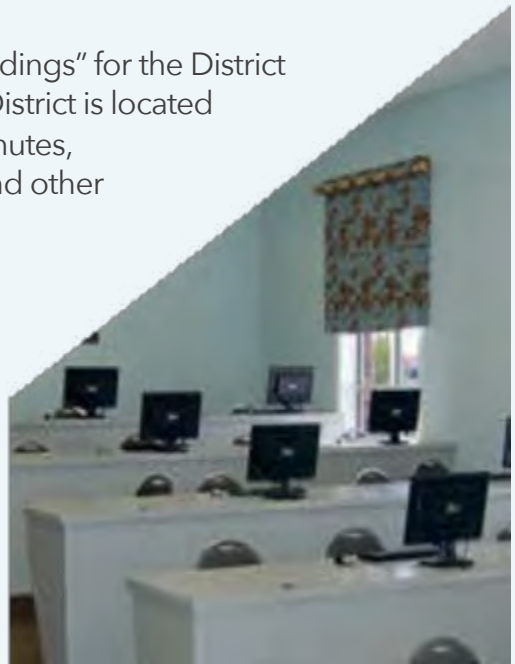
Richard McGrath also provides management services to CDDs throughout the State of Florida. Mr. McGrath is a licensed Real Estate Agent and operates out of our Tampa, Florida Office. He has a wealth of experience in customer service and management. Mr. McGrath earned his Bachelor's Degree in Business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

EXPERIENCE
21+ Years, CPA
- Accounting
- Financial Reporting

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

EXPERIENCE
13+ Years
- 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.





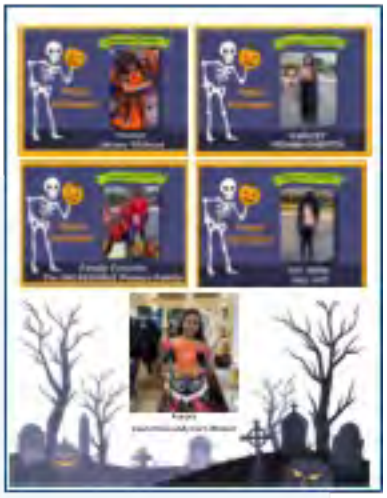


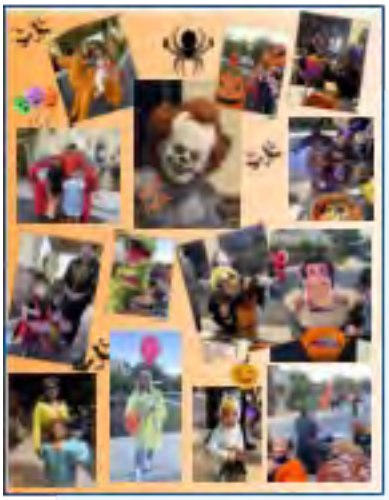
SAMPLE
NEWSLETTER





















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

GMS's current clients are listed in Table 2-1. This grid reflects a portion of the services provided to our clients.

GOVERNMENTAL MANAGEMENT SERVICES

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

GMS Client #	GMS Client Name As of 2026-07-14	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	Astonia	Polk	✓	✓	✓		✓
10	Asturia	Pasco	✓	✓	✓		✓
11	Auburn Lakes	Brevard	✓	✓	✓		
12	Bahia Mar	Broward	✓	✓	✓		
13	Ballentrae 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 Laural 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	✓	✓	✓		

CLIENT LISTING

GOVERNMENTAL MANAGEMENT SERVICES

GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
46	ChampionsGate Condominium Pr	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 Roving 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	✓	✓	✓		✓

CLIENT LISTING

GMS Client #	GMS Client Name As of 2026-07-14	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	Epmore	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. Securi	Miami-Dade	✓	✓			
109	Hammock Lakes Security Guard S	Miami-Dade	✓	✓			
110	Hammock Oaks Golf and RV Resor	Sumter	✓	✓	✓		✓
111	Hammock Oaks Harbor Security G	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	Hillard 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 T	Miami-Dade	✓	✓			

CLIENT LISTING

GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
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	McCarty'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 Spe	Miami-Dade	✓	✓			
176	Old Hickory	Osceola	✓	✓	✓		✓
177	Orchid Grove	Broward	✓	✓	✓		✓
178	Osceola Chain of Lakes	Osceola	✓	✓	✓		✓
179	OTC	Duval	✓	✓	✓		
180	Palm Coast Park	Flagler	✓	✓	✓		

CLIENT LISTING

GMS Client #	GMS Client Name As of 2026-07-14	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 E	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	✓	✓	✓		✓

CLIENT LISTING

GOVERNMENTAL MANAGEMENT SERVICES

GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
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	Sandmine 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 Gua	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	✓	✓	✓		✓

CLIENT LISTING

GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
271	Tapestry	Osceola	✓	✓	✓		✓
272	Terra Bella	Pasco	✓	✓	✓		✓
273	Tesoro	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 OCC	Orange	✓	✓	✓		

CLIENT LISTING

GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
316	White Clay	Polk	✓	✓	✓		
317	Wilford 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	✓	✓	✓		✓
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CLIENT LISTING

RISK MANAGEMENT **REQUIREMENTS**

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/24/2026

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

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must 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 Devoe Street Jacksonville FL 32220
CONTACT NAME:	Holly Howe
PHONE (A/C, No, Ext):	(904) 262-8080
FAX (A/C, No):	(904) 262-1444
E-MAIL ADDRESS:	holly@zelenrisk.com
INSURED	Governmental Management Services-Tampa, LLC 1001 Bradford Way Kingston TN 37763
INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A:	Northfield Insurance Company
INSURER B:	Hiscox Insurance Company
INSURER C:	RetailFirst Insurance Company
INSURER D:	
INSURER E:	
INSURER F:	

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.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			WS700756	02/27/2026	02/27/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG OTHER	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS HIRED AUTOS SCHEDULED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $ $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			0520-59463	09/01/2025	09/01/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
B	Professional			MPL4245121.25	09/05/2025	09/05/2026	Each Claim Aggregate	$1,000,000 $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: Vicky M. Zelen <ME>

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/24/2026

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

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

PRODUCER	Edie Williams State Farm 330 A1A N Suite 324 Ponte Vedra, FL 32082
CONTACT NAME:	Stephanie Marciani
PHONE (A/C, No, Ext):	904-425-4054
FAX (A/C, No):	904-425-4049
E-MAIL ADDRESS:	Stephanie@EdieWilliams.com
INSURED	Governmental Management Services Tampa, LLC 1001 Bradford Way Kingston, TN 37763
INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A:	State Farm Mutual Automobile Insurance Company 25178
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

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.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG OTHER	$ $ $ $ $ $ $
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	X	X	0525445-SFP-59	04/11/2026	10/11/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ 1,000,000 $ 1,000,000 $ 1,000,000 $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. 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: Stephanie Marciani

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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**

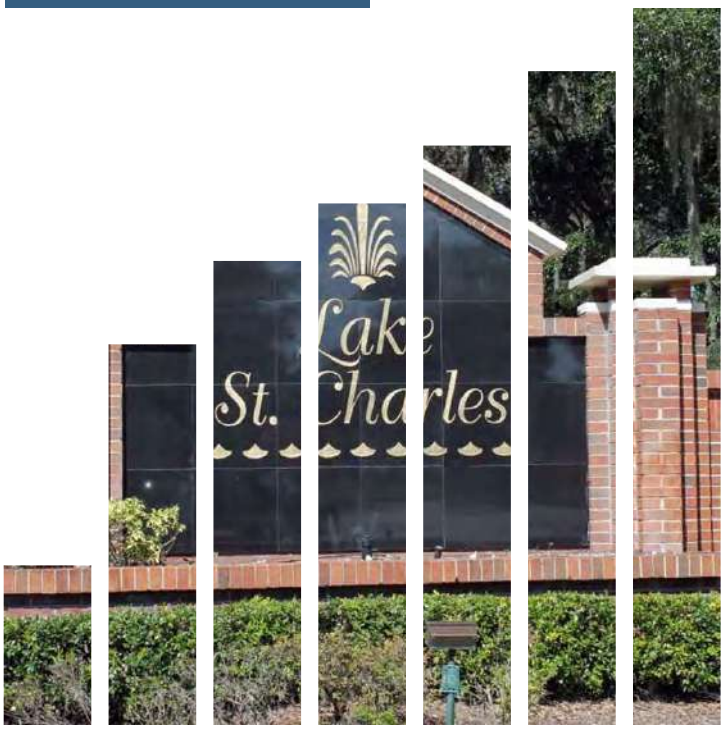
EXHIBIT "B" – MISCELLANEOUS FEES SCHEDULE

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

GMS
GOVERNMENTAL MANAGEMENT SERVICES

Address:
4530 Eagle Falls Place
Tampa, FL 33619

Direct Phone Line:
(865) 603-5101

Darrin Mossing, GMS President:
DMOSSING@GMSTNN.COM

Tab 7

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND FIXING THE COMPENSATION OF THE DISTRICT MANAGER; AND PROVIDING 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 entirely within Hillsborough County, Florida; and

WHEREAS, pursuant to Section 190.007(1), *Florida Statutes*, the Board of Supervisors of the District ("Board") desires to employ and fix compensation of a District Manager; and

WHEREAS, the Board has determined that the appointment of a District Manager is necessary, appropriate, and in the District's best interests; and

WHEREAS, the Board desires to appoint a District Manager and to provide compensation for their services.

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

SECTION 1. Governmental Management Services-Tampa, LLC is appointed as District Manager effective as of November 1, 2026, and shall be compensated for their services in such capacity in the manner prescribed in the agreement incorporated herein by reference as **Exhibit A.**

SECTION 2. This authorization shall be continuing in nature until revoked by the District.

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

PASSED AND ADOPTED THIS 13TH DAY OF OCTOBER 2026.

ATTEST:

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: District Management Fee Agreement

Exhibit A
District Management Fee Agreement

[See following pages]

Tab 8

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT 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 entirely within Hillsborough County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

SECTION 1. _____ is hereby designated as the Registered Agent for Lake St. Charles Community Development District. All persons and/or entities previously designated as the District's Registered Agent shall be automatically removed as of the effective date of this Resolution.

SECTION 2. The District's Registered Office shall be located at 4530 Eagle Falls Place, Tampa, Florida 33619. All locations previously designated as the District's Registered Office shall be automatically removed as of the effective date of this Resolution.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District's Secretary is hereby directed to file certified copies of this Resolution with Hillsborough County, Florida, and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective on November 2, 2026.

PASSED AND ADOPTED THIS 13TH DAY OF OCTOBER 2026.

ATTEST:

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson, Board of Supervisors

Tab 9

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT DIRECTING GOVERNMENTAL MANAGEMENT SERVICES-TAMPA, LLC, TO MAINTAIN A LOCAL BANK ACCOUNT AT _____ FOR THE DISTRICT AND APPOINTING _____ AS SIGNORS ON THE ACCOUNT; AUTHORIZING CLOSURE OF OTHER CHECKING ACCOUNTS; AND PROVIDING 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 entirely within Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors ("Board") previously adopted a resolution appointing certain employees of the District's previous management company as officer of the District to perform services on behalf of the District, including as authorized signatories on the District's bank accounts; and

WHEREAS, the District has engaged the services of Governmental Management Services-Tampa, LLC as the District's management company effective November 2, 2026, pursuant to a District Management Agreement; and

WHEREAS, the Board desires to establish a local bank account for the District and appoint _____(Secretary), _____(Treasurer), and _____(Assistant Treasurer) as signors on the District's accounts, effective as of November 2, 2026.

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

SECTION 1. Governmental Management Services-Tampa, LLC, is directed to maintain the existing local bank account for the District at _____.

SECTION 2. The _____(Secretary), _____(Treasurer), and _____ (Assistant Treasurer) shall be appointed as signors on the District's accounts and are authorized to administer the District's accounts.

SECTION 3. All previous signers on the District's accounts shall be automatically removed effective as of November 1, 2026.

SECTION 4. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 13TH DAY OF OCTOBER 2026.

ATTEST:

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson, Board of Supervisors

Tab 10

RESOLUTION 2027-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE REMOVAL AND APPOINTMENT OF OFFICERS OF THE DISTRICT 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 entirely within Hillsborough County, Florida; and

WHEREAS, due to the impending change of the District's management company effective November 2, 2026, the Board of Supervisors of the District desires to provide for the removal and designation of certain Officers of the District.

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

SECTION 1. _____ is appointed Secretary effective as of November 2, 2026. Effective November 1, 2026, Stephanie DeLuna is removed as Assistant Secretary.

SECTION 2. _____ is appointed Assistant Secretary effective as of November 2, 2026. Effective November 1, 2026, Matthew Huber is removed as Assistant Secretary.

SECTION 3. _____ is appointed Treasurer effective as of November 2, 2026. Effective November 1, 2026, Scott Brizendine is removed as Treasurer.

SECTION 4. _____ are appointed Assistant Treasurers effective as of November 2, 2026. Effective November 1, 2026, Shawn Wildermuth are removed as Assistant Treasurer.

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

PASSED AND ADOPTED THIS 13TH DAY OF OCTOBER 2026.

ATTEST**:**

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairperson, Board of Supervisors

Tab 11

RESOLUTION 2027-05

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE PRINCIPAL HEADQUARTERS OF THE DISTRICT; RE-DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District desires to specify the location of the District's principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District's records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

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

SECTION 1. The District's principal headquarters for the purpose of establishing proper venue shall be Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619.

SECTION 2. The District's local records office shall be located at the offices of Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619.

SECTION 3. This Resolution become effective November 2, 2026.

PASSED AND ADOPTED THIS 13TH OF OCTOBER 2026.

ATTEST:

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson / Vice Chairperson
Board of Supervisors

Tab 12

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.

DRAFT

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

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

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

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

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.

B. District Engineer

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

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

C. Operations Manager

1. Clubhouse Monthly Status Report

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

DRAFT

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

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

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

- **Pools and Spa:**

    - The kiddie pool has been out of commission for six months as the previous contractor could not pull the required permits.

    - The board approved quote number 2667 for a natural gas pool and spa heater 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.

    - To expedite repairs and avoid further delays, the board passed two motions: one to approve a "not-to-exceed" expenditure of $9,000 for kiddie pool repairs, and another to approve a "not-to-exceed" expenditure of $12,000 for the combined refinishing of both the kiddie pool and the spa.

    - Supervisor Turinsky was appointed as the liaison to manage the project.

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

> On a motion by 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.

DRAFT

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.

DRAFT

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.

DRAFT

163 _____ _____
164 Assistant Secretary Chair / Vice Chair
165

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

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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.

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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.

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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.

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- 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.

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Assistant Secretary Chair / Vice Chair

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MINUTES OF MEETING

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

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

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

Present and constituting a quorum:

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

Also, present were:

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

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.

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> 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.

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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.

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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.

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Assistant Secretary Chair / Vice Chair

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MINUTES OF MEETING

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

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Lake St. Charles Community Development District was held on **Wednesday, 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**

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.

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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.

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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.

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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.

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Assistant Secretary Chair / Vice Chair

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MINUTES OF MEETING

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

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Lake St. Charles Community Development District was held on **Wednesday, 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 Spongberg	**Amenity Manager, Rizzetta & Co., Inc.**
David Manfrin	**LMP Representative**
Audience	**Present**

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.

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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.

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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.

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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.

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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

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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.

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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.

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Assistant Secretary Chair / Vice Chair

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MINUTES OF MEETING

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

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Lake St. Charles Community Development District was held on **Wednesday, September 2, 2026, at 5:01 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:

Matthew Huber	**Director, Rizzetta & Co., Inc.**
Savannah Hancock	**District Counsel, Kilinski Van Wyk**
Angela Savinon	**Operations Manager, Rizzetta & Co., Inc.**
David Manfrin	**LMP Representative**
Jason Greenwood	**GMS Representative**
Kyle Darin	**Vesta Representative**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Huber called the meeting to order at 5:01 p.m. Mr. Huber presented Rizzetta & Company's termination notice, initiating a 60-day transition period with an anticipated final day of service of November 1, 2026, in accordance with the terms of the contract. He also confirmed that transition planning should proceed.

SECOND ORDER OF BUSINESS **Audience Comments**

Audience comments addressed the Board regarding staffing and inventory needs, the Villas fence project, landscape recommendations for non-irrigated cul-de-sac areas, and high grasses/weeds encroaching on the trail near the park.

DRAFT

THIRD ORDER OF BUSINESS Staff Reports

A. District Counsel

Ms. Hancock reported that proposals to replace Rizzetta & Co. were received from GMS Tampa and Vesta District Services. Counsel recommended 10–15 minute presentations from each firm, followed by Board Q&A.

i. Consideration of Proposals for District Management Services

a. Vesta District Services

Mr. Darrin presented Vesta's management capabilities, communication approach, project management, and accounting resources.

b. GMS - Tampa

Mr. Greenwood has qualifications in district management, amenity operations, field services, records management, and accounting.

On a motion by Mr. Turinsky, seconded by Ms. Gianakos, with all in favor, the Board approved GMS-Tampa's proposal for District Management Services, for the Lake St. Charles Community Development District.

ii. Consideration of RFQ for District Engineering Services

The Board directed staff to prepare and issue the advertisement for, with responses anticipated prior to the Thanksgiving holiday.

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

iii. Discussion of Crosspoint Deficiency Notice

The Board discussed the Crosspoint deficiency notice and the need for an LMP for the Lakeside area and the backside of the monument. The Board discussed whether to authorize the necessary funding or hold the matter pending further information.

On a motion by Mr. Marshall, seconded by Ms. Gianakos, with all in favor, the Board approved Crosspoint Landscaping 10% hold back totaling the amount to $52,807.50, for the Lake St. Charles Community Development District.

DRAFT

B. Discussion of Landscaping Agreement

> On a motion by Mr. Turinsky, seconded by Ms. Gianakos, with all in favor, Board approved the retention of LMP for the Lake St. Charles Community Development District for a one-year renewal term and directed Counsel to prepare the renewal agreement.

C. District Engineer

The district engineer was not present.

A. Operations Manager

i. Monthly Status Report

Ms. Savinon presented the monthly status report.

The Board discussed amenity proposals.

> On a motion by Ms. Gianakos, seconded by Mr. Marshall, with all in favor, the Board approved LMP Proposal No. 414983 in the amount of $969.74 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 LMP Proposal No. 414980 in the amount of $523.59, 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 LMP Proposal No. 414978 in the amount of $341.22, for the Lake St. Charles Community Development District.

ii. Presentation of Trail Proposals

This item was tabled.

iii. Ratification of Alvarez Plumbing Proposal

> On a motion by Ms. Gianakos, seconded by Ms. Davis, with all in favor, the Board ratified the Alvarez Plumbing Proposal in the amount of $2,775.00, for the Lake St. Charles Community Development District.

E. District Manager

Mr. Huber reminded the Board that the next meeting will be held on October 13, 2026, at 6:00 p.m.

DRAFT

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

The Board discussed the meeting schedule. The resolution will reflect that meetings will be held on the second Tuesday of each month at 6:00 p.m.

> On a motion by Mr. Turinsky, seconded by Mr. Marshall, and with all members in favor, the Board adopted Resolution 2026-17; for the meeting schedule for the Lake St. Charles Community Development District, with meetings to be held on the second Tuesday of each month at 6:00 p.m.

FOURTH ORDER OF BUSINESS **Business Items**

A. Discussion of Dock Area

This item was tabled.

B. Discussion of Audits and Filing

This item was tabled.

C. Discussion of Hardeman Recovery Efforts

A discussion was held and the item was tabled.

D. Discussion of Deposit Recovery Efforts for Coastal Creations Pools

This item was tabled.

E. Discussion of ADP Closure

This item was tabled.

F. Discussion of HOA Pickleball Tournament

A discussion was held regarding the HOA Pickleball Tournament, tentatively scheduled for the first or second week of November. The Board also discussed matters related to the required waiver and associated legal costs.

> On a motion by Mr. Turinsky, seconded by Ms. Brown, with all in favor, the Board authorized Counsel to draft the agreement, for the Lake St. Charles Community Development District.

DRAFT

G. Discussion of Maintenance Technical Job Description

A discussion was held and no board action was taken.

H. Presentation of 2nd Quarterly Website Audit

A discussion was held and no board action was taken.

I. Ratification of LMP Proposal

This item was tabled.

J. Presentation of Project Evaluation Criteria

This item was tabled.

K. Presentation of Budget Oversight Items

This item was tabled.

L. Presentation of License Agreements

This item was tabled.

M. Presentation of Adopted Amenity Rate Schedule and Resolution 2026-10

This item was tabled.

N. Presentation of Current Vendor Form Used Under $2,000

This item was tabled.

O. Presentation of Adopted Pool Rules

DRAFT

This item was tabled.

P. Presentation of Adopted Suspension and Termination of Access Rule

This item was tabled.

Q. Presentation of Reimbursement of Unsupported March 2026 Expenses

A discussion was held and no board action was taken.

FIFTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Audit Committee Meeting Minutes from the Meeting held on April 1, May 5, June 3, July 1, and August 5,2026

The Board tabled the meeting minutes until the next meeting.

B. Consideration of Operation and Maintenance Expenditures for June 2026

On a motion by Mr. Marshall, seconded by Ms. Gianakos, with all in favor, the Board approved June 2026 ($87,502.81) Operation and Maintenance Expenditures, for the Lake St. Charles Community Development District.

C. Review of Financial Statements for May & June 2026

No Board action was taken.

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

Mr. Turinsky made comments regarding the LG Sonic reports and Mailchimp. The camera matter was also mentioned

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 7:50 p.m., for the Lake St. Charles Community Development District.

DRAFT

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238 _____ _____
239 Assistant Secretary Chair / Vice Chair

DRAFT

Tab 13

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
July 2026

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

The total items being presented: **$171,986.51**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Benjamin Turinsky	100264	BT060326	BOS Meeting 06/03/26	$ 200.00
Benjamin Turinsky	100264	BT070126	BOS Meeting 07/01/26	$ 200.00
Brandon Business Machines, Inc.	100273	I289038	Copier 05/26	$ 1.00
Brandon Business Machines, Inc.	100273	I289938	Copier 06/26	$ 15.94
Brandon Business Machines, Inc.	100273	I291098	Copier 07/26	$ 12.00
Costena Services, LLC	100274	71526-3	Electrical Repair 07/26	$ 879.60
Crisdel Group Inc.	100265	063026-751	Trail Modifications Contract 06/26	$ 66,301.67
Cushion Solutions	100260	41572	Restraping Chairs 07/26	$ 105.00
Florida Department of Health Hillsborough County	20260701-3	29-BID-8542734	Pool Permit 06/26	$ 400.35
Florida Department of Health Hillsborough County	20260701-1	29-BID-8543676	Pool Permit 06/26	$ 275.35
Florida Department of Health Hillsborough County	20260701-2	29-BID-8543933	Pool Permit 06/26	$ 275.35
Frontier Communications of FL	20260721-1	81374118020525215-062526	Internet Services 07/26	$ 140.04
Frontier Communications of FL	20260721-2	81374121011124035-062526	Internet Services 07/26	$ 130.98

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hillsborough County BOCC	20260703-1	4678710000-061026	6801 Colonial Lake Dr 05/26	$ 675.61
Hillsborough County BOCC - Citizen Board	100275	751-062626	Clubhouse Violation 06/26	$ 750.00
Jayman Enterprises, LLC	100258	1378	Gate Maintenance 05/26	$ 250.00
Jayman Enterprises, LLC	100276	4604	Fence Repair 06/26	$ 175.00
John H. Marshall	100266	JM060326	BOS Meeting 06/03/26	$ 200.00
John H. Marshall	100266	JM070126	BOS Meeting 07/01/26	$ 200.00
Kilinski Van Wyk, PLLC	100277	15410	Legal Counsel 06/26	$ 5,585.15
Kimley-Horn and Associates, Inc.	100278	34883231	Engineering Services - Task Work Order #4.1-4.4 06/26	$ 38,924.22
Kimley-Horn and Associates, Inc.	100278	35723869	Engineering Services - Task Work Order #4.1-4.4 04/26	$ 512.54
Landscape Maintenance Professionals, Inc.	100279	403620	Irrigation Repair 06/26	$ 168.38
Landscape Maintenance Professionals, Inc.	100279	403621	Irrigation Repair 06/26	$ 173.10
Landscape Maintenance Professionals, Inc.	100259	403622	Irrigation Repair 06/26	$ 156.98
Landscape Maintenance Professionals, Inc.	100279	403623	Irrigation Repair 06/26	$ 327.86

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	100279	404153	Oak Tree Trimming 06/26	$ 1,675.00
Landscape Maintenance Professionals, Inc.	100279	405175	Landscape Maintenance 07/26	$ 15,190.50
Leaf Commercial Capital, Inc.	20260702-1	20424235	Copier Lease 06/26	$ 161.99
Michael Christy	100261	MC070826	Rental Deposit 07/08/26	$ 350.00
Protegrity Restoration Services	100263	751-062426	Dehumidifier Install Balance 05/26	$ 500.00
Rizzetta & Company, Inc.	100262	INV0000109743	Personnel Reimbursement 05/26	$ 3,753.40
Rizzetta & Company, Inc.	100256	INV0000110675	Management Services 06/26	$ 4,996.00
Rizzetta & Company, Inc.	100257	INV0000110724	Personnel Reimbursement 07/26	$ 7,298.59
Rizzetta & Company, Inc.	100271	INV0000110803	Cell Phone 06/26	$ 224.15
Rizzetta & Company, Inc.	100270	INV0000110813	Mass Mailing 06/26	$ 1,519.64
Rizzetta & Company, Inc.	100272	INV0000110849	Personnel Reimbursement 07/26	$ 6,626.32
Security Concepts of Tampa, Inc.	100280	101457	Quaterly Alarm Monitoring 06/26	$ 96.00
Solitude Lake Management, LLC	100281	PSI284142	Aquatic Maintenance 07/26	$ 183.38

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Solitude Lake Management, LLC	100281	PSI284379	Aquatic Maintenance 07/26	$ 1,444.33
Solitude Lake Management, LLC	100281	PSI284598	Quarterly Fountain Maintenance (Site 21) 07/26-09/26	$ 150.54
TECO	20260730-1	221003603224-070826	Electric Services 06/26	$ 238.94
TECO	20260730-2	221005960721-070826	Electric Services 07/26	$ 19.63
TECO	20260723-1	311000010257-070726	Electric Summary 05/26	$ 3,937.18
TIGRIS Aquatic Services, LLC	100282	4388444	Quarterly Fountain/Aeration Service 06/26	$ 600.00
Toni Marie Davis	100267	TD060326	BOS Meeting 06/03/26	$ 200.00
Toni Marie Davis	100267	TD070126	BOS Meeting 07/01/26	$ 200.00
Total Community Maintenance, LLC	100283	9013	Janitorial Services 07/26	$ 1,200.00
Valley National Bank	20260728-1	CC063026-751	Credit Card Expenses 06/26	$ 1,136.56
Verizon Wireless	20260713-1	6146909563	Account #842082173-00001 06/26	$ 27.02
Virginia Gianakos	100268	VG060326	BOS Meeting 06/03/26	$ 200.00
Virginia Gianakos	100268	VG070126	BOS Meeting 07/01/26	$ 200.00

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Yvonne R. Brown	100269	YB060326	BOS Meeting 06/03/26	$ 200.00
Yvonne R. Brown	100269	YB070126	BOS Meeting 07/01/26	$ 200.00
Zebra Cleaning Team, Inc.	100284	8731	Monthly Pool Maintenance 07/26	$ 2,125.00
Zebra Cleaning Team, Inc.	100284	8780	Enzyme Remover 07/26	$ 296.22
Total				**$ 171,986.51**

LAKE ST. CHARLES CDD
June 3,2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Virginia Gianakos	X
Yvonne Brown	X
John Hines Marshall	X
Toni Marie Davis	X
Benjamin Turinsky	X
(*) Does not get paid	

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:02pm
Meeting End Time:	8:24pm
Total Meeting Time:	3 Hrs.

Time Over **3** Hours:	

Total at **$175.00** per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

SCANNED

LAKE ST. CHARLES CDD
July 1,2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:00PM
Meeting End Time:	8:06PM
Total Meeting Time:	3hr 6MIN

Time Over 3 Hours:	

Total at **$175.00** per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

Brandon Business Machines, Inc.

INVOICE

Invoice Number: I289038
Invoice Date: 5/1/2026
Account Number: LS47
Balance Due: $1.00

Bill To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
Attn: VIRGINIA
3434 COLWELL AVE. STE.200
TAMPA, FL 33614

Ship To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
Attn: DAVID ESKRA
6801 COLONIAL LAKE DR.
RIVERVIEW, FL 33578

Sales Person	P. O. Number	Payment Terms	Payment Due
			5/1/2026

Remarks

Description	Amount
Finance Charge	$1.00

Effective May 1st 2026 all credit card payments will include a 2.5% processing fee. This fee reflects our actual cost of acceptance. Cash, check, ACH and debit card payments will continue to be available at no additional charge.

Subtotal	$1.00
Discount	$0.00
Freight	$0.00
Sales Tax	$0.00
Invoice Total	$1.00
Balance Due	$1.00

CONTRACT INVOICE

Invoice Number: I289938
Invoice Date: 05/26/2026
Account Number: **LS47**

505 W. Robertson St., Brandon, FL 33511
Mailing: P.O. Box 1142, Brandon, FL 33509
Ph: 813-689-1950 Fax: 813-684-8051
www.bbmusa.com

Bill To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
VIRGINIA
3434 COLWELL AVE. STE.200
TAMPA, FL 33614

Customer: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
6801 COLONIAL LAKE DR.
RIVERVIEW, FL 33578

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LS47	Net 30 Days	06/25/2026	$15.94	**$15.94**

Invoice Remarks

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
BBM55840-02		$15.94		02/23/2022	

Contract Remarks

Summary:

Contract base rate charge for the 05/23/2026 to 06/22/2026 billing period	$12.00
Contract overage charge for the 04/23/2026 to 05/22/2026 overage period	$3.94 **
**See overage details below	$15.94

Detail:

Equipment included under this contract

COPYSTAR/CS 2554ci

Number	Serial Number	Base Adj.	Location
BBM55840	H551902172	$0.00	LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT 6801 COLONIAL LAKE DR. RIVERVIEW, FL 33578

Meter Type	Meter Group	Begin Meter	End Meter	Credits	Total	Covered	Billable	Rate	Overage
Total Count	TOTAL	83,694	85,022		1,328	1,000	328	$0.012000	$3.94
									$3.94

Effective May 1st 2026 all credit card payments will include a 2.5% processing fee. This fee reflects our actual cost of acceptance. Cash, check, ACH and debit card payments will continue to be available at no additional charge.

Invoice SubTotal	$15.94
Tax:	$0.00
Invoice Total	$15.94
Balance Due:	**$15.94**

CONTRACT INVOICE

Invoice Number: I291098
Invoice Date: 06/23/2026
Account Number: **LS47**

505 W. Robertson St., Brandon, FL 33511
Mailing: P.O. Box 1142, Brandon, FL 33509
Ph: 813-689-1950 Fax: 813-684-8051
www.bbmusa.com

Bill To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
VIRGINIA
3434 COLWELL AVE. STE.200
TAMPA, FL 33614

Customer: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
6801 COLONIAL LAKE DR.
RIVERVIEW, FL 33578

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LS47	Net 30 Days	07/23/2026	$12.00	**$12.00**

Invoice Remarks

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
BBM55840-02		$12.00		02/23/2022	

Contract Remarks

Summary:

Contract base rate charge for the 06/23/2026 to 07/22/2026 billing period	$12.00
Contract overage charge for the 05/23/2026 to 06/22/2026 overage period	$0.00 **
**See overage details below	$12.00

Detail:

Equipment included under this contract

COPYSTAR/CS 2554ci

Number	Serial Number	Base Adj.	Location
BBM55840	H551902172	$0.00	LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT 6801 COLONIAL LAKE DR. RIVERVIEW, FL 33578

Meter Type	Meter Group	Begin Meter	End Meter	Credits	Total	Covered	Billable	Rate	Overage
Total Count	TOTAL	85,022	85,790		768	1,000	0	$0.012000	$0.00
									$0.00

Effective May 1st 2026 all credit card payments will include a 2.5% processing fee. This fee reflects our actual cost of acceptance. Cash, check, ACH and debit card payments will continue to be available at no additional charge.

Invoice SubTotal	$12.00
Tax:	$0.00
Invoice Total	$12.00
Balance Due:	**$12.00**

Costena Services, LLC
Licensed Electrician EC13003223
30729 Burleigh Dr Wesley Chapel FL 33543
www.costenaservices.com **Call Us (813) 401-6571**

Invoice

7/15/2026
Job Number 71526-3
Customer Lake St Charles CDD
Contact Angela
Job address: 6801 Colonial Lake Dr Riverview FL 33578

Scope of Work:
Service Call - Irrigation control not getting power and not coming on. Teco has been out and confirmed power at meter can.
Tested voltage at breaker panel. Tested voltage at Irrigation controller and at pump. Voltage was good at all points. Signs of lightning strike evident at controller. Installed surge protector at panel to mitigate future lightning strikes or power surges to electronic controller equipment.

Total for Job **$879.60**

Terms: Due upon receipt, net 10 days.

Please remit to: 30729 Burleigh Drive Wesley Chapel FL 33543

Thank you for your business!

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: $66,301.67

Date: 06/30/2026

Made Payable To: Crisdel Group, Inc.
220 Ryan Street
South Plainfield NJ 07080

Description: Trail Modifications Contract

Requested By: Karla Pena, Staff Accountant II

Special Instructions: Code to 57200-4761

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

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

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

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

VIA ARCHITECT: John Marshall
jmarshall@lakestcharles.org

APPLICATION NO.: 2
APPLICATION DATE: 5/28/2026
PERIOD TO: 5/31/2026
CONTRACT DATE: 11/24/2025
PROJECT NO.: 2553

DISTRIBUTE TO:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

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

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

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

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

CONTRACTOR:

By: _____ Date: 5/28/2026

Frank A. Criscola, Pres.

State of } Florida
County of } Hillsborough
Subscribed and sworn to before me on this 28 day of May 2026

Douglas Underwager
Notary Public, State Of Florida
Commission No. HH 355114
My Commission Expires: 01/29/27

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

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED..... $ -

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

ARCHITECT:

BY: _____ DATE: _____

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

CONTINUATION SHEET AIA DOCUMENT G703 Page 1

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT,
containing Contractor's signed Certification, is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 2
APPLICATION DATE: 5/28/2026
PERIOD TO: 5/31/2026
PROJECT NO.: 2553

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

Cushion Solutions Incorporated
802 North Rome Aveune
Tampa, FL 33606
Phone: 813-253-2131
Fax: 480-275-3531
sales@cushionsolutions.net

Invoice

Date	Invoice #
7/10/2026	41572

Bill To	Ship To
Lake St. Charles ***Wesley Elias*** ***6801 Colonial Lake Drive*** ***Riverview, FL 33578*** ***813-741-9768***	***Lake St. Charles*** ***Wesley Elias*** ***6801 Colonial Lake Drive*** ***Riverview, FL 33578*** ***813-741-9768***

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 Chair Frame Straps: 232 Adobe Accents: 221 Black Sales Tax		1	105.00 0.00%	105.00T 0.00

Total	$105.00
Payments/Credits	$0.00
Balance Due	$105.00

State of Florida
Department of Health
Notification of Fees Due

Identification Number: 29-60-02057

For: Swimming Pools Public Pool > 25000 Gallons

To: **Lake St. Charles Community Developement District**
6801 Colonial Lake Dr
Riverview, FL 33578

Billing Code: 29-BID-8542734
Fee Amount: $400.00

Total Amount Due: $400.00

Payment Due 06/30/2026 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to **Hillsborough County**
Or pay online at www.MyFloridaEHPermit.com.

Account Information for: 29-60-02057
Facility Name: Lake St. Charles Main Pool
Location Address 1: 6801 Colonial Lake Dr
Location Address 2:
City: Riverview
State: FL
Zip Code: 33578

Owner Name: Lake St. Charles Community Developement Dis
Owner Address 1: 6801 Colonial Lake Dr
Owner Address 2: Riverview, FL 33578
Owner City: Riverview
Owner State: FL
Owner Zip Code: 33578
Work Phone:
Home Phone:

County Mailing Address 1: P O Box 5135
County Mailing Address 2:
County Mailing City: Tampa
County Mailing State: FL
County Mailing Zip Code: 33675

Facility Contact Name: Lake St. Charles Community Developemer
Work Phone:
Home Phone:

Signature: Date:

[Environmental Public Health - Account Information Copy]

State of Florida
Department of Health
Notification of Fees Due

Identification Number: 29-60-02057

For: Swimming Pools Public Pool > 25000 Gallons

To: **Lake St. Charles Community Developement Distri**
6801 Colonial Lake Dr
Riverview, FL 33578

Billing Code: 29-BID-8542734
Fee Amount: $400.00

Total Amount Due: $400.00
Payment Due 06/30/2026 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.
Or pay online at www.MyFloridaEHPermit.com.

State of Florida
Department of Health
Notification of Fees Due

Identification Number: 29-60-02056

For: Swimming Pools Spa-Type Pools

To: **Lake St. Charles Community Developement District**
6801 Colonial Lake Dr
Riverview, FL 33578

Billing Code: 29-BID-8543676
Fee Amount: $275.00

Total Amount Due: $275.00

Payment Due 06/30/2026 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to **Hillsborough County**
Or pay online at www.MyFloridaEHPermit.com.

Account Information for: 29-60-02056
Facility Name: Lake St. Charles Spa
Location Address 1: 6801 Colonial Lake Dr
Location Address 2:
City: Riverview
State: FL
Zip Code: 33578

Owner Name: Lake St. Charles Community Developement Dis
Owner Address 1: 6801 Colonial Lake Dr
Owner Address 2: Riverview, FL 33578
Owner City: Riverview
Owner State: FL
Owner Zip Code: 33578
Work Phone:
Home Phone:

County Mailing Address 1: P O Box 5135
County Mailing Address 2:
County Mailing City: Tampa
County Mailing State: FL
County Mailing Zip Code: 33675

Facility Contact Name: Lake St. Charles Community Developemer
Work Phone:
Home Phone:

Signature: _____ Date: _____

[Environmental Public Health - Account Information Copy]

State of Florida
Department of Health
Notification of Fees Due

Identification Number: 29-60-02056

For: Swimming Pools Spa-Type Pools

To: **Lake St. Charles Community Developement Distri**
6801 Colonial Lake Dr
Riverview, FL 33578

Billing Code: 29-BID-8543676
Fee Amount: $275.00

Total Amount Due: $275.00
Payment Due 06/30/2026 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.
Or pay online at www.MyFloridaEHPermit.com.

State of Florida
Department of Health
Notification of Fees Due

Identification Number: 29-60-02055

For: Swimming Pools Wading Pool

To: **Lake St. Charles Community Developement District**
6801 Colonial Lake Dr
Riverview, FL 33578

Billing Code: 29-BID-8543933
Fee Amount: $275.00

Total Amount Due: $275.00

Payment Due 06/30/2026 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to **Hillsborough County**
Or pay online at www.MyFloridaEHPermit.com.

Account Information for: 29-60-02055
Facility Name: Lake St. Charles Wade Pool
Location Address 1: 6801 Colonial Lake Dr
Location Address 2:
City: Riverview
State: FL
Zip Code: 33578

Owner Name: Lake St. Charles Community Developement Dis
Owner Address 1: 6801 Colonial Lake Dr
Owner Address 2: Riverview, FL 33578
Owner City: Riverview
Owner State: FL
Owner Zip Code: 33578
Work Phone:
Home Phone: (555) 555-5555

County Mailing Address 1: P O Box 5135
County Mailing Address 2:
County Mailing City: Tampa
County Mailing State: FL
County Mailing Zip Code: 33675

Facility Contact Name: Lake St. Charles Community Developemer
Work Phone:
Home Phone: (555) 555-5555

Signature: _____ Date: _____

[Environmental Public Health - Account Information Copy]

State of Florida
Department of Health
Notification of Fees Due

Identification Number: 29-60-02055

For: Swimming Pools Wading Pool

To: **Lake St. Charles Community Developement Distri**
6801 Colonial Lake Dr
Riverview, FL 33578

Billing Code: 29-BID-8543933
Fee Amount: $275.00

Total Amount Due: $275.00
Payment Due 06/30/2026 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.
Or pay online at www.MyFloridaEHPermit.com.

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

Billing Date:
Jun 25, 2026

Billing Period:
Jun 25 - Jul 24, 2026

Hi LAKE ST CHARLES CDD,

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

Total balance
$140.04
Auto Pay is scheduled
Jul 20

Bill history	
Previous balance	$140.04
Payment received by Jun 25, thank you	-$140.04

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

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

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

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

6790 0107 DY RP 25 06262026 NNNNNN 01 996207

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

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

8810068137411802052521000000000000000140045

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

Billing Date:
Jun 25, 2026

Billing Period:
Jun 25 - Jul 24, 2026

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

Internet

Monthly Charges

06.25-07.24	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

06.25-07.24	Secure Pro	$14.00
Additional Services Total		**$14.00**

Taxes and Fees

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

Total current month charges **$140.04**



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

Billing Date:
Jun 25, 2026

Billing Period:
Jun 25 - Jul 24, 2026

Hi LAKE ST CHARLES CDD,

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

Bill history	
Previous balance	$130.98
Payment received by Jun 25, thank you	-$130.98

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

Total balance
$130.98
Auto Pay is scheduled
Jul 20

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

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

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

6790 0107 DY RP 25 06262026 NNNNNN 01 996206

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

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

1460098137412101112403000000000000000130985

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

Billing Date:
Jun 25, 2026

Billing Period:
Jun 25 - Jul 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

06.25-07.24	FiberOptic Internet 500 Static IP	$140.98
	Auto Pay Discount	-$10.00
Bundle Total		**$130.98**

Total current month charges **$130.98**



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

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

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

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

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LAKE ST CHARLES CDD	4678710000	06/10/2026	07/01/2026

Service Address: 6801 COLONIAL LAKE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61044054	05/07/2026	22481	06/08/2026	22786	30500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$92.11
Water Base Charge	$97.78
Water Usage Charge	$34.16
Sewer Base Charge	$229.38
Sewer Usage Charge	$215.64

Summary of Account Charges

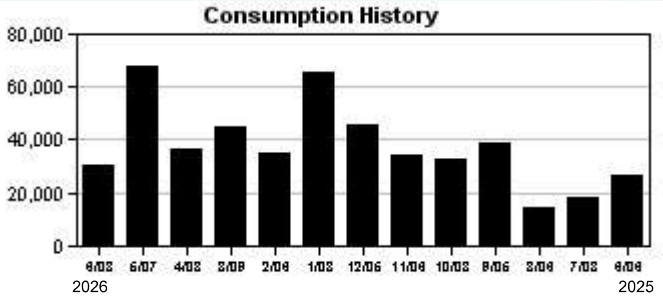
Previous Balance	$1,156.39
Net Payments - Thank You	$-1,156.39
Total Account Charges	**$675.61**
AMOUNT DUE	**$675.61**

Important Message

This account has ACH payment method

Notice

***DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT ON THE DUE DATE PRESENTED ON THE BILL. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 307-1000 PRIOR TO THAT DATE.**



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4678710000

ELECTRONIC PAYMENTS BY CHECK OR

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

VISA MasterCard DISCOVER AMERICAN EXPRESS

THANK YOU!

DUE DATE	07/01/2026
Auto Pay Scheduled DO NOT PAY	

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

4,614 0

00467871000000 000006756111

Hillsborough County Florida

VIOLATOR	LAKE ST CHARLES CLUBHOUSE
VIOLATION ADDRESS	6801 COLONIAL LAKE DR

DEFAULT SUMMARY INVOICE

INVOICE DATE: 6/26/2026

VIOLATION #	INCIDENT DATE/TIME	IN DEFAULT	FINE	TOTAL PAYMENTS	AMOUNT DUE
0404843-0007	3/26/2026 4:37:00 PM	Yes	$300.00	$0.00	$300.00
0404843-0008	5/17/2026 12:36:00 PM	Yes	$150.00	$0.00	$150.00
0404843-0009	5/22/2026 2:46:00 PM	Yes	$300.00	$0.00	$300.00
0404843-0010	6/3/2026 10:29:00 PM	No	$500.00	$0.00	$500.00
0404843-0011	6/7/2026 5:26:00 PM	No	$500.00	$0.00	$500.00
Additional Fees			$0.00	$0.00	$0.00
				INVOICE TOTAL	$1,750.00

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 CDD
C/O RIZZETTA & CO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

AMOUNT DUE	$1,750.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Date	
5/10/2026	1378

Name / Address
Lake St Charles CDD 3434 Colwell Ave Unit 200 Tampa, Fl 33614

Project

Description	Qty	Rate	Total
Broken gate: Using a bracket, secure the gate. Using a JB Weld to close the broken area and secure back to original position. Once drive and hardened, paint the gate to match existing Price includes all labor and materials		250.00	250.00

Client Signature

Total $250.00

Invoice

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Date	Invoice #
6/8/2026	4604

Bill To

Lake St Charles CDD
3434 Colwell Ave
Unit 200
Tampa, Fl
33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Repair fence area around the playground perimeter that had been knocked out. While there I walked the perimeter to check for other areas damaged but all were found to be in good working order.	175.00	175.00

All work is complete!

Total $175.00

INVOICE

Invoice # 15410
Date: 07/16/2026
Due On: 08/15/2026

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

Statement of Account

Outstanding Balance		New Charges		Payments Received		**Total Amount Outstanding**
($0.00	+	$5,585.15	) - (	$0.00	) =	**$5,585.15**

LSCCDD-01

Lake St. Charles CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	SH	06/01/2026	Call with S. DeLuna regarding meeting dates and provide feedback.	0.30	$305.00	-	$91.50
Service	SH	06/02/2026	Call with S. DeLuna regarding emails related to historical email access and insurance payment; review records related to the same; review and respond to correspondence from V. Gianakos.	0.60	$305.00	-	$183.00
Service	LG	06/03/2026	Advise regarding pending litigation, response to records request, and direction for pool project.	0.90	$500.00	-	$450.00
Service	SH	06/03/2026	Call with S. DeLuna regarding pool repair delays, Fiscal Year 2027 budget, and ongoing budget concerns; send correspondence to Board	6.40	$305.00	-	$1,952.00

			of Supervisors regarding pending litigation; attend and participate in monthly Board of Supervisors meeting.				
Expense	KB	06/03/2026	Travel: Mileage - SH.	54.00	$0.725	-	$39.15
Service	SH	06/04/2026	Follow up with District staff for approved proposals; research requirements and exemptions for aquatic vegetation removal; call with IT consultant regarding recovery of Microsoft 365 account; call with J. Marshall regarding historical credit card statements and payments to Microsoft 365; draft correspondence to District staff regarding website ownership; draft agreement for aquatic vegetation removal; draft agreement for pool furniture repairs; draft agreement for tree removal.	2.10	$305.00	-	$640.50
Service	AH	06/05/2026	Prepare mailed and published notices and affidavit regarding same; confer with district regarding provision of fiscal year proposed budget.	0.60	$205.00	-	$123.00
Service	SH	06/05/2026	Call with S. DeLuna regarding website ownership and control.	0.20	$305.00	-	$61.00
Service	AH	06/08/2026	Prepare published and mailed notices of fiscal year 2027 budget public hearings; prepare affidavit of mailings regarding same; transmit same; calendar follow up with district manager regarding proposal for parking lot striping.	1.10	$205.00	-	$225.50
Service	SH	06/08/2026	Review and finalize published and mailed notices for Fiscal Year	0.70	$305.00	-	$213.50

			2027 budget; review documentation received from E. Jiminez relating to trail construction.				
Service	SH	06/09/2026	Call with S. DeLuna regarding correspondence received from V. Gianakos and advise on the same; draft agreement for parking lot restriping and circulate for execution.	1.10	$305.00	-	$335.50
Service	SH	06/12/2026	Call with S. DeLuna regarding litigation requests.	0.20	$305.00	-	$61.00
Service	SH	06/14/2026	Respond to correspondence from S. Hinson regarding Homeowners' Association events and executed agreements.	0.20	$305.00	-	$61.00
Service	SH	06/17/2026	Call with J. Marshall regarding Microsoft 365 account access.	0.30	$305.00	-	$91.50
Service	AH	06/19/2026	Confer with district staff regarding proposal for parking lot striping and copies of final mailed and published notices.	0.30	$205.00	-	$61.50
Service	SH	06/22/2026	Call regarding with S. DeLuna regarding landscaping proposals, emergency readiness plan, and other issues for upcoming Board of Supervisors meeting.	0.50	$305.00	-	$152.50
Service	SH	06/23/2026	Advise District staff and IT professional on next steps to gain access to Microsoft 365 account; review and respond to correspondence from J. Marshall; review and respond to correspondence from V. Gianakos.	0.50	$305.00	-	$152.50
Service	JK	06/24/2026	Call regarding CDD issues; review audit status	0.20	$500.00	100.0%	$0.00

Service	SH	06/24/2026	Confer with S. DeLuna on ongoing resident request and Board request concerns and advise on such matters; disseminate communication to Board regarding Sunshine Law.	0.50	$305.00	-	$152.50
Service	SH	06/25/2026	Follow up with M. Herring on status of litigation; prepare for monthly Board of Supervisors meeting.	0.90	$305.00	-	$274.50
Service	SH	06/29/2026	Call with S. DeLuna on resident presentation requests for campaigns, concerns related to historical loss of email access, and requests relating to tennis court resurfacing; advise District staff on next steps relating to concerns regarding LMP performance under landscape agreement.	0.50	$305.00	-	$152.50
Service	JK	06/29/2026	Call regarding landscape termination for cause and letter for same	0.20	$500.00	100.0%	$0.00
Service	SH	06/30/2026	Call with S. DeLuna regarding supervisor correspondence and reports from Crosspoint Landscaping.	0.20	$305.00	-	$61.00
Service	JK	06/30/2026	Review Giankos correspondence on MS status and confer re: same	0.10	$500.00	-	$50.00
						Line Item Discount Subtotal	**-$200.00**
						Total	**$5,585.15**

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

Please pay within 30 days.

Kimley»Horn

Invoice for Professional Services

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

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

Federal Tax Id: 56-0885615
For Services Rendered through Jan 31, 2026

Invoice Amount: $38,924.22

Invoice No: 34883231
Invoice Date: Jan 31, 2026

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

Client Reference:
TWO #04

HOURLY

Description	Amount Billed to Date	Previous Amount Billed	Current Amount Due
TASK 4.1 - PERMIT PHASE SERVICES	20,732.50	19,262.50	1,470.00
TASK 4.2 - BIDDING PHASE SERVICES	9,872.50	9,377.50	495.00
TASK 4.3 - CONSTRUCTION PHASE SERVICES	20,432.50	9,555.00	10,877.50
TASK 4.4 - CLOSEOUT PHASE SERVICES	22,785.00	0.00	22,785.00
DIRECT EXPENSES	1,657.85	0.00	1,657.85
OFFICE EXPENSE	3,395.84	1,756.97	1,638.87
Subtotal	78,876.19	39,951.97	38,924.22
Total HOURLY			38,924.22

Total Invoice: $38,924.22

Kimley»Horn

Labor and Expense Detail

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

Invoice No: 34883231
Invoice Date: Jan 31, 2026

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

HOURLY

Group	Description	Qty Hours	Billing Rate	Current Amount Due
LABOR	ANALYST	2.5	205.00	512.50
	PROFESSIONAL	133.0	245.00	32,585.00
	SENIOR PROFESSIONAL I	8.0	280.00	2,240.00
	SUPPORT STAFF	2.0	145.00	290.00
TOTAL LABOR		145.5		35,627.50
EXPENSES	OTHER EXPENSES			1,657.85
	OFFICE EXPENSE			1,638.87
TOTAL EXPENSES				3,296.72
TOTAL LABOR AND EXPENSE DETAIL				38,924.22

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

Kimley»Horn

Invoice for Professional Services

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

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

Federal Tax Id: 56-0885615
For Services Rendered through Apr 30, 2026

Invoice Amount: $512.54

Invoice No: 35723869
Invoice Date: Apr 30, 2026

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

Client Reference:
TWO #04

HOURLY

Description	Amount Billed to Date	Previous Amount Billed	Current Amount Due
TASK 4.1 - PERMIT PHASE SERVICES	20,732.50	20,732.50	0.00
TASK 4.2 - BIDDING PHASE SERVICES	9,872.50	9,872.50	0.00
TASK 4.3 - CONSTRUCTION PHASE SERVICES	20,922.50	20,432.50	490.00
TASK 4.4 - CLOSEOUT PHASE SERVICES	22,785.00	22,785.00	0.00
DIRECT EXPENSES	1,657.85	1,657.85	0.00
OFFICE EXPENSE	3,418.38	3,395.84	22.54
Subtotal	79,388.73	78,876.19	512.54
Total HOURLY			512.54

Total Invoice: $512.54

Kimley»Horn

Labor and Expense Detail

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

Invoice No: 35723869
Invoice Date: Apr 30, 2026

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

HOURLY

Group	Description	Qty Hours	Billing Rate	Current Amount Due
LABOR	PROFESSIONAL	2.0	245.00	490.00
TOTAL LABOR		2.0		490.00
EXPENSES	OFFICE EXPENSE			22.54
TOTAL EXPENSES				22.54
TOTAL LABOR AND EXPENSE DETAIL				512.54

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

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

Invoice 403620

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

Date	Due Date
06/30/26	7/30/2026
Account Owner	**PO#**
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				$168.38

#406426 - June 2026 Wet Check Repairs - Completed Repairs Controller 3

Lateral Components - 06/25/2026

Irrigation Technician Labor	1.00HR	$70.00	$70.00
Rain Bird PA8S Shrub Adapter	1.00EA	$1.12	$1.12
Spears Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x 1/2 in. Socket	1.00EA	$1.05	$1.05
Sch 40 PVC Male Adapter 1/2 in. MIPT x Socket	1.00EA	$0.96	$0.96
PVC Pipe 1/2 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	5.00FT	$1.13	$5.65
Hunter PRO Nozzle 10 ft. Radius Half Circle 10 ft 180 Degree	6.00EA	$2.48	$14.88
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	4.00EA	$18.68	$74.72

Grand Total **$168.38**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$16,437.83	$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.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

Invoice 403621

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

Date	Due Date
06/30/26	7/30/2026
Account Owner	**PO#**
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				$173.10

#406428 - June 2026 Wet Check Repairs - Completed Repairs Controller 5

Lateral Components - 06/25/2026

Irrigation Technician Labor	1.00HR	$70.00	$70.00
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	2.00EA	$27.30	$54.60
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	$18.68	$18.68
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	1.00EA	$24.86	$24.86
Hunter PRO Nozzle 8 ft. Radius Full Circle	2.00EA	$2.48	$4.96

Grand Total **$173.10**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$16,437.83	$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

A Juniper Company

Invoice 403622

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

Date	Due Date
06/30/26	7/30/2026
Account Owner	**PO#**
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				$156.98

#406645 - June 2026 Wet Check Repairs - Completed Repairs Controller 6

Lateral Components - 06/26/2026

Irrigation Technician Labor	1.00HR	$70.00	$70.00
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	1.00EA	$27.30	$27.30
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	2.00EA	$18.68	$37.36
Hunter PRO Nozzle 10 ft. Radius Half Circle 10 ft 180 Degree	9.00EA	$2.48	$22.32

Grand Total **$156.98**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$16,437.83	$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

A Juniper Company

Invoice 403623

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

Date	Due Date
06/30/26	7/30/2026
Account Owner	**PO#**
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				$327.86

#406646 - June 2026 Wet Check Repairs - Completed Repairs Controller 2

Lateral Components - 06/26/2026

Irrigation Technician Labor	2.00HR	$70.00	$140.00
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	1.00EA	$24.86	$24.86
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	7.00EA	$18.68	$130.76
Hunter PRO Nozzle 10 ft. Radius Half Circle 10 ft 180 Degree	13.00EA	$2.48	$32.24

Grand Total **$327.86**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$16,437.83	$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.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

Invoice 404153

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

Date	Due Date
06/30/26	7/30/2026
Account Owner	**PO#**
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				$1,675.00
#401350 - Oak Tree at sports field				
Arbor Sevices - 06/30/2026				
Oak Trimming	1.00EA	$1,675.00	$1,675.00	

Grand Total **$1,675.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$18,112.83	$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

A Juniper Company

Invoice 405175

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

Date	Due Date
07/01/26	7/31/2026
Account Owner	**PO#**
DAVID MANFRIN	

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

Grand Total **$15,190.50**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$33,303.33	$0.00	$0.00	$0.00	$0.00

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

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

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

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

866-219-7924

Address Service Requested

3704001343 PRESORT P8PS004 <B>

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

Remittance Section For Advice Only

Contract Number:	100-7075461-001
Invoice Number:	20424235
Invoice Due Date:	07/02/2026
Current Invoice Due:	
Total Paid By ACH on 07/02/2026:	**$161.99**

Payments received after 06/12/2026 are not reflected on this invoice.

For Advice Only Payment Drafted From Account on File

JUN 17 2026

Please provide address/contact changes on the reverse side.

0110070754610010001224760002042423500001161993

For Advice Only Payment Drafted From Account on File

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

Account Name:	Lake St Charles Community Deve	**Contract Number:**	**100-7075461-001**
Invoice Date:	06/12/2026	Invoice Number:	20424235
Invoice Due Date:	07/02/2026	**Total Due:**	**$161.99**

Important Messages

MyLEAFNow Gives You More Time for What Matters Most

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

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

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

IDENTIFICATION NUMBER	DESCRIPTION	PAYMENT	SALES\USE TAX	LATE CHARGES	TOTAL
Contract Number 100-7075461-001	Copy Star CS 2554ci Copier System DATE DUE 07/02/26	$137.97	$10.35		$148.32
	INSURANCE DATE DUE 07/02/26	$13.67			$13.67
		TOTAL PAID BY ACH ON 07/02/2026			$161.99

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

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: $350.00

Date: 07/08/2026

Made Payable To: Michael Christy
6918 Potomac Cir.
Riverview Fl, 33578

Description: Rental Deposit Refund

Requested By: Karla Pena, Staff Accountant II

Special Instructions: Code to 001-20205

727-244-4975
5680 Bridgeton Court,
Palm Harbor.
Fl 34685

INVOICE

Client: Lake St.Charles % Angela

Date: 6/24/2026

Billing Address: 6801 Colonial Lake Dr. Riverview Fl. 33578

1	**Water Mitigation**	**$500.00**

BALANCE: $500.00

Please do not hesitate to contact us if you have any questions or concerns.

Warm regards,

Kristyl Robinson
Manager - Claims/Collections
kristyl@protegrityrestoration.com
Direct: 954-496-3153

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

Invoice

Date	Invoice #
5/22/2026	INV0000109743

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$3,753.40	$3,753.40

Subtotal	$3,753.40
Total	$3,753.40

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

Invoice

Date	Invoice #
7/2/2026	INV0000110675

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,958.50	$1,958.50
Administrative Services	1.00	$428.33	$428.33
Financial & Revenue Collections Services	1.00	$367.17	$367.17
Management Services	1.00	$2,142.00	$2,142.00
Website Compliance & Management	1.00	$100.00	$100.00

Subtotal	$4,996.00
Total	$4,996.00

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

Invoice

Date	Invoice #
7/2/2026	INV0000110724

Bill To:

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

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	$1,000.00	$1,000.00
Personnel Reimbursement	1.00	$6,298.59	$6,298.59

Subtotal	$7,298.59
Total	$7,298.59

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

Invoice

Date	Invoice #
7/1/2026	INV0000110803

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

Description	Qty	Rate	Amount
EE RECRUITING	139.32	$1.00	$139.32
EE RECRUITING	34.83	$1.00	$34.83
Cell Phone	50.00	$1.00	$50.00

Subtotal	$224.15
Total	$224.15

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

Invoice

Date	Invoice #
7/15/2026	INV0000110813

Bill To:

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

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	$1,519.64	$1,519.64

Subtotal	$1,519.64
Total	$1,519.64

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

Invoice

Date	Invoice #
7/17/2026	INV0000110849

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$6,626.32	$6,626.32

Subtotal	$6,626.32
Total	$6,626.32

INVOICE

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

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

Lake St. Charles Community Clubhouse

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

Invoice details
Invoice no.: 101457
Terms: Net 15
Invoice date: 06/15/2026
Due date: 06/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**020**	Quarterly Alarm Monitoring with Cellular Communication	3	$32.00	$96.00
2.			FLC362585			

Subtotal	$96.00
Sales tax	$7.20
Total	**$103.20**

Ways to pay

VISA MC DISCOVER AMEX BANK

Please Send Payments to Security Concepts of Tampa P.O. Box 906
Brandon, Fl. 33509

Note to customer

Thank you for your business.

View and pay

INVOICE

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: PSI284142
Invoice Date: 7/2/2026

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 7/2/2026
Due Date 8/1/2026
Terms Net 30

Customer ID 6345
P.O. Number
P.O. Date 7/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2026 - 9/30/2026 Mitigation Area-site 5		1	1	183.38	183.38

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

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

SOLITUDE
LAKE MANAGEMENT

INVOICE

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: PSI284379
Invoice Date: 7/2/2026

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 7/2/2026
Due Date 8/1/2026
Terms Net 30

Customer ID 6345
P.O. Number
P.O. Date 7/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2026 - 7/31/2026 Lake St Charles Cdd-Lake-ALL		1	1	1,444.33	1,444.33

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

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

INVOICE

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: PSI284598
Invoice Date: 7/2/2026

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 7/2/2026
Due Date 8/1/2026
Terms Net 30

Customer ID 6345
P.O. Number
P.O. Date 7/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2026 - 9/30/2026 Lake St. Charles - Fountain - Site 21		1	1	150.54	150.54

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

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

TECO PEOPLES GAS
AN EMERA COMPANY
PeoplesGas.com

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

Statement Date: July 08, 2026

Amount Due:	**$238.94**

Due Date: July 29, 2026
Account #: 221003603224

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

Account Summary

Current Service Period: June 05, 2026 - July 07, 2026

Previous Amount Due	$249.30
Payment(s) Received Since Last Statement	-$249.30
Current Month's Charges	**$238.94**
Amount Due by July 29, 2026	**$238.94**

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

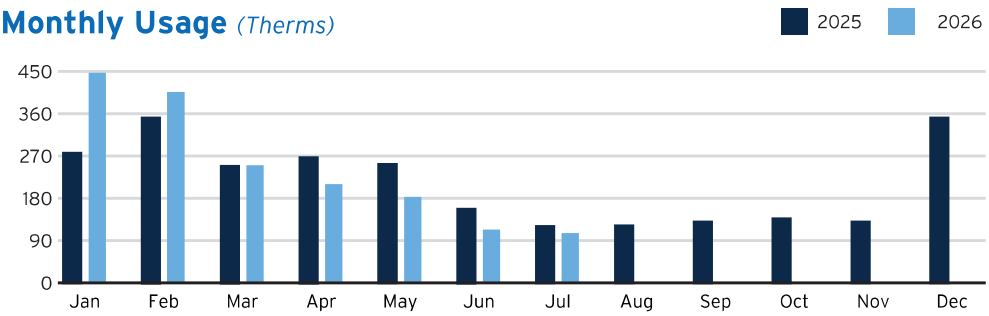
Your Energy Insight

Your average daily THMS used was 21.95% lower than the same period last year.

Your average daily THMS used was 15.79% 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

---

TECO PEOPLES GAS
AN EMERA COMPANY

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

Account #: 221003603224
Due Date: July 29, 2026

Amount Due:	**$238.94**
Payment Amount: $ _____	

637804403020

Your account will be drafted on July 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.

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.

TECO PEOPLES GAS
AN EMERA COMPANY

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

Account #: 221003603224
Statement Date: July 08, 2026
Charges Due: July 29, 2026

Meter Read

Service Period: Jun 05, 2026 - Jul 07, 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	07/07/2026	7,427		7,336		91 CCF		1.039		1.1168		105.6 Therms	33 Days

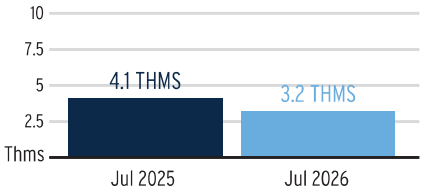
Charge Details

Natural Gas Charges

Customer Charge		$81.00
Distribution Charge	*105.6 THMS @ $0.47618*	$50.28
PGA	*105.6 THMS @ $0.80000*	$84.48
Florida Gross Receipts Tax		$6.51
Natural Gas Service Cost		**$222.27**
State Tax		$16.67
Total Natural Gas Cost, Local Fees and Taxes		**$238.94**

Total Current Month's Charges **$238.94**

Avg THMS Used Per Day



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

Ways To Pay Your Bill

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

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

Online:
PeoplesGas.com
Phone:
Commercial Customer Care:
866-832-6249
Hearing Impaired/TTY:
7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: July 08, 2026

Amount Due:	**$19.63**

Due Date: July 29, 2026
Account #: 221005960721

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

Account Summary

Current Service Period: June 03, 2026 - July 01, 2026

Previous Amount Due	$21.66
Payment(s) Received Since Last Statement	-$21.66
Current Month's Charges	**$19.63**
Amount Due by July 29, 2026	**$19.63**

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

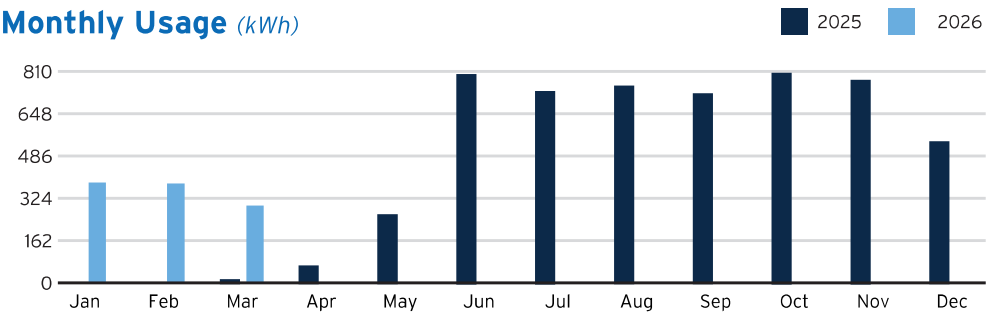
Scan here to view your account online.



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

TECOaccount.com

Monthly Usage *(kWh)*



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

---

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221005960721
Due Date: July 29, 2026

Amount Due:	**$19.63**
Payment Amount: $ _____	

651384540290

Your account will be drafted on July 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.

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Meter Read

Service Period: Jun 03, 2026 - Jul 01, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329843	07/01/2026	35,398		35,398		0 kWh	1	29 Days

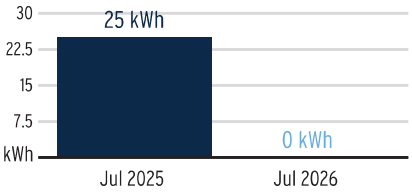
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Florida Gross Receipt Tax		$0.49
Electric Service Cost		**$19.63**

Total Current Month's Charges **$19.63**

Avg kWh Used Per Day



Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

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

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Phone
Toll Free:
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Contact Us

Online:
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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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

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

Statement Date: July 07, 2026

Amount Due:	$3,937.18

Due Date: July 21, 2026
Account #: 311000010257

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

Account Summary

Previous Amount Due	$3,864.69
Payment(s) Received Since Last Statement	-$3,864.69
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$3,937.18**
Amount Due by July 21, 2026	**$3,937.18**

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

Your Locations With The Highest Usage

6801 COLONIAL LAKE DR, RIVERVIEW, FL 33578-8318	14,979 KWH
10031 REMINGTON DR, RIVERVIEW, FL 33578-8344	2,353 KWH

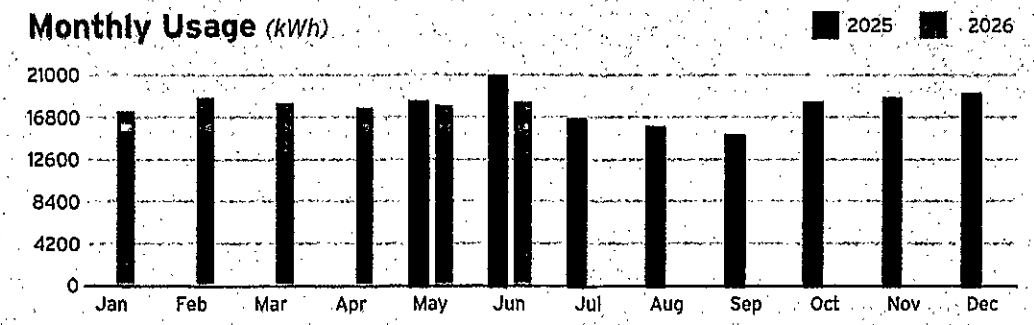
Scan here to interact with your bill online.

DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.

Monthly Usage *(kWh)*



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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 311000010257
Due Date: July 21, 2026

Amount Due:	$3,937.18

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.

Payment Amount: $ _____

701000003078

Your account will be drafted on July 21, 2026

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: 6705 COLONIAL LAKE DR, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211004126325

Amount: $43.09

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	06/02/2026	30,411		30,195		216 kWh	1	32 Days	$56.72

▼ 29.6%

Service Address: 10101 LAKE SAINT CHARLES BLVD, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211007992905

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325037	06/02/2026	22,596		22,405		191 kWh	1	32 Days	$223.83

▼ 0.5%

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

Amount: $1,210.38

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	06/02/2026	21,759		21,641		118 kWh	1	32 Days	$40.81

▲ 1.7%

Continued on next page →

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

Ways To Pay Your Bill

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

Credit or Debit Card
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Phone
Toll Free:
866-689-6469

Contact Us

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

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

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Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

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

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000794742	06/02/2026	22,678		7,699		14,979 kWh	1	32 Days	$1,627.01
1000794742	06/02/2026	30.74		0		30.74 kW	1	32 Days	▲ 7.5%

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	06/02/2026	319		97,966		2,353 kWh	1	32 Days	$403.58
									▼ 10.2%

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	06/02/2026	32,281		32,114		167 kWh	1	32 Days	$48.77
									▲ 21.9%

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	06/02/2026	36,586		36,586		0 kWh	1	32 Days	$21.66
									▼ 100.0%

Service Address: 7115 BUCKS FORD DR, RIVERVIEW, FL 33578-8377 **Sub-Account Number:** 211007994695

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000329871	06/02/2026	3,183		3,151		32 kWh	1	32 Days	$26.85
									▲ 14.3%

Service Address: 10301 LAKE ST CHARLES BL LG, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211007994893

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000343375	06/02/2026	751		744		7 kWh	1	32 Days	$22.80
									= 0.0%

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

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000327189	06/02/2026	20,843		20,811		32 kWh	1	32 Days	$26.85
									▲ 3.2%

Continued on next page →

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Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: 6798 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211007995353

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325662	06/02/2026	726		717		9 kWh	1	32 Days	$23.13
								=	0.0%

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

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325668	06/02/2026	838		826		12 kWh	1	32 Days	$23.60
								▼	25.0%

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

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000881416	06/02/2026	285		278		7 kWh	1	32 Days	$22.80
								▼	12.5%

Service Address: 6652 COLONIAL LAKE DR, RIVERVIEW, FL 33578-8385 **Sub-Account Number:** 211007996054

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000329568	06/02/2026	902		891		11 kWh	1	32 Days	$23.45
								=	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	06/02/2026	719		711		8 kWh	1	32 Days	$22.96
								▲	14.3%

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	06/02/2026	736		729		7 kWh	1	32 Days	$22.80
								=	0.0%

Service Address: 7099 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211007996765

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000347027	06/02/2026	571		562		9 kWh	1	32 Days	$23.13
								=	0.0%

Continued on next page →

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Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: 6913 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211007997011

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000331067	06/02/2026	671		663		8 kWh	1	32 Days	$22.96

= 0.0%

Total Current Month's Charges	$3,937.18

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211004126325
Statement Date: 07/01/2026

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

Meter Location: PUMP/LIFT STATION
Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service - Non Demand

Charge Details

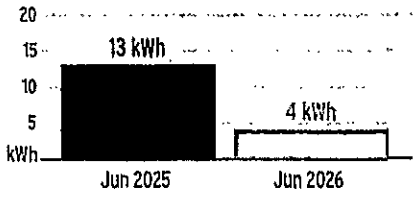
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*132 kWh @ $0.09202/kWh*	$12.15
Fuel Charge	*132 kWh @ $0.03516/kWh*	$4.64
Storm Protection Charge	*132 kWh @ $0.00568/kWh*	$0.75
Clean Energy Transition Mechanism	*132 kWh @ $0.00418/kWh*	$0.55
Storm Surcharge	*132 kWh @ $0.02121/kWh*	$2.80
Florida Gross Receipt Tax		$1.08
Electric Service Cost		**$43.09**

Current Month's Electric Charges **$43.09**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007992699
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service - Non Demand

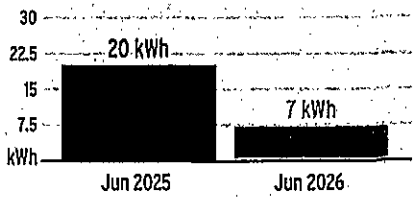
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000327084	06/02/2026	30,411		30,195		216 kWh	1	32 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*216 kWh @ $0.09202/kWh*	$19.88
Fuel Charge	*216 kWh @ $0.03516/kWh*	$7.59
Storm Protection Charge	*216 kWh @ $0.00568/kWh*	$1.23
Clean Energy Transition Mechanism	*216 kWh @ $0.00418/kWh*	$0.90
Storm Surcharge	*216 kWh @ $0.02121/kWh*	$4.58
Florida Gross Receipt Tax		$1.42
Electric Service Cost		**$56.72**

Avg kWh Used Per Day



Current Month's Electric Charges **$56.72**

Billing Information continues on next page →

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007992905
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325037	06/02/2026	22,596		22,405		191 kWh	1	32 Days

Charge Details

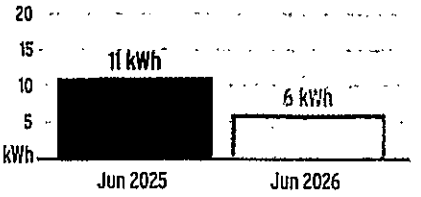
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*191 kWh @ $0.09202/kWh*	$17.58
Fuel Charge	*191 kWh @ $0.03516/kWh*	$6.72
Storm Protection Charge	*191 kWh @ $0.00568/kWh*	$1.08
Clean Energy Transition Mechanism	*191 kWh @ $0.00418/kWh*	$0.80
Storm Surcharge	*191 kWh @ $0.02121/kWh*	$4.05
Florida Gross Receipt Tax		$1.32
Electric Service Cost		**$52.67**

Current Month's Electric Charges **$52.67**

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007992905
Statement Date: 07/01/2026

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

Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007993192
Statement Date: 07/01/2026

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

Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

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TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007993416
Statement Date: 07/01/2026

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

Meter Read

Meter Location: PUMP/LIFT STATION
Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000552847	06/02/2026	21,759		21,641		118 kWh	1	32 Days

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Charge Details

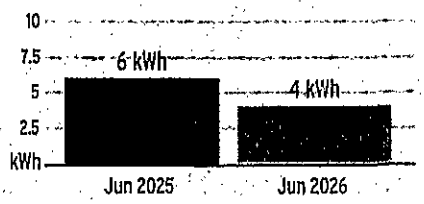
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*118 kWh @ $0.09202/kWh*	$10.86
Fuel Charge	*118 kWh @ $0.03516/kWh*	$4.15
Storm Protection Charge	*118 kWh @ $0.00568/kWh*	$0.67
Clean Energy Transition Mechanism	*118 kWh @ $0.00418/kWh*	$0.49
Storm Surcharge	*118 kWh @ $0.02121/kWh*	$2.50
Florida Gross Receipt Tax		$1.02
Electric Service Cost		**$40.81**

Current Month's Electric Charges **$40.81**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007993721
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000794742	06/02/2026	22,678		7,699		14,979 kWh	1	32 Days
1000794742	06/02/2026	30.74		0		30.74 kW	1	32 Days

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Charge Details

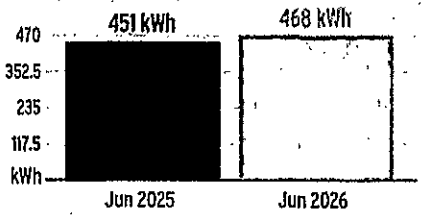
Electric Charges

Daily Basic Service Charge	*32 days @ $1.12000*	$35.84
Billing Demand Charge	*31 kW @ $19.06000/kW*	$590.86
Energy Charge	*14,979 kWh @ $0.00815/kWh*	$122.08
Fuel Charge	*14,979 kWh @ $0.03516/kWh*	$526.66
Capacity Charge	*31 kW @ $0.72000/kW*	$22.32
Storm Protection Charge	*31 kW @ $2.02000/kW*	$62.62
Energy Conservation Charge	*31 kW @ $0.79000/kW*	$24.49
Environmental Cost Recovery	*14,979 kWh @ $0.00072/kWh*	$10.78
Clean Energy Transition Mechanism	*31 kW @ $1.15000/kW*	$35.65
Storm Surcharge	*14,979 kWh @ $0.01035/kWh*	$155.03
Florida Gross Receipt Tax		$40.68
Electric Service Cost		**$1,627.01**

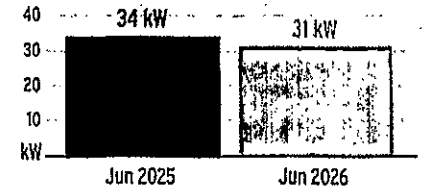
Current Month's Electric Charges **$1,627.01**

Billing information continues on next page →

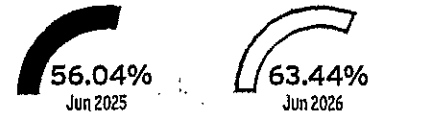
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007993960
Statement Date: 07/01/2026

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

Meter Read

Meter Location: Pump

Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000324124	06/02/2026	319		97,966		2,353 kWh	1	32 Days

Charge Details

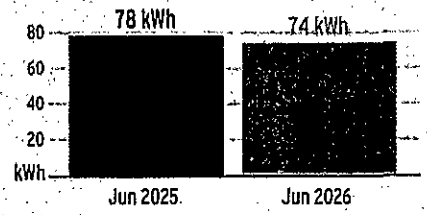
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*2,353 kWh @ $0.09202/kWh*	$216.52
Fuel Charge	*2,353 kWh @ $0.03516/kWh*	$82.73
Storm Protection Charge	*2,353 kWh @ $0.00568/kWh*	$13.37
Clean Energy Transition Mechanism	*2,353 kWh @ $0.00418/kWh*	$9.84
Storm Surcharge	*2,353 kWh @ $0.02121/kWh*	$49.91
Florida Gross Receipt Tax		$10.09
Electric Service Cost		**$403.58**

Current Month's Electric Charges **$403.58**

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007994158
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347036	06/02/2026	32,281		32,114		167 kWh	1	32 Days

Charge Details

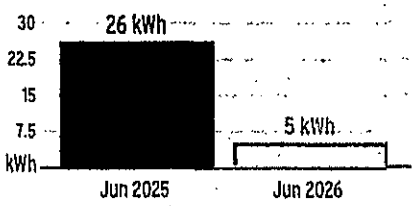
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*167 kWh @ $0.09202/kWh*	$15.37
Fuel Charge	*167 kWh @ $0.03516/kWh*	$5.87
Storm Protection Charge	*167 kWh @ $0.00568/kWh*	$0.95
Clean Energy Transition Mechanism	*167 kWh @ $0.00418/kWh*	$0.70
Storm Surcharge	*167 kWh @ $0.0212l/kWh*	$3.54
Florida Gross Receipt Tax		$1.22
Electric Service Cost		**$48.77**

Current Month's Electric Charges **$48.77**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007994448
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347035	06/02/2026	36,586		36,586		0 kWh	1	32 Days

Charge Details

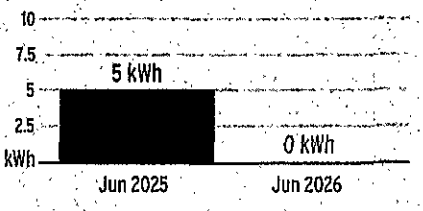
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Florida Gross Receipt Tax		$0.54
Electric Service Cost		**$21.66**

Current Month's Electric Charges $21.66

Billing Information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007994695
Statement Date: 07/01/2026

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

Meter Read

Meter Location: Lite
Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329871	06/02/2026	3,183		3,151		32 kWh	1	32 Days

Charge Details

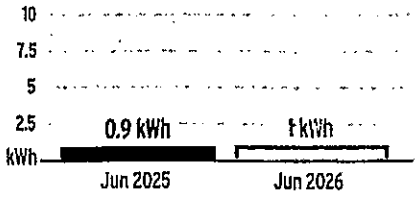
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*32 kWh @ $0.09202/kWh*	$2.94
Fuel Charge	*32 kWh @ $0.03516/kWh*	$1.13
Storm Protection Charge	*32 kWh @ $0.00568/kWh*	$0.18
Clean Energy Transition Mechanism	*32 kWh @ $0.00418/kWh*	$0.13
Storm Surcharge	*32 kWh @ $0.02121/kWh*	$0.68
Florida Gross Receipt Tax		$0.67
Electric Service Cost		**$26.85**

Current Month's Electric Charges **$26.85**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007994893
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000343375	06/02/2026	751		744		7 kWh	1	32 Days

Charge Details

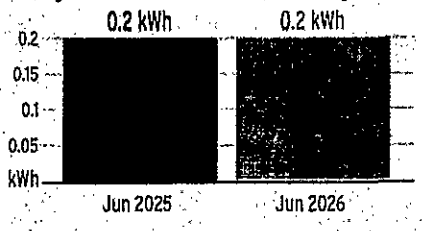
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
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		$0.57
Electric Service Cost		**$22.80**

Current Month's Electric Charges $22.80

Billing information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007995155
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000327189	06/02/2026	20,843		20,811		32 kWh	1	32 Days

Charge Details

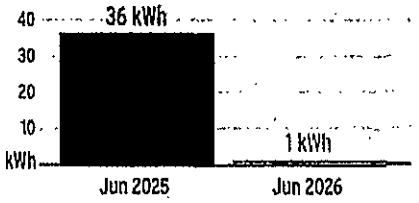
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*32 kWh @ $0.09202/kWh*	$2.94
Fuel Charge	*32 kWh @ $0.03516/kWh*	$1.13
Storm Protection Charge	*32 kWh @ $0.00568/kWh*	$0.18
Clean Energy Transition Mechanism	*32 kWh @ $0.00418/kWh*	$0.13
Storm Surcharge	*32 kWh @ $0.02121/kWh*	$0.68
Florida Gross Receipt Tax		$0.67
Electric Service Cost		**$26.85**

Current Month's Electric Charges $26.85

Billing information continues on next page →

Avg kWh Used Per Day



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TECO TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007995353
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325662	06/02/2026	726		717		9 kWh	1	32 Days

Charge Details

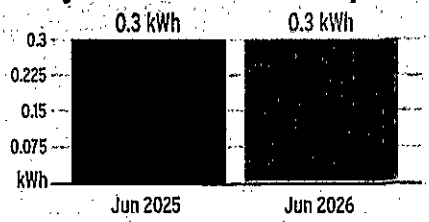
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
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		$0.58
Electric Service Cost		**$23.13**

Current Month's Electric Charges $23.13

Billing Information continues on next page →

Avg kWh Used Per Day



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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007995601
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325668	06/02/2026	838		826		12 kWh	1	32 Days

Charge Details

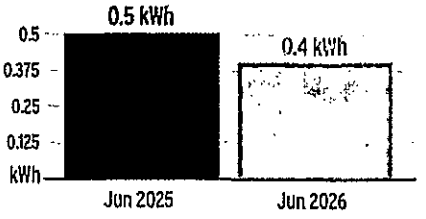
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*12 kWh @ $0.09202/kWh*	$1.10
Fuel Charge	*12 kWh @ $0.03516/kWh*	$0.42
Storm Protection Charge	*12 kWh @ $0.00568/kWh*	$0.07
Clean Energy Transition Mechanism	*12 kWh @ $0.00418/kWh*	$0.05
Storm Surcharge	*12 kWh @ $0.02121/kWh*	$0.25
Florida Gross Receipt Tax		$0.59
Electric Service Cost		**$23.60**

Current Month's Electric Charges **$23.60**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007995809
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service - Non Demand

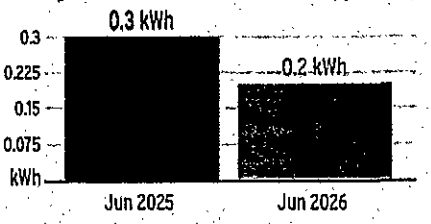
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000881416	06/02/2026	285		278		7 kWh	1	32 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
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		$0.57
Electric Service Cost		**$22.80**

Avg kWh Used Per Day



Current Month's Electric Charges $22.80

Billing information continues on next page →

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TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007996054
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329568	06/02/2026	902		891		11 kWh	1	32 Days

Charge Details

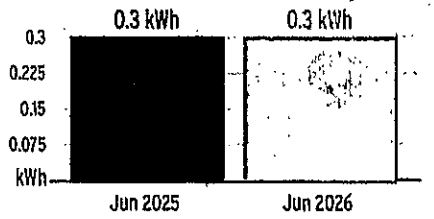
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
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		$0.59
Electric Service Cost		**$23.45**

Current Month's Electric Charges $23.45

Billing information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007996286
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000330312	06/02/2026	719		711		8 kWh	1	32 Days

Charge Details

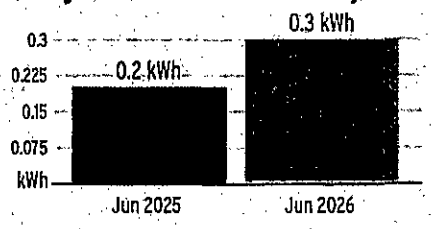
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
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		$0.57
Electric Service Cost		**$22.96**

Current Month's Electric Charges **$22.96**

Billing Information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007996567
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347026	06/02/2026	736		729		7 kWh	1	32 Days

Charge Details

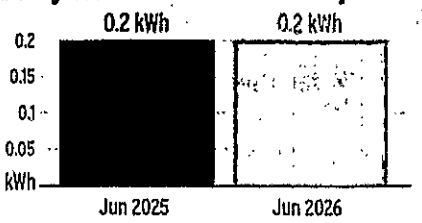
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
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		$0.57
Electric Service Cost		**$22.80**

Current Month's Electric Charges **$22.80**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007996765
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service - Non Demand

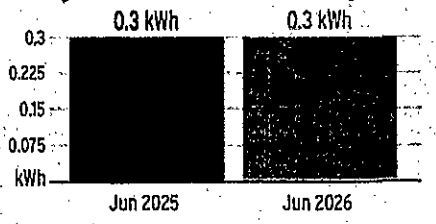
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347027	06/02/2026	571		562		9 kWh	1	32 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
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		$0.58
Electric Service Cost		**$23.13**

Avg kWh Used Per Day



Current Month's Electric Charges **$23.13**

Billing information continues on next page →

00000003-0000032-Page 27 of 28

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007997011
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service - Non Demand

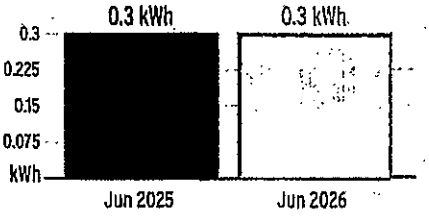
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000331067	06/02/2026	671		663		8 kWh	1	32 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
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		$0.57
Electric Service Cost		**$22.96**

Avg kWh Used Per Day



Current Month's Electric Charges	$22.96
Total Current Month's Charges	$3,937.18

00000003-0000032-Page 26 of 28

Remit To
TIGRIS Aquatic Services LLC P.O. Box 749738 Atlanta, GA 30374-9738 ecroft@tigrisusa.com 727-267-0279

TIGRIS
WHERE WATERS THRIVE.

Invoice: 4388444	
Invoice Date:	06/30/2026
Due Date:	07/30/2026
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**

Terms & Conditions
Email remittance advice to: remittance@tigrisusa.com **Please Note: If you're mailing a check, please put the invoice number in the memo line.**

Powered by MobiWork

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.: 9013
Terms: Due on receipt
Invoice date: 07/01/2026
Due date: 07/01/2026

#	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**

Valley

CC063026-751

0 LAKE ST CHARLES 0

ACCOUNT SUMMARY

Credit Limit	$20,000.00
Credit Available	$18,863.00
Statement Closing Date	June 30, 2026
Days in Billing Cycle	30
Previous Balance	$618.00
Payments & Credits	$618.00
Purchases & Other Charges	$1,136.56
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$1,136.56

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	$1,136.56
Minimum Payment Due	**$1,136.56**
Payment Due Date	**July 27, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			$618.00-	
06/25	06/25	F151500J000CHGDDA	AUTOMATIC PAYMENT - THANK YOU	618.00-
		DAVID ESKRA	**$1,136.56**	
06/03	06/03	5270715HB09FEPTF9	THE HOME DEPOT #6380 RIVERVIEW FL	92.67
			MCC: 5200 MERCHANT ZIP: 33578000	
06/06	06/06	1230202HD00304R41	MICROSOFT*MICROSOFT 36 REDMOND WA	9.99
			MCC: 5818 MERCHANT ZIP:	
06/09	06/09	5543286HG5W7ES95N	AMAZON MKTPL*ZX5IH4KK3 SEATTLE WA	69.94
			MCC: 5942 MERCHANT ZIP:	
06/09	06/09	5270715HH09FHZQHY	THE HOME DEPOT #6380 RIVERVIEW FL	40.09
			MCC: 5200 MERCHANT ZIP: 33578000	
06/12	06/12	8230509HKEHNWZV8R	CANVA* I04910-72352959 AUSTIN TX	20.00
			MCC: 7333 MERCHANT ZIP:	
06/16	06/16	5543286HP5YJ7VD4Y	AMAZON MKTPL*RR09Q3SP3 SEATTLE WA	105.00
			MCC: 5942 MERCHANT ZIP:	
06/16	06/16	5543286HP5YKHBAVE	AMAZON MKTPL*FD51752N3 SEATTLE WA	24.77

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date	**July 27, 2026**
New Balance	**$1,136.56**
Minimum Payment Due	$1,136.56
Past Due Amount	$0.00

Make Check Payable to:

Amount Enclosed: $

0 LAKE ST CHARLES 0
LAKE ST CHARLES COMMUNITY DEVELOPM
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			MCC: 5942 MERCHANT ZIP:	
06/19	06/19	5543286HS5ZLTAGNX	RACKSPACE EMAIL & APPS WINDCREST TX	316.70
			MCC: 4816 MERCHANT ZIP: 22222	
06/24	06/24	5270715J009G0ML6X	THE HOME DEPOT #6380 RIVERVIEW FL	111.48
			MCC: 5200 MERCHANT ZIP: 33578000	
06/26	06/26	5543286J1628F465D	AMAZON MKTPL*MY8K34PH3 SEATTLE WA	241.06
			MCC: 5942 MERCHANT ZIP:	
06/29	06/29	5543286J4637W2VAL	AMAZON.COM*GD2KE7123 SEATTLE WA	34.92
			MCC: 5942 MERCHANT ZIP:	
06/30	06/30	5543286J563D70ATA	AMAZON MKTPL*D25N08NE3 SEATTLE WA	69.94
			MCC: 5942 MERCHANT ZIP:	

IMPORTANT ACCOUNT INFORMATION

$0 - $1,136.56 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/27/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$50.38	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$2.84	$0-$500,000 = 0.25%
New Cashback Balance	$53.22	$500,001-$1,500,000 = 0.60%
Your cashback will be award on	Aug 2026	$1,500,00-$4,000,000 = 0.75%
		$4,000,001-$12,500,000 = 0.90%
		$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	**ANNUAL PERCENTAGE RATE (APR)**	Balance Subject to Interest Rate	Days in Billing Cycle	**Interest Charge**
Purchases	14.25% (v)	$0.00	30	$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Lake St. Charles CDD
Valley Credit Card - David Eskra (20,000 Limit)
6/30/2026

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Clubhouse	Clubhouse	Clubhouse
				Maintenance & Repair	Office Supplies	Misc Contingency
				001-57200-4647	001-57200-5101	001-57900-6409
Date	**Vendor Name**	**Description**	**Amount**			
06/03/26	The Home Depot	Tape, Reset Combo Lock	92.67	92.67		
06/06/26	Microsoft Store	Office Supplies - Monthly Subscription /no receipt	9.99		9.99	
06/09/26	Amazon	Color Ribbon	69.94		69.94	
06/09/26	The Home Depot	Tire Sealant, Truck SUV Sealant	40.09	40.09		
06/12/26	Canva	Office Subscription - Monthly Subscription	20.00		20.00	
06/16/26	Amazon	Custom Lanyards for ID Badges	105.00		105.00	
06/16/26	Amazon	Ceiling Fan Duster, HDMI Cable	24.77		8.98	15.79
06/19/26	Rackspace Email & Apps	Office Supplies - No Receipt	316.70		316.70	
06/24/26	The Home Depot	Lithium Battery, Inflator/Deflator	111.48	111.48		
06/26/26	Amazon	Stay Off Pool Ropes Folding Floor Signs	241.06			241.06
06/29/26	Amazon	Air Freshener, Copy Printer Paper	34.92		34.92	
06/30/26	Amazon	Paper Clips, American Flag	69.94		6.95	62.99
	TOTAL	001-10114	**1,136.56**	**244.24**	**572.48**	**319.84**

How doers get more done.

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

6380 00007 36165 06/03/26 11:06 AM
SALE CASHIER HEILEN

05114140863/ 3M STRIPS <A>
SCOTCH EXTREMELY STRNG MNTING TAPE
3@7.93 23.79N
030699310340 SIGN <A>
10"X14" SIGN - KEEP OUT ALUM ORG/BLK
2@3.47 6.94N
030699315741 SIGN <A>
6"X15" SIGN -AUTHORIZED PERSON ONLY
2@5.47 10.94N
071649353277 PRO SYOC 2PK <A> 51.00N
ML 1-1/2" RESET COMBO LOCK 2PK

	SUBTOTAL	92.67
TAX EXEMPT	SALES TAX	0.00
	TOTAL	
XXXXXXXXXXXX5814 MASTERCARD		$92.67

AUTH CODE 003235/2070735 USD$ 92.67
AUTH MODE - ISSUER TA
Chip Read
AID A0000000041010 Mastercard

P.O.#/JOB NAME: LAKE STSCHARLES
6380 06/03/26 11:06 AM
6380 07 36165 06/03/2026 0544

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	09/01/2026

Outlook

Your subscription to Microsoft 365 Personal has been renewed

From Microsoft <microsoft-noreply@microsoft.com>
Date Tue 5/5/2026 11:03 PM
To Dyara Sanchez <districtadmin@lakestcharles.org>

Microsoft

Your subscription to Microsoft 365 Personal has been renewed

Your subscription was successfully renewed on Wednesday, May 06, 2026. On your next renewal date, Friday, June 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: 2dec4af6-fd0f-45d5-8514-f53b19253424

Plan Price: USD 9.99 plus applicable taxes/1 month

Renewal Date: June 5, 2026

Did you find this email helpful? Yes No

amazon.com

Final Details for Order #114-4609040-3063455

Order Placed: June 8, 2026
Amazon.com order number: 114-4609040-3063455
Order Total: **$95.78**

Shipped on June 8, 2026

Items Ordered	**Price**
2 of: *Magicard MA100YMCKO Pronto Color Ribbon - 100 Prints* Sold by and invoiced on behalf of: Summitretailer (seller profile) Business Price Condition: New	$47.89

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$95.78
Shipping & Handling:	$0.00
Total before tax:	$95.78
Sales Tax:	$0.00
Total for This Shipment:	**$95.78**

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$95.78
Shipping & Handling:	$0.00
Total before tax:	$95.78
Estimated Tax:	$0.00
Grand Total:	**$95.78**

Credit Card transactions

MasterCard ending in 5814: June 8, 2026: $69.94

To view the status of your order, return to Order Summary .

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How doers get more done.

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

6380 00052 18128 06/09/26 08:29 AM
SALE CASHIER TANAVIA

716281510007 SLIME 140Z <A> 10.48N
SLIME THRU-CORE TIRE SEALANT 140Z
716281510328 EF TI INFLAT <A> 14.64N
FIX A FLAT 240Z TRUCK SUV SEALANT
731919639103 FG FLEXCUFF <A> 14.97N
FIRM GRIP FLEX CUFF SMALL

SUBTOTAL	40.09
SALES TAX	0.00
TAX EXEMPT	
TOTAL	$40.09
XXXXXXXXXXXX5814 MASTERCARD	
	USD$ 40.09
AUTH CODE 009545/6520524	TA
AUTH MODE - ISSUER	
Chip Read	
AID A0000000041010	Mastercard

P.O.#/JOB NAME: H
6380 06/09/26 08:29 AM



6380 52 18128 06/09/2026 6381

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	09/07/2026

Tax Invoice

Invoice Date

June 12, 2026

Invoice no.

04910-72352959

To

District Admin

caieskra@yahoo.com

District Admin's team

Billing Address

6801 Colonial Lake Drive, Riverview, Florida 33578, United States

Subscriptions

Subscription purchase iAHMYCFvLPw June 12, 2026	US$20.00

Total	US$20.00
Includes tax	US$0.00
Total charged	US$20.00

Please retain for your records.

Canva US Inc.
3212 E. Cesar Chavez Street, Building 1, Suite 1300 Austin Texas 78702 United States
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amazon.com

Final Details for Order #114-9426563-8132226

Order Placed: June 8, 2026
Amazon.com order number: 114-9426563-8132226
Order Total: $105.00

Shipped on June 15, 2026

Items Ordered	**Price**
1 of: *Wristband Bros Custom Lanyards For ID Badges, Keys & More | Add Text & Logos | Choose Your Attachment | Bulk Quantities For Events* Sold by and invoiced on behalf of: Wristband Bros (seller profile) Seller Credentials: 889 Certification, Registered Small Business, Classified Small Business - Gartner Standard Business Price Condition: New	$105.00

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$105.00
Shipping & Handling:	$0.00
Total before tax:	$105.00
Sales Tax:	$0.00
Total for This Shipment:	**$105.00**

Payment Information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$105.00
Shipping & Handling:	$0.00
Total before tax:	$105.00
Estimated Tax:	$0.00
Grand Total:	**$105.00**

Credit Card transactions — MasterCard ending in 5814: June 15, 2026: $105.00

To view the status of your order, return to Order Summary .

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amazon.com

Final Details for Order #114-9961986-1586662

Order Placed: June 15, 2026
Amazon.com order number: 114-9961986-1586662
Order Total: $24.77

Shipped on June 15, 2026

Items Ordered	Price
1 of: *20+ Ft High Reach Ceiling Fan Duster & Cobweb & Corner Brush Duster with 3-13 ft Extension Pole, Microfiber Feather Duster with Washable Head for Ceiling Fan, Furniture, Home Cleaning* Sold by and invoiced on behalf of: M-jump Official (seller profile) Condition: New	$15.79
1 of: *Highwings 8K@60 HDMI Cable 10FT/3M, 48Gbps 2.1 High Speed HDMI Braided Nylon 4K120 144Hz RTX 3090 eARC HDR10 4:4:4 HDCP 2.2&2.3 Compatible for PS5, PS4, UHD TV and PC* Sold by and invoiced on behalf of: Szsea US (seller profile) Business Price Condition: New	$8.98

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$24.77
Shipping & Handling:	$0.00
Total before tax:	$24.77
Sales Tax:	$0.00
Total for This Shipment:	**$24.77**

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$24.77
Shipping & Handling:	$0.00
Total before tax:	$24.77
Estimated Tax:	$0.00
Grand Total:	**$24.77**

Credit Card transactions — MasterCard ending in 5814: June 15, 2026: $24.77

To view the status of your order, return to Order Summary .

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How doers get more done.

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

6380 00062 57851 06/24/26 12:41 PM
SALE CASHIER SHARI

040235751285 30 SEC GAL <A> 12.48N
30 SECONDS O/DR 128OZ
---------2026 RYB DAYS $99 BOGO---------
033287241675 ONE+ 18V LIT <A> 99.00N
ONE+ 18V LITHIUM-ION 2.0AH, 4.0AH ST
MAX REFUND VALUE $58.00
033287215430 RYB18VDFINFL <A> 69.97N
RYB ONE+ INFLATOR/DEFLATOR
MAX REFUND VALUE $41.00
2026 RYB DAYS $99 BOGO -69.97

SUBTOTAL 111.48
SALES TAX 0.00
TAX EXEMPT
TOTAL $111.48
XXXXXXXXXXXX5814 MASTERCARD
USD$ 111.48
AUTH CODE 024175/1623330 TA
AUTH MODE - ISSUER
Chip Read
AID A0000000041010 Mastercard

P.O.#/JOB NAME: LSC
6380 06/24/26 12:41 PM



6380 62 57851 06/24/2026 1228

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	09/22/2026

amazon.com

Details for Order #114-1134867-2069010

Order Placed: June 25, 2026
Amazon.com order number: 114-1134867-2069010
Order Total: $241.06

Not Yet Shipped

Items Ordered	Price
2 of: *Notice Stay Off Pool Ropes Folding Floor Sign, 10x16 Inches, with A Frame Stand, Made in USA by Sigo Signs* Sold by and invoiced on behalf of: SIGO SIGNS (seller profile) Seller Credentials: 889 Certification, Classified Small Business - SBA Standard Business Price Condition: New	$37.79
1 of: *Notice Stay Off Pool Ropes Folding Floor Sign, 18x24 Inches, with A Frame Stand, Made in USA by Sigo Signs* Sold by and invoiced on behalf of: SIGO SIGNS (seller profile) Seller Credentials: 889 Certification, Classified Small Business - SBA Standard Condition: New	$145.49

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$221.07
Shipping & Handling:	$19.99

Total before tax:	$241.06
Sales Tax:	$0.00

Total for This Shipment:	**$241.06**

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$221.07
Shipping & Handling:	$19.99

Total before tax:	$241.06
Estimated Tax:	$0.00

Grand Total:	**$241.06**

To view the status of your order, return to Order Summary .

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amazon.com

Final Details for Order #114-6549487-5113864

Order Placed: June 29, 2026
Amazon.com order number: 114-6549487-5113864
Order Total: $34.92

Shipped on June 29, 2026

Items Ordered	Price
1 of: *Febreze Plug In Air Freshener, Odor-Fighting Scented Oil Refill For Home, Bathroom, & Kitchen, Long Lasting, Refresh & Energize and Soothe & Restore Scents, 0.87oz Refills, 4ct (2 of Each)* Sold by and invoiced on behalf of: Amazon.com Condition: New	$17.24
1 of: *Amazon Basics Multipurpose Copy Printer Paper, 20 lb, 8.5 x 11 Inches, 3 Reams (1,500 Sheets), 92 Bright White for Home Use* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$17.68

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
Rush Shipping

Item(s) Subtotal:	$34.92
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$34.92
Sales Tax:	$0.00
Total for This Shipment:	**$34.92**

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$34.92
Shipping & Handling:	$2.99
Promotion applied:	-$2.99
Total before tax:	$34.92
Estimated Tax:	$0.00
Grand Total:	**$34.92**

Credit Card transactions — MasterCard ending in 5814: June 29, 2026: $34.92

To view the status of your order, return to Order Summary .

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Details for Order #114-0804298-5418605

Order Placed: June 29, 2026
Amazon.com order number: 114-0804298-5418605
Order Total: $69.94

Not Yet Shipped

Items Ordered	Price
1 of: *American Flag 6x10 FT TearProof Series, Heavy Duty Tough Spun Polyester USA Flags High Wind for Outside Outdoor with Dur able Embroidered Stars Sewn Stripes Brass Grommets* Sold by and invoiced on behalf of: Flordoer (seller profile) Condition: New	$62.99
1 of: *Kalerr Paper Clips, 600 Pcs Paperclips (6 Boxes of 100 Each), Premium Paper Clip, 1-2/7" Silver Paper Clips Medium (1.3 Inches), Rustproof Metal Paper Clip for Office, School, Home* Sold by and invoiced on behalf of: Kalerr Direct (seller profile) Condition: New	$6.95

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$69.94
Shipping & Handling:	$0.00
Total before tax:	$69.94
Sales Tax:	$0.00
Total for This Shipment:	**$69.94**

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$69.94
Shipping & Handling:	$0.00
Total before tax:	$69.94
Estimated Tax:	$0.00
Grand Total:	**$69.94**

To view the status of your order, return to Order Summary .

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verizon business

PO BOX 489
NEWARK, NJ 07101-0489

Account: 842082173-00001
Invoice: 6146909563
Billing period: May 24 - Jun 23, 2026
Due date: 07/15/26

KEYLINE

-LAKE ST CHARLES COMMUNITY DIS
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Manage your account at
verizon.com/mybusiness

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

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

Snapshot of your bill

(details on page 5)

Balance from last bill	$27.02
Payment - Thank You	-$27.02
Balance Forward	$0.00
This month's charges due by Jul 15, 2026	$27.02
Total due	**$27.02**

Auto Pay is scheduled for 07/12/26 - Thank You.

Review your bill online

Scan QR code with your camera app or go to **verizon.com/business/bill**

verizon business

-LAKE ST CHARLES COMMUNITY DIS
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Bill Date	June 23, 2026
Account Number	842082173-00001
Invoice Number	6146909563

Total Amount Due

Deducted from bank account on 07/12/26
DO NOT MAIL PAYMENT

$27.02

PO BOX 16810
NEWARK, NJ 07101-6810

61469095630108420821730000100000002702000000027027

verizon business

Account: 842082173-00001
Invoice: 6146909563
Billing period: May 24 - Jun 23, 2026
Due date: 07/15/26

Payment Summary

Previous Balance	**$27.02**
Payment - Thank You	
Payment Received 06/12/26	-$27.02
Total Payments	**-$27.02**
Balance Forward	**$0.00**

Questions about your bill?
verizon.com/business/support
800-922-0204

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

See eligible plans at verizon.com/business/payoptions

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

You can enroll in paper-free billing by:
1. Logging into your My Business Account > Billing > Manage payments > Paper-free billing.

Eligible payment methods for potential discount include:
1. Bank Account
2. Verizon Business Mastercard

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

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

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

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

verizon business

Account: 842082173-00001
Invoice: 6146909563
Billing period: May 24 - Jun 23, 2026
Due date: 07/15/26

Your June bill is $27.02

Due Jul 15

Changes since your last bill

Last month you paid $27.02.

Your bill stayed the same.

Review details online at **verizon.com/mybusiness/bill**.

Bill summary (details on page 4)

Balance Forward	**$0.00**
Monthly charges	$25.00
Usage & Purchase Charges	$0.00
Surcharges and Other charges & credits	$2.02
Taxes, Governmental Surcharges & Fees	$0.00
Total Current charges due by 07/15/26	**$27.02**
Total Charges	**$27.02**

Auto Pay is scheduled for 07/12/26 - Thank You.

Ways to pay

My Verizon for Business App

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

Scan the QR code to download the app

Online via My Business Portal

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

Scan the QR code to log in

By Phone

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

In Person

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

verizon business

Account: 842082173-00001
Invoice: 6146909563
Billing period: May 24 - Jun 23, 2026
Due date: 07/15/26

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	--	26	--	--	--	--
813-671-8339 Mark Cooper	11	--	--	--	--	--	--	--	--	--	--	--	--	--
Total Charges		**$25.00**	**$0.00**	**$0.00**	**$2.02**	**$0.00**	**$0.00**	**$27.02**						

verizon business

Account: 842082173-00001
Invoice: 6146909563
Billing period: May 24 - Jun 23, 2026
Due date: 07/15/26

Charges by line details

Admin Assistant
813-624-4124
Yealink T53W

$27.02

Monthly Charges $25.00

Plan

Business UNL Mob Clt/Dsk Phn	06/24 - 07/23	$10.00

Features & Add Ons

One Talk Service	06/24 - 07/23	$15.00

Usage and Purchase Charges $0.00

Messaging		Allowance	Used	Billable	Cost
Text (05/24 - 06/23)	messages	unlimited	26	--	--
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

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.: 8731
Terms: Net 15
Invoice date: 07/01/2026
Due date: 07/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Commercial Pool Service**	Monthly Full Service	1	$2,125.00	$2,125.00

Total **$2,125.00**

Payment Options

Mail to:
Zebra Cleaning Team
219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572

ACH Payments: Extra fees will be charged

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

Invoice details
Invoice no.: 8780
Terms: Net 15
Invoice date: 07/10/2026
Due date: 07/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Enzyme Remover**	1 gallon per month. We started in June and want to continue adding it through the end of August. It keeps oils and contaminates from the pool and filters for high bather load pools. It also helps keep the chemicals balanced.	3	$98.74	$296.22

Total **$296.22**

Ways to pay

VISA BANK

Payment Options
Mail to:
Zebra Cleaning Team
219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572
Zelle to: (813) 279-0437
CashApp to: (813) 446-0151
ACH Payments: Extra fees will be charged

View and pay

Lake St. Charles Community Development District

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

Operation and Maintenance Expenditures
For Board Approval
August 2026

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

The total items being presented: **$79,105.64**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	100285	10564986	Aquatic Maintenance 07/26	$ 1,800.00
Advanced Aquatic Services, Inc.	100300	10565008	Aquatic Maintenance 07/26	$ 820.00
Alvarez Plumbing Company	100301	85832	Service Call 06/26	$ 247.76
Alvarez Plumbing Company	100286	88107	Service Call 07/26	$ 159.00
Alvarez Plumbing Company	100301	88169	Service Call 08/26	$ 2,775.00
Alvarez Plumbing Company	100305	89402	Maintenance & Repair 08/26	$ 234.00
Brandon Business Machines, Inc.	100287	I286232	Copier 03/26	$ 12.00
Brandon Business Machines, Inc.	100287	I287409	Copier 04/26	$ 12.00
Brandon Business Machines, Inc.	100287	I287833	Copier 04/26	$ 1.00
Brandon Business Machines, Inc.	100287	I288679	Copier 05/26	$ 12.00
Brandon Business Machines, Inc.	100287	I290222	Copier 06/26	$ 1.00
Brandon Business Machines, Inc.	100287	I291638	Copier 07/26	$ 1.00

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brandon Business Machines, Inc.	100287	I292290	Copier 08/26	$ 12.00
Brandon Business Machines, Inc.	100306	I293447	Copier Agreement 09/26	$ 12.05
Crosspoint Landscape & Design, Inc.	100303	13684	Mulch Install 06/26	$ 28,800.00
DCSI, Inc.	100307	35668	Monitoring Service Call 08/26	$ 439.00
FCC Environmental Services, LLC	100288	2577773	Waste Services 08/26	$ 626.12
Frontier Communications of FL	20260819-2	81374118020525215-072526	Internet Services 08/26	$ 140.04
Frontier Communications of FL	20260819-1	81374121011124035-072526	Internet Services 08/26	$ 130.98
Hillsborough County Board of County Commissioners	100308	0404843-0012&13	Clubhouse Violation 07/26	$ 1,000.00
Hillsborough County BOCC	20260804-1	4678710000-071026	Water-Sewer Services 06/26	$ 696.91
Jayman Enterprises, LLC	100289	4649	Community Fence Repair 07/26	$ 150.00
Jayman Enterprises, LLC	100289	4661	Service Call 07/26	$ 125.00
Jayman Enterprises, LLC	100309	4695	Exterior Pressure Wash 08/26	$ 475.00

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kilinski Van Wyk, PLLC	100310	15605	Legal Services 07/26	$ 5,468.47
Kilinski Van Wyk, PLLC	100310	15606	Legal Services 07/26	$ 763.50
Landscape Maintenance Professionals, Inc.	100302	410750	Annuals 07/26	$ 2,105.97
Leaf Commercial Capital, Inc.	20260803-1	20581284	Copier Lease 07/26	$ 161.99
Rizzetta & Company, Inc.	100290	INV0000111390	Management Services 08/26	$ 4,996.00
Rizzetta & Company, Inc.	100291	INV0000111442	Personnel Reimbursement 07/26	$ 6,081.54
Rizzetta & Company, Inc.	100298	INV0000111533	Out of Pocket Expenses 07/26	$ 84.83
Rizzetta & Company, Inc.	100304	INV0000111562	General Management & Oversight 08/26	$ 6,332.56
Security Concepts of Tampa, Inc.	100292	101494	Installation and Batteries 07/26	$ 177.95
Sniffen & Spellman, P.A.	100297	50457	Legal Counsel 09/25	$ 1,718.97
Sniffen & Spellman, P.A.	100297	51827	Legal Counsel 04/26	$ 1,475.00
Solitude Lake Management, LLC	100293	PSI293117	Aquatic Maintenance 08/26	$ 1,444.33

Lake St. Charles Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Solitude Lake Management, LLC	100311	PSI294476	Quarterly Maintenance - Mitigation Area (Site 21) 08/26	$ 225.00
TECO	20260828-2	221005960721-080626	Electric Services 07/26	$ 20.31
TECO	20260824-1	311000010257-080526	Electric Summary 07/26	$ 4,127.78
TECO Peoples Gas	20260828-1	221003603224-080626	Natural Gas Services 07/26	$ 115.41
The Observer Group, Inc.	100294	26-02390H	Legal Advertising 07/26	$ 682.50
Total Community Maintenance, LLC	100299	9144	Janitorial Services 08/26	$ 1,200.00
Valley National Bank	20260826-1	CC073126-751	Credit Card Expenses 07/26	$ 731.96
Verizon Wireless	20260813-1	6149420214	Phone Services 07/26	$ 27.11
Zebra Cleaning Team, Inc.	100295	8832	Monthly Pool Maintenance 08/26	$ 2,125.00
Zebra Cleaning Team, Inc.	100312	8840	Pool Service 08/26	$ 207.60
Zebra Cleaning Team, Inc.	100312	8841	Black Algae Treatment 08/26	$ 150.00
Total				**$ 79,105.64**

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

7/23/2026
10564986
$1,800.00

Bill To
Lake St. Charles CDD c/o Rizzetta & Company 2700 S. Falkenburg Road, Ste. 2745 Riverview, FL 33578

Due Date
Net 30
8/22/2026

Removed vegetation located to the right and left side of the walkway ramp extending from the dock to the normal high-water line and removed all vegetation within four (4) feet around the perimeter of the dock, as per Agreement dated 5-29-26.	1,800.00
Completed on 7-22-26	

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

$1,800.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

8/7/2026
10565008
$820.00

Bill To
Lake St. Charles CDD c/o Rizzetta & Company 2700 S. Falkenburg Road, Ste. 2745 Riverview, FL 33578

Due Date
Net 30
9/6/2026

Balance due for vegetation removal completed on July 22, 2026: This invoice represents the remaining balance of $820.00 for the completed project. Total contract amount: $2,620.00. Payment of $1,800.00 was received on August 7, 2026.	820.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

$820.00

ALVAREZ
PLUMBING & A/C
1623 S. 51st Street
Tampa, FL 33619-5327

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

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

Customer PO
Payment Term Net 30
Due Date 7/17/2026

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

INVOICE #	INVOICE DATE
85832	6/17/2026

DESCRIPTION OF WORK

06/17/2026 - Upon arrival, Alvarez Plumbing & Air Conditioning responded to a service request concerning water leakage from the unit. The technician identified water leaking from the SS2 float switch, which was not properly connected, causing flooding in the closet. After testing the float switch to confirm it was operational, the technician flushed the drain system and removed algae buildup from inside the unit. An elbow was added for the SS2 switch, and the operation was verified. Pressures were found to be acceptable with an 18-degree temperature delta at the time of departure. Information was also left for Protegrity Restoration due to the significant amount of water involved.

AR0618

POTENTIAL SAVINGS	$0.00
TOTAL DUE	$247.76
PAYMENT	$0.00
BALANCE DUE	$247.76

FINANCING AVAILABLE:
Ask us about our easy application and fast funding solutions

CUSTOMER AUTHORIZATION

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

Sign here  Date 6/17/2026

CUSTOMER ACKNOWLEDGEMENT

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

ALVAREZ
PLUMBING & A/C

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

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

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

Customer PO
Payment Term Net 30
Due Date 8/26/2026

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

INVOICE #	INVOICE DATE
88107	7/27/2026

DESCRIPTION OF WORK

07/27/2026 - Upon arrival, Alvarez ran diagnostics on 3 Sloan faucets finding that all 3 need control modules replacements. Sent quote via email. Diagnostic fee only.

SS0727

POTENTIAL SAVINGS	$0.00
TOTAL DUE	$159.00
PAYMENT	$0.00
BALANCE DUE	$159.00

FINANCING AVAILABLE:

Ask us about our easy application and fast funding solutions

CUSTOMER AUTHORIZATION

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

Sign here  Date 7/27/2026

CUSTOMER ACKNOWLEDGEMENT

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

Sign here  Date 7/27/2026

ALVAREZ PLUMBING & A/C
1623 S. 51st Street
Tampa, FL 33619-5327

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

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

Customer PO
Payment Term Net 30
Due Date 9/6/2026

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

INVOICE #	INVOICE DATE
88169	8/7/2026

DESCRIPTION OF WORK

Alvarez Plumbing & A/C responded to inspect three automatic Sloan faucets in the women's restroom. The technician found that one faucet would not shut off properly, while the other two faucets were not activating as expected. Diagnostic testing indicates that the control modules are faulty and are the likely cause of the issues.

Alvarez recommends replacing the control modules on all three affected faucets to restore proper operation and maintain consistent performance. Replacing the modules should improve reliability, reduce unnecessary water usage, and provide a better user experience.

Prior to scheduling the repair, confirmation is needed as to whether a community water shutdown will be required to complete the work.

08/07/2026 - Upon arrival, Alvarez completed all repairs as proposed. Job complete.

SS0807

POTENTIAL SAVINGS	$277.50
TOTAL DUE	$2,775.00
PAYMENT	$0.00
BALANCE DUE	$2,775.00

FINANCING AVAILABLE:

Ask us about our easy application and fast funding solutions

CUSTOMER AUTHORIZATION

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

Sign here  Date 8/7/2026

ALVAREZ
PLUMBING & A/C

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

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

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

Customer PO
Payment Term Net 30
Due Date 9/19/2026

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

INVOICE #	INVOICE DATE
89402	8/20/2026

DESCRIPTION OF WORK

08/20/2026 - Alvarez Plumbing & Air Conditioning responded to the service request. The technician assessed the situation and determined that the report of a potential recall was unfounded, confirming that the faucet was functioning properly. Additionally, a revised estimate for the faucet replacement was prepared for the customer, reflecting a reduced price for the proposed work.

AR0824

TOTAL DUE	$234.00
PAYMENT	$0.00
BALANCE DUE	$234.00

CUSTOMER AUTHORIZATION

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

Sign here  Date 8/20/2026

CUSTOMER ACKNOWLEDGEMENT

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

Sign here  Date 8/20/2026

CONTRACT INVOICE

Invoice Number: I286232
Invoice Date: 02/24/2026
Account Number: **LS47**

505 W. Robertson St., Brandon, FL 33511
Mailing: P.O. Box 1142, Brandon, FL 33509
Ph: 813-689-1950 Fax: 813-684-8051
www.bbmusa.com

Bill To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
VIRGINIA
3434 COLWELL AVE. STE.200
TAMPA, FL 33614

Customer: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
6801 COLONIAL LAKE DR.
RIVERVIEW, FL 33578

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LS47	Net 30 Days	03/26/2026	$12.00	**$12.00**

Invoice Remarks

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
BBM55840-02		$12.00		02/23/2022	

Contract Remarks

Summary:

Contract base rate charge for the 02/23/2026 to 03/22/2026 billing period	$12.00
Contract overage charge for the 01/23/2026 to 02/22/2026 overage period	$0.00 **
**See overage details below	$12.00

Detail:

Equipment included under this contract

COPYSTAR/CS 2554ci

Number	Serial Number	Base Adj.	Location
BBM55840	H551902172	$0.00	LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT 6801 COLONIAL LAKE DR. RIVERVIEW, FL 33578

Meter Type	Meter Group	Begin Meter	End Meter	Credits	Total	Covered	Billable	Rate	Overage
Total Count	TOTAL	82,121	82,884		763	1,000	0	$0.012000	$0.00
									$0.00

Effective May 1st 2026 all credit card payments will include a 2.5% processing fee. This fee reflects our actual cost of acceptance. Cash, check, ACH and debit card payments will continue to be available at no additional charge.

Invoice SubTotal	$12.00
Tax:	$0.00
Invoice Total	$12.00
Balance Due:	**$12.00**

CONTRACT INVOICE

Invoice Number: I287409
Invoice Date: 03/24/2026
Account Number: **LS47**

505 W. Robertson St., Brandon, FL 33511
Mailing: P.O. Box 1142, Brandon, FL 33509
Ph: 813-689-1950 Fax: 813-684-8051
www.bbmusa.com

Bill To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
VIRGINIA
3434 COLWELL AVE. STE.200
TAMPA, FL 33614

Customer: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
6801 COLONIAL LAKE DR.
RIVERVIEW, FL 33578

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LS47	Net 30 Days	04/23/2026	$12.00	**$12.00**

Invoice Remarks

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
BBM55840-02		$12.00		02/23/2022	

Contract Remarks

Summary:

Contract base rate charge for the 03/23/2026 to 04/22/2026 billing period	$12.00
Contract overage charge for the 02/23/2026 to 03/22/2026 overage period	$0.00 **
**See overage details below	$12.00

Detail:

Equipment included under this contract

COPYSTAR/CS 2554ci

Number	Serial Number	Base Adj.	Location
BBM55840	H551902172	$0.00	LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT 6801 COLONIAL LAKE DR. RIVERVIEW, FL 33578

Meter Type	Meter Group	Begin Meter	End Meter	Credits	Total	Covered	Billable	Rate	Overage
Total Count	TOTAL	82,884	83,137		253	1,000	0	$0.012000	$0.00
									$0.00

Effective May 1st 2026 all credit card payments will include a 2.5% processing fee. This fee reflects our actual cost of acceptance. Cash, check, ACH and debit card payments will continue to be available at no additional charge.

Invoice SubTotal	$12.00
Tax:	$0.00
Invoice Total	$12.00
Balance Due:	**$12.00**

Brandon Business Machines, Inc.

INVOICE

Invoice Number: I287833
Invoice Date: 4/2/2026
Account Number: LS47
Balance Due: $1.00

Bill To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
Attn: VIRGINIA
3434 COLWELL AVE. STE.200
TAMPA, FL 33614

Ship To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
Attn: DAVID ESKRA
6801 COLONIAL LAKE DR.
RIVERVIEW, FL 33578

Sales Person	P. O. Number	Payment Terms	Payment Due
			4/2/2026

Remarks

Description	Amount
Finance Charge	$1.00

Effective May 1st 2026 all credit card payments will include a 2.5% processing fee. This fee reflects our actual cost of acceptance. Cash, check, ACH and debit card payments will continue to be available at no additional charge.

Subtotal	$1.00
Discount	$0.00
Freight	$0.00
Sales Tax	$0.00
Invoice Total	$1.00
Balance Due	$1.00

CONTRACT INVOICE

Invoice Number: I288679
Invoice Date: 04/23/2026
Account Number: **LS47**

505 W. Robertson St., Brandon, FL 33511
Mailing: P.O. Box 1142, Brandon, FL 33509
Ph: 813-689-1950 Fax: 813-684-8051
www.bbmusa.com

Bill To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
VIRGINIA
3434 COLWELL AVE. STE.200
TAMPA, FL 33614

Customer: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
6801 COLONIAL LAKE DR.
RIVERVIEW, FL 33578

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LS47	Net 30 Days	05/23/2026	$12.00	**$12.00**

Invoice Remarks

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
BBM55840-02		$12.00		02/23/2022	

Contract Remarks

Summary:

Contract base rate charge for the 04/23/2026 to 05/22/2026 billing period	$12.00
Contract overage charge for the 03/23/2026 to 04/22/2026 overage period	$0.00 **
**See overage details below	$12.00

Detail:

Equipment included under this contract

COPYSTAR/CS 2554ci

Number	Serial Number	Base Adj.	Location
BBM55840	H551902172	$0.00	LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT 6801 COLONIAL LAKE DR. RIVERVIEW, FL 33578

Meter Type	Meter Group	Begin Meter	End Meter	Credits	Total	Covered	Billable	Rate	Overage
Total Count	TOTAL	83,137	83,694		557	1,000	0	$0.012000	$0.00
									$0.00

Effective May 1st 2026 all credit card payments will include a 2.5% processing fee. This fee reflects our actual cost of acceptance. Cash, check, ACH and debit card payments will continue to be available at no additional charge.

Invoice SubTotal	$12.00
Tax:	$0.00
Invoice Total	$12.00
Balance Due:	**$12.00**

Brandon Business Machines, Inc.

INVOICE

Invoice Number: I290222
Invoice Date: 6/1/2026
Account Number: LS47
Balance Due: $1.00

Bill To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
Attn: VIRGINIA
3434 COLWELL AVE. STE.200
TAMPA, FL 33614

Ship To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
Attn: DAVID ESKRA
6801 COLONIAL LAKE DR.
RIVERVIEW, FL 33578

Sales Person	P. O. Number	Payment Terms	Payment Due
			6/1/2026

Remarks

Description	Amount
Finance Charge	$1.00

Effective May 1st 2026 all credit card payments will include a 2.5% processing fee. This fee reflects our actual cost of acceptance. Cash, check, ACH and debit card payments will continue to be available at no additional charge.

Subtotal	$1.00
Discount	$0.00
Freight	$0.00
Sales Tax	$0.00
Invoice Total	$1.00
Balance Due	$1.00

Brandon Business Machines, Inc.

INVOICE

Invoice Number: I291638
Invoice Date: 7/7/2026
Account Number: LS47
Balance Due: $1.00

Bill To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
Attn: VIRGINIA
3434 COLWELL AVE. STE.200
TAMPA, FL 33614

Ship To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
Attn: DAVID ESKRA
6801 COLONIAL LAKE DR.
RIVERVIEW, FL 33578

Sales Person	P. O. Number	Payment Terms	Payment Due
			7/7/2026

Remarks

Description	Amount
Finance Charge	$1.00

Effective May 1st 2026 all credit card payments will include a 2.5% processing fee. This fee reflects our actual cost of acceptance. Cash, check, ACH and debit card payments will continue to be available at no additional charge.

Subtotal	$1.00
Discount	$0.00
Freight	$0.00
Sales Tax	$0.00
Invoice Total	$1.00
Balance Due	$1.00

CONTRACT INVOICE

Invoice Number: I292290
Invoice Date: 07/23/2026
Account Number: **LS47**

505 W. Robertson St., Brandon, FL 33511
Mailing: P.O. Box 1142, Brandon, FL 33509
Ph: 813-689-1950 Fax: 813-684-8051
www.bbmusa.com

Bill To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
VIRGINIA
3434 COLWELL AVE. STE.200
TAMPA, FL 33614

Customer: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
6801 COLONIAL LAKE DR.
RIVERVIEW, FL 33578

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LS47	Net 30 Days	08/22/2026	$12.00	**$12.00**

Invoice Remarks

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
BBM55840-02		$12.00		02/23/2022	

Contract Remarks

Summary:

Contract base rate charge for the 07/23/2026 to 08/22/2026 billing period	$12.00
Contract overage charge for the 06/23/2026 to 07/22/2026 overage period	$0.00 **
**See overage details below	$12.00

Detail:

Equipment included under this contract

COPYSTAR/CS 2554ci

Number	Serial Number	Base Adj.	Location
BBM55840	H551902172	$0.00	LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT 6801 COLONIAL LAKE DR. RIVERVIEW, FL 33578

Meter Type	Meter Group	Begin Meter	End Meter	Credits	Total	Covered	Billable	Rate	Overage
Total Count	TOTAL	85,790	86,353		563	1,000	0	$0.012000	$0.00
									$0.00

Effective May 1st 2026 all credit card payments will include a 2.5% processing fee. This fee reflects our actual cost of acceptance. Cash, check, ACH and debit card payments will continue to be available at no additional charge.

Invoice SubTotal	$12.00
Tax:	$0.00
Invoice Total	$12.00
Balance Due:	**$12.00**

CONTRACT INVOICE

Invoice Number: I293447
Invoice Date: 08/24/2026
Account Number: **LS47**

505 W. Robertson St., Brandon, FL 33511
Mailing: P.O. Box 1142, Brandon, FL 33509
Ph: 813-689-1950 Fax: 813-684-8051
www.bbmusa.com

Bill To: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
VIRGINIA
3434 COLWELL AVE. STE.200
TAMPA, FL 33614

Customer: LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
6801 COLONIAL LAKE DR.
RIVERVIEW, FL 33578

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LS47	Net 30 Days	09/23/2026	$12.05	**$12.05**

Invoice Remarks

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
BBM55840-02		$12.05		02/23/2022	

Contract Remarks

Summary:

Contract base rate charge for the 08/23/2026 to 09/22/2026 billing period	$12.00
Contract overage charge for the 07/23/2026 to 08/22/2026 overage period	$0.05 **
**See overage details below	$12.05

Detail:

Equipment included under this contract

COPYSTAR/CS 2554ci

Number	Serial Number	Base Adj.	Location
BBM55840	H551902172	$0.00	LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT 6801 COLONIAL LAKE DR. RIVERVIEW, FL 33578

Meter Type	Meter Group	Begin Meter	End Meter	Credits	Total	Covered	Billable	Rate	Overage
Total Count	TOTAL	86,353	87,357		1,004	1,000	4	$0.012000	$0.05
									$0.05

Effective May 1st 2026 all credit card payments will include a 2.5% processing fee. This fee reflects our actual cost of acceptance. Cash, check, ACH and debit card payments will continue to be available at no additional charge.

Invoice SubTotal	$12.05
Tax:	$0.00
Invoice Total	$12.05
Balance Due:	**$12.05**

INVOICE

Please make all checks payable to:

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

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

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

Job Site Address:
Lake St. Charles CDD
6801 Colonial Lake Drive
Riverview, FL 33578

Contact Information
For Billing Iquiries:
813.765.1325
heather@crosspointlandscape.com

For Service Inquiries:
813.765.7134
jim@crosspointlandscape.com

Mailing Address:
719 Mainsail Drive
Tampa, FL 33602

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

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

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

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

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

Invoice

BILL TO	SHIP TO
Lake St. Charles CDD 3434 Colwell Ave Ste 200 Tampa, FL 33614	Lake St. Charles CDD 6801 Colonial Lake Drive Riverview, FL 33578

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35668	08/20/2026	$439.00	09/04/2026	Net 15	

P.O. NUMBER
11435

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/07/2026	**Access/ Gate:Service** Reason for call: Repair power supply for tennis court access panels and lock. Tech notes: 1. Changed out outlet - power supply is backup, but panel has no internet. 2. Checked network transmitter - burnt connections from power surge. Replaced CAT5 cable and transmitter. Only WiFi connection available to connect to is guest network. Panels still offline. Need to reset main WiFi and reprogram to connect to main network.	2	145.00	290.00
08/07/2026	**Access/ Gate:Parts** Enstation6 WiFi Wireless Bridge 1200 Mbps	1	149.00	149.00

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	439.00
TAX (0.075)	0.00
TOTAL	439.00
BALANCE DUE	**$439.00**

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 #	2577773
AMOUNT	626.12
ACCOUNT #	422304
DATE	Aug 1, 2026
QUICK PAY CODE	36577

Lake St. Charles CDD
3434 Colwell Ave
STE 200
Tampa, FL 33614-8390

DUE ON Aug 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
08/01/26 - 08/31/26	4 Yard Front Load - MSW	1x per week			1.00	$ 274.37 per month	274.37
08/01/26 - 08/31/26	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
08/01/26 - 08/31/26	2 Yard Front Load - MSW	1x per week			1.00	$ 274.31 per month	274.31
08/01/26 - 08/31/26	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**

NOTES AND COMMENTS

Join us to save the environment by going paperless.

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.

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 #	2577773
AMOUNT	626.12
ACCOUNT #	422304
DATE	Aug 1, 2026
QUICK PAY CODE	36577

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.

Dear Valued Customer,

We would like to provide you with advance notice that effective October 1, 2026, your service rates may be adjusted to reflect increases in operating and disposal costs.

At this time, final County and Landfill increase notifications have not yet been received. Once those costs are confirmed, any applicable rate adjustments will be implemented accordingly.

We are committed to providing reliable, high-quality service while managing the rising costs of operations. We appreciate your understanding, continued trust, and valued partnership with FCC Environmental.

If you have any questions regarding this upcoming adjustment, please do not hesitate to contact our Customer Service team.

Thank you for choosing FCC Environmental.

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.

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.

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

Billing Date:
Jul 25, 2026

Billing Period:
Jul 25 - Aug 24, 2026

Hi LAKE ST CHARLES CDD,

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

Total balance
$140.04
Auto Pay is scheduled
Aug 18

Bill history

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

Service summary

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

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

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

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

6790 0107 DY RP 25 07272026 NNNNNN 01 996303

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

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

8810068137411802052521000000000000000140045

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

Billing Date:
Jul 25, 2026

Billing Period:
Jul 25 - Aug 24, 2026

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

Internet

Monthly Charges

07.25-08.24	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

07.25-08.24	Secure Pro	$14.00
Additional Services Total		**$14.00**

Taxes and Fees

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

Total current month charges **$140.04**

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase to $30.00 per month, per line. Questions? Please contact customer service.



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

Billing Date:
Jul 25, 2026

Billing Period:
Jul 25 - Aug 24, 2026

Hi LAKE ST CHARLES CDD,

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

Total balance
$130.98
Auto Pay is scheduled
Aug 18

Bill history	
Previous balance	$130.98
Payment received by Jul 25, thank you	-$130.98

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

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

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

6790 0107 DY RP 25 07272026 NNNNNN 01 996302

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

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

14600981374121011124030000000000000130985

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

Billing Date:
Jul 25, 2026

Billing Period:
Jul 25 - Aug 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

07.25-08.24	FiberOptic Internet 500 Static IP	$140.98
	Auto Pay Discount	-$10.00
Bundle Total		**$130.98**

Total current month charges **$130.98**

BUSINESS
FIBER 5 GIG
INTERNET

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

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

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

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

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

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

Hillsborough County Florida

VIOLATOR	LAKE ST CHARLES CLUBHOUSE
VIOLATION ADDRESS	6801 COLONIAL LAKE DR

DEFAULT SUMMARY INVOICE

INVOICE DATE: 8/10/2026

VIOLATION #	INCIDENT DATE/TIME	IN DEFAULT	FINE	TOTAL PAYMENTS	AMOUNT DUE
0404843-0012	7/6/2026 10:20:00 PM	Yes	$500.00	$0.00	$500.00
0404843-0013	7/12/2026 12:25:00 PM	No	$500.00	$0.00	$500.00
Additional Fees			$0.00	$0.00	$0.00
				INVOICE TOTAL	$1,000.00

AUG 19 2026

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

AMOUNT DUE	$1,000.00

LAKE ST CHARLES CDD
C/O RIZZETTA & COMPANY INC
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LAKE ST CHARLES CDD	4678710000	07/10/2026	07/31/2026

Service Address: 6801 COLONIAL LAKE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61044054	06/08/2026	22786	07/09/2026	23110	32400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$97.85
Water Base Charge	$97.78
Water Usage Charge	$36.29
Sewer Base Charge	$229.38
Sewer Usage Charge	$229.07

Summary of Account Charges

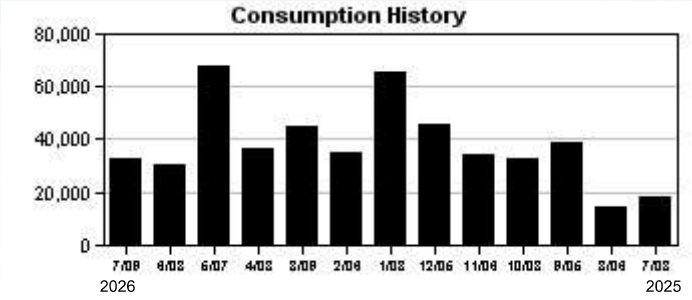
Previous Balance	$675.61
Net Payments - Thank You	$-675.61
Total Account Charges	**$696.91**
AMOUNT DUE	**$696.91**

Important Message

This account has ACH payment method

Notice

***DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT ON THE DUE DATE PRESENTED ON THE BILL. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 307-1000 PRIOR TO THAT DATE.**



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4678710000

ELECTRONIC PAYMENTS BY CHECK OR

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

VISA MasterCard DISCOVER AMERICAN EXPRESS

THANK YOU!

DUE DATE	07/31/2026

Auto Pay Scheduled
DO NOT PAY

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

4,566 0

00467871000000 000006969l4

Invoice

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Date	Invoice #
7/9/2026	4649

Bill To

Lake St Charles CDD
3434 Colwell Ave
Unit 200
Tampa, Fl
33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Community perimeter fence repair at the Villas along Krycul Ave Price incudes all labor and materials	150.00	150.00

All work is complete!

Total	$150.00

Invoice

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Date	Invoice #
7/23/2026	4661

Bill To

Lake St Charles CDD
3434 Colwell Ave
Unit 200
Tampa, Fl
33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Troubleshoot faucets and soap dispensers in the restrooms. After checking GFI and Batteries and resetting, it appears the solenoid may not be working and will need to be replaced. I am going to follow up with my plumber to see if he has any other insight on what may be the issue but i am pretty sure that this is the problem Also, look at the tennis court area and the hinges currently on the gate.	125.00	125.00

All work is complete!

Total	$125.00

Invoice

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Date	Invoice #
8/3/2026	4695

Bill To

Lake St Charles CDD
3434 Colwell Ave
Unit 200
Tampa, Fl
33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Pressure wash exterior of the playground equipment using a soft wash procedure to remove organic growth and dirt. Once cleaned a clear wash spray will be used to rinse all surfaces of the equipment in the playground.	475.00	475.00

All work is complete!

Total $475.00

INVOICE

Invoice # 15605
Date: 08/13/2026
Due On: 09/12/2026

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

Statement of Account

Outstanding Balance		New Charges		Payments Received		**Total Amount Outstanding**
($0.00	+	$5,468.47	) - (	$0.00	) =	**$5,468.47**

LSCCDD-01

Lake St. Charles CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	SH	07/01/2026	Review and provide feedback on April Board of Supervisors meeting minutes; attend and participate in monthly Board of Supervisors meeting.	5.80	$305.00	-	$1,769.00
Service	JK	07/01/2026	Call regarding Board correspondence on District matters and meeting preparations on same; review IT status	0.60	$500.00	50.0%	$150.00
Expense	KB	07/01/2026	Travel: Mileage - SH.	54.00	$0.76	-	$41.04
Service	JK	07/02/2026	Review Board member contact with County and transmit reminder on roles/responsibilities for same; call on same; review updates to IT scope; prepare letter and exhibits to global administrator account and	1.10	$500.00	25.0%	$412.50

			follow up with Rizzetta on same				
Service	SH	07/02/2026	Confer with District staff regarding Hillsborough County EPC communication concerns and advise on the same; strategize next steps to gain control of website domain with Rizzetta team; review and provide feedback on May Board of Supervisors meeting minutes; provide feedback on budget coverletter.	2.10	$305.00	10.0%	$576.45
Service	AH	07/02/2026	Assemble letter and exhibits regarding global administrator access.	0.30	$205.00	-	$61.50
Service	JK	07/03/2026	Prepare updated end of session bill summary and impacts on CDD operations and documents	0.20	$500.00	-	$100.00
Service	SH	07/06/2026	Respond to District staff regarding mailed notice concerns.	0.20	$305.00	-	$61.00
Expense	IK	07/07/2026	Certified Mail: Ty G. Thompson, Esq. Paskert Divers Thompson 100 North Tampa Street, Suite 3700 Tampa, Florida 33602 Re: Project: Lake St. Charles Community Development District, Nature Trail Concrete -- Phases 1-3 (the “Project”)	1.00	$10.48	-	$10.48
Service	AH	07/07/2026	Confer with district manager regarding proposal for dead tree removal; calendar follow up of same.	0.20	$205.00	-	$41.00
Service	SH	07/07/2026	Follow up with District staff regarding document request for website domain submission; communicate with C. Stewart regarding next steps for gaining access to website domain;	0.90	$305.00	-	$274.50

			provide update to Board of Supervisors; review executed Crosspoint Landscape installation agreement for scope concerns and advise District staff on the same.				
Service	SH	07/13/2026	Advise Board of Supervisors on status of website domain and Microsoft 365 account recovery; call with S. DeLuna regarding audit concerns and agenda requests.	0.50	$305.00	-	$152.50
Service	JK	07/14/2026	Confer re: audit status, account status and assessment notice requirements	0.10	$500.00	-	$50.00
Service	SH	07/16/2026	Review and provide feedback on July Board of Supervisor meeting minutes; confer with C. Stewart on Microsoft 365 account and communicate with Board of Supervisors on the same; draft Fiscal Year 2027 budget resolutions.	1.40	$305.00	-	$427.00
Service	SH	07/17/2026	Confer with District staff, vendors, and supervisors on Microsoft 365 recovery efforts and issues.	0.50	$305.00	-	$152.50
Service	AH	07/21/2026	Prepare resolutions adopting fiscal meeting dates and election of officers.	0.30	$205.00	-	$61.50
Service	SH	07/21/2026	Call with J. Marshall regarding Microsoft365 transition; call with S. DeLuna regarding Microsoft 365 transition, Hillsborough County EPC visit, and resident correspondence relating to elections and the budget and advise on the same; call with W. Elias regarding resident concerns and public comment periods and	0.90	$305.00	-	$274.50

			advise on the same.				
Service	AH	07/22/2026	Finalize agenda items; transmit same.	0.60	$205.00	-	$123.00
Service	JK	07/22/2026	Confer re: management control over global administrator	0.10	$500.00	-	$50.00
Service	SH	07/23/2026	Review and provide feedback on draft June Board of Supervisors meeting minutes.	0.60	$305.00	-	$183.00
Service	SH	07/24/2026	Call with S. DeLuna, C. Stewart, and J. Marshall regarding Microsoft recovery and other ongoing concerns.	1.10	$305.00	-	$335.50
Service	JK	07/26/2026	Analyze status with District Manager engagement on global administrator	0.10	$500.00	-	$50.00
Service	AH	07/29/2026	Review and confer with district manager regarding review of agenda minutes of May board of supervisors' meeting.	0.30	$205.00	-	$61.50
Service	LG	07/31/2026	Prepare mid-year ethics training reminder for supervisors.	0.10	$500.00	-	$50.00
					Line Item Discount Subtotal		**-$351.55**
					Total		**$5,468.47**

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

Please pay within 30 days.

INVOICE

Invoice # 15606
Date: 08/13/2026
Due On: 09/12/2026

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

Statement of Account

	Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(	$0.00	+	$763.50	) - (	$0.00	) =	**$763.50**

LSCCDD-105

Lake St. Charles CDD - Hardeman Landscape Construction Defect

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	07/06/2026	Review 558 notice/statute, documentation, previous correspondence and edit/finalize same	0.50	$500.00	$250.00
Service	SH	07/06/2026	Draft revised 558 notice to Hardeman.	0.70	$305.00	$213.50
Service	JK	07/14/2026	Review response from Hardeman lawyer; analyze option for same and prepare response	0.40	$500.00	$200.00
Service	JK	07/15/2026	Confer re: Board memo options and enforcement ability	0.20	$500.00	$100.00
					Total	**$763.50**

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

A Juniper Company

Invoice 410750

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

Date	Due Date
07/31/26	8/30/2026
Account Owner	**PO#**
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				$2,105.97
#395000 - Spring Annuals				
Landscape Material - 07/28/2026				
Seasonal Annuals - 04"	580.0004"	$2.90	$1,682.00	
Seasonal Annuals - 04" (Directory)	40.0004"	$2.90	$116.00	
Pine Bark, 03CF bag - 03CF	11.0003CF	$18.88	$207.69	
Fuel Surcharge 5.0% - 07/28/2026				
Fuel Surcharge	1.00EA	$100.28	$100.28	

Grand Total **$2,105.97**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$17,296.47	$0.00	$15,190.50	$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.

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

866-219-7924

Address Service Requested

JUL 1 0 2026

9222003346 PRESORT PBP9009 <B>

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

Remittance Section For Advice Only

Contract Number:	100-7075461-001
Invoice Number:	20581284
Invoice Due Date:	08/02/2026
Current Invoice Due:	
Total Paid By ACH on 08/02/2026:	**$161.99**

Payments received after 07/13/2026 are not reflected on this invoice.

For Advice Only Payment Drafted From Account on File

Please provide address/contact changes on the reverse side.

01100707546100100012247600020581284000016199?

For Advice Only Payment Drafted From Account on File

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

Account Name:	Lake St Charles Community Deve	**Contract Number:**	**100-7075461-001**
Invoice Date:	07/13/2026	Invoice Number:	20581284
Invoice Due Date:	08/02/2026	**Total Due:**	**$161.99**

Important Messages

MyLEAFNow Gives You More Time for What Matters Most

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

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

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

IDENTIFICATION NUMBER	DESCRIPTION	PAYMENT	SALES\USE TAX	LATE CHARGES	TOTAL
Contract Number 100-7075461-001	Copy Star CS 2554ci Copier System				
	DATE DUE 08/02/26	$137.97	$10.35		$148.32
	INSURANCE				
	DATE DUE 08/02/26	$13.67			$13.67
		TOTAL PAID BY ACH ON 08/02/2026			**$161.99**

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

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

Invoice

Date	Invoice #
8/2/2026	INV0000111390

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,958.50	$1,958.50
Administrative Services	1.00	$428.33	$428.33
Financial & Revenue Collections Services	1.00	$367.17	$367.17
Management Services	1.00	$2,142.00	$2,142.00
Website Compliance & Management	1.00	$100.00	$100.00

Subtotal	$4,996.00
Total	$4,996.00

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

Invoice

Date	Invoice #
7/31/2026	INV0000111442

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$6,081.54	$6,081.54

Subtotal	$6,081.54
Total	$6,081.54

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

Invoice

Date	Invoice #
8/1/2026	INV0000111533

Bill To:

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

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

Description	Qty	Rate	Amount
EE RECRUITING	34.83	$1.00	$34.83
Cell Phone	50.00	$1.00	$50.00

Subtotal	$84.83
Total	$84.83

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

Invoice

Date	Invoice #
8/14/2026	INV0000111562

Bill To:

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

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	$1,000.00	$1,000.00
Personnel Reimbursement	1.00	$5,332.56	$5,332.56

Subtotal	$6,332.56
Total	$6,332.56

INVOICE

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

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

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

Invoice details
Invoice no.: 101494
Invoice date: 06/19/2026
Due date: 06/19/2026

Description	Qty	Rate	Amount
Installation/Programming Labor	1	$125.00	$125.00
12V, 7Ah Rechargeable SLA Battery, A/D Terminals	1	$52.95	$52.95

Total **$177.95**

Overdue 06/19/2026

Ways to pay

Please Send Payments to Security Concepts of Tampa P.O. Box 906
Brandon, Fl. 33509

Note to customer

Tested System and replaced backup panel battery.

Updated call list in the monitoring station. If problem returns please give us a call back.

View and pay

SNIFFEN & SPELLMAN, 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

October 07, 2025
Account No: 12055-001
Statement No: 50457

adv. Luis Martinez

For Legal Services through September 30, 2025

Thank you for allowing us to serve you

			Hours	
09/04/2025	MJH	Communications regarding settlement.	0.80	200.00
		Total for Current Services	0.80	200.00

Summary by Timekeeper

Timekeeper	Hours	Rate
Mitchell J. Herring	0.80	$250.00

08/28/2025		Online legal research - Westlaw	18.97
		Total Advances	18.97
		Previous Balance	$1,500.00
		Total Current Charges	218.97
		Total Balance Due	$1,718.97

Aged Due Amounts

0-30	31-60	61-90	91-120	121-180	181+
1,500.00	0.00	0.00	0.00	0.00	0.00

Payments received after 10/2/2025 are not included on this statement. S&S accepts check, ACH, & credit card payments. Credit card payments are subject to a 2% processing fee.

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

February 09, 2026
Account No: 12055-002
Statement No: 51827

General

Statement for Legal Services through April 30, 2026

Thank you for allowing us to serve you.

			Hours	
01/05/2026	MJH	Review of Public Records Request.	0.50	125.00
		Total for Current Services	0.50	125.00

Summary by Timekeeper

Timekeeper	Hours	Rate
Mitchell J. Herring	0.50	$250.00

Previous Balance	$1,350.00
Total Current Charges	125.00
Total Balance Due	$1,475.00

Aged Due Amounts

0-30	31-60	61-90	91-120	121-180	181+
0.00	0.00	0.00	175.00	1,175.00	0.00

Payments received after 5/11/2026 are not included on this statement. S&H accepts check, ACH, & credit card payments. Credit card payments are subject to a 2% processing fee.

SOLITUDE
LAKE MANAGEMENT

INVOICE

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: PSI293117
Invoice Date: 8/2/2026

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 8/2/2026
Due Date 9/1/2026
Terms Net 30

Customer ID 6345
P.O. Number
P.O. Date 8/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance August Billing 8/1/2026 - 8/31/2026 Lake St Charles Cdd-Lake-ALL		1	1	1,444.33	1,444.33

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

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

SOLITUDE
LAKE MANAGEMENT

INVOICE

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: PSI294476
Invoice Date: 8/13/2026

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 8/13/2026
Due Date 9/12/2026
Terms Net 30

Customer ID 6345
P.O. Number
P.O. Date 8/13/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fountain/Aerator Service & Repairs Quoted Service Request Lake St. Charles - Fountain - Site 21					
Service Fee		1	1	150.00	150.00
Labor		0.5	0.5	150.00	75.00
We found the fountain to have garbage and debris in the flow screen and at the display head. Bot h were cleaned out and normal function was able to resume.					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 225.00

Subtotal:	**225.00**
Invoice Discount:	0.00
Total Sales Tax	0.00
Payment Amount:	0.00
Total:	**225.00**

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 06, 2026

Amount Due:	**$20.31**

Due Date: August 27, 2026
Account #: 221005960721

DO NOT PAY. Your account will be drafted on August 27, 2026

Account Summary

Current Service Period: July 02, 2026 - July 31, 2026

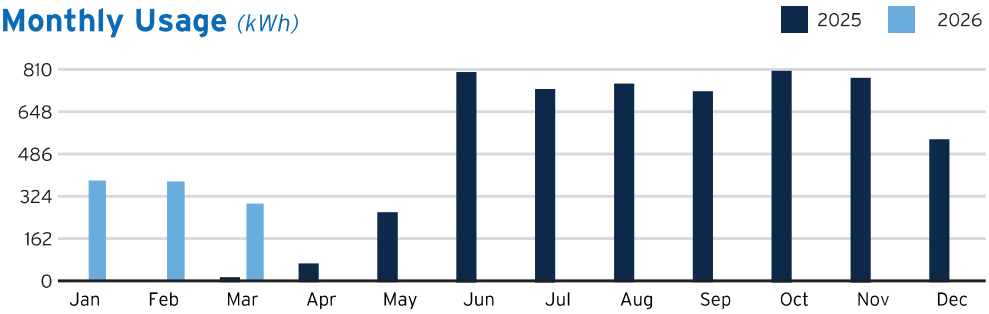
Previous Amount Due	$19.63
Payment(s) Received Since Last Statement	-$19.63
Current Month's Charges	**$20.31**
Amount Due by August 27, 2026	**$20.31**

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

Scan here to view your account online.



Monthly Usage *(kWh)*



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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221005960721
Due Date: August 27, 2026

Amount Due:	**$20.31**
Payment Amount: $ _____	

662495605165

Your account will be drafted on August 27, 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.

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221005960721
Statement Date: August 06, 2026
Charges Due: August 27, 2026

Meter Read

Service Period: Jul 02, 2026 - Jul 31, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329843	07/31/2026	35,398		35,398		0 kWh	1	30 Days

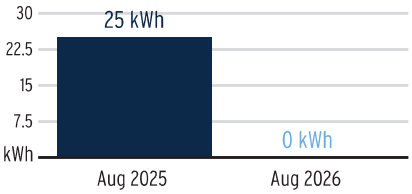
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Florida Gross Receipt Tax		$0.51
Electric Service Cost		**$20.31**

Total Current Month's Charges **$20.31**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Ways To Pay Your Bill

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

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 05, 2026

Amount Due:	$4,127.78

Due Date: August 19, 2026
Account #: 311000010257

DO NOT PAY. Your account will be drafted on August 19, 2026

Account Summary

Previous Amount Due	$3,937.18
Payment(s) Received Since Last Statement	-$3,937.18
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$4,127.78**
Amount Due by August 19, 2026	**$4,127.78**

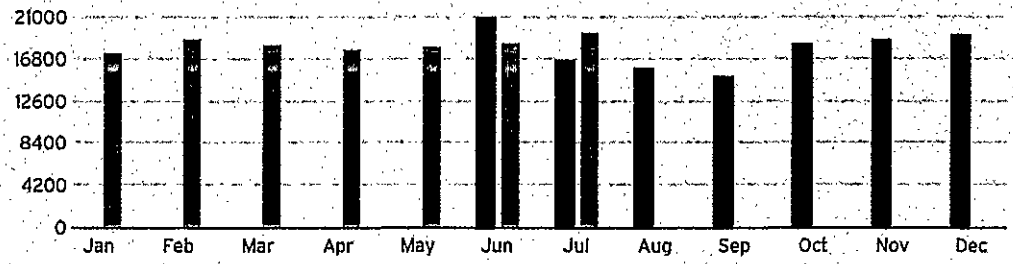
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Locations With The Highest Usage

6801 COLONIAL LAKE DR, RIVERVIEW, FL 33578-8318	14,525 KWH
10031 REMINGTON DR, RIVERVIEW, FL 33578-8344	2,103 KWH

Scan here to interact with your bill online.

Monthly Usage *(kWh)*



DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.

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

000000003-0000020-Page 3 of 28

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 311000010257
Due Date: August 19, 2026

Amount Due:	$4,127.78

Payment Amount: $_____

700125004841

Your account will be drafted on August 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 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

Amount: $99.65

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	07/01/2026	31,216		30,411		805 kWh	1	29 Days	$150.28

▲ 272.7%

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	07/01/2026	22,827		22,596		231 kWh	1	29 Days	$228.29

▲ 20.9%

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

Amount: $1,210.38

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	07/01/2026	21,860		21,759		101 kWh	1	29 Days	$36.01

▼ 14.4%

Continued on next page →

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

Ways To Pay Your Bill

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

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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

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

Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

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

Meter	Read Date	Current	- Previous	= Total Used	Multiplier	Billing Period	Amount
1000794742	07/01/2026	37,203	22,678	14,525 kWh	1	29 Days	$1,598.25
1000794742	07/01/2026	31.33	0	31.33 kW	1	29 Days	▼ 3.0%

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	07/01/2026	2,422	319	2,103 kWh	1	29 Days	$360.96
							▼ 10.6%

Service Address: 7318 COLONIAL LAKE DR, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211007994158

Meter	Read Date	Current	- Previous	= Total Used	Multiplier	Billing Period	Amount
1000347036	07/01/2026	33,202	32,281	921 kWh	1	29 Days	$169.11
							▲ 451.5%

Service Address: 7318 COLONIAL LAKE DR PUMP, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211007994448

Meter	Read Date	Current	- Previous	= Total Used	Multiplier	Billing Period	Amount
1000347035	07/01/2026	36,586	36,586	0 kWh	1	29 Days	$19.63

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	07/01/2026	3,342	3,183	159 kWh	1	29 Days	$45.43
							▲ 396.9%

Service Address: 10301 LAKE ST CHARLES BL LG, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211007994893

Meter	Read Date	Current	- Previous	= Total Used	Multiplier	Billing Period	Amount
1000343375	07/01/2026	757	751	6 kWh	1	29 Days	$20.61
							▼ 14.3%

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	07/01/2026	20,870	20,843	27 kWh	1	29 Days	$24.00
							▼ 15.6%

Continued on next page →

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Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: 6798 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211007995353

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325662	07/01/2026	734		726		8 kWh	1	29 Days	$20.93

▼ 11.1%

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

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325668	07/01/2026	846		838		8 kWh	1	29 Days	$20.93

▼ 33.3%

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

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000881416	07/01/2026	289		285		4 kWh	1	29 Days	$20.28

▼ 42.9%

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	07/01/2026	911		902		9 kWh	1	29 Days	$21.10

▼ 18.2%

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	07/01/2026	723		719		4 kWh	1	29 Days	$20.28

▼ 50.0%

Service Address: 7001 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211007996567

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000347026	07/01/2026	743		736		7 kWh	1	29 Days	$20.77

= 0.0%

Service Address: 7099 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211007996765

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000347027	07/01/2026	574		571		3 kWh	1	29 Days	$20.12

▼ 66.7%

Continued on next page →

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Summary of Charges by Service Address

Account Number: 311000010257

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: 6913 COLONIAL LAKE DR LGT, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211007997011

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000331067	07/01/2026	678		671		7 kWh	1	29 Days	$20.77
								▼	12.5%

Total Current Month's Charges $4,127.78

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211004126325
Statement Date: 07/31/2026

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

Meter Location: PUMP/LIFT STATION
Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Charge Details

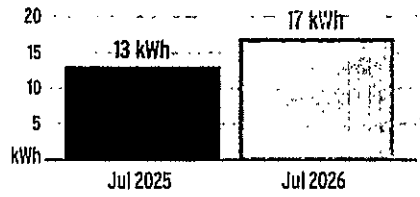
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*493 kWh @ $0.09202/kWh*	$45.37
Fuel Charge	*493 kWh @ $0.03516/kWh*	$17.33
Storm Protection Charge	*493 kWh @ $0.00568/kWh*	$2.80
Clean Energy Transition Mechanism	*493 kWh @ $0.00418/kWh*	$2.06
Storm Surcharge	*493 kWh @ $0.02121/kWh*	$10.46
Florida Gross Receipt Tax		$2.49
Electric Service Cost		**$99.65**

Current Month's Electric Charges **$99.65**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007992699
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000327084	07/01/2026	31,216		30,411		805 kWh	1	29 Days

Charge Details

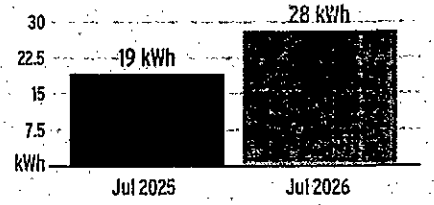
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*805 kWh @ $0.09202/kWh*	$74.08
Fuel Charge	*805 kWh @ $0.03516/kWh*	$28.30
Storm Protection Charge	*805 kWh @ $0.00568/kWh*	$4.57
Clean Energy Transition Mechanism	*805 kWh @ $0.00418/kWh*	$3.36
Storm Surcharge	*805 kWh @ $0.02121/kWh*	$17.07
Florida Gross Receipt Tax		$3.76
Electric Service Cost		**$150.28**

Current Month's Electric Charges **$150.28**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007992905
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325037	07/01/2026	22,827		22,596		231 kWh	1	29 Days

Charge Details

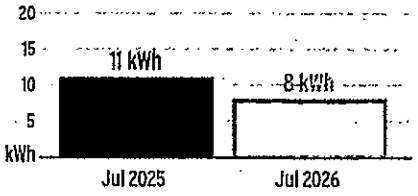
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*231 kWh @ $0.09202/kWh*	$21.26
Fuel Charge	*231 kWh @ $0.03516/kWh*	$8.12
Storm Protection Charge	*231 kWh @ $0.00568/kWh*	$1.31
Clean Energy Transition Mechanism	*231 kWh @ $0.00418/kWh*	$0.97
Storm Surcharge	*231 kWh @ $0.02121/kWh*	$4.90
Florida Gross Receipt Tax		$1.43
Electric Service Cost		**$57.13**

Current Month's Electric Charges **$57.13**

Billing Information continues on next page →

Avg kWh Used Per Day



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TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007992905
Statement Date: 07/31/2026

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

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*66 kWh @ $0.03411/kWh*	$2.25
Fixture & Maintenance Charge	*4 Fixtures*	$81.98
Lighting Pole / Wire	*4 Poles*	$83.28
Lighting Fuel Charge	*66 kWh @ $0.03452/kWh*	$2.28
Storm Protection Charge	*66 kWh @ $0.00574/kWh*	$0.38
Clean Energy Transition Mechanism	*66 kWh @ $0.00043/kWh*	$0.03
Storm Surcharge	*66 kWh @ $0.01230/kWh*	$0.81
Florida Gross Receipt Tax		$0.15
Lighting Charges		**$171.16**

Current Month's Electric Charges $171.16

Billing information continues on next page →

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007993192
Statement Date: 07/31/2026

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

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*1008 kWh @ $0.03411/kWh*	$34.38
Fixture & Maintenance Charge	*20 Fixtures*	$417.64
Lighting Pole / Wire	*19 Poles*	$624.53
Lighting Fuel Charge	*1008 kWh @ $0.03452/kWh*	$34.80
Storm Protection Charge	*1008 kWh @ $0.00574/kWh*	$5.79
Clean Energy Transition Mechanism	*1008 kWh @ $0.00043/kWh*	$0.43
Storm Surcharge	*1008 kWh @ $0.01230/kWh*	$12.40
Florida Gross Receipt Tax		$2.25
State Tax		$78.16
Lighting Charges		**$1,210.38**

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

Billing Information continues on next page →

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007993416
Statement Date: 07/31/2026

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

Meter Read

Meter Location: PUMP/LIFT STATION
Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000552847	07/01/2026	21,860		21,759		101 kWh	1	29 Days

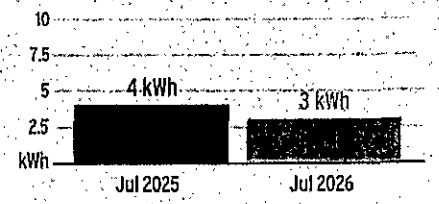
0000009-0000025-Page 13 of 28

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*101 kWh @ $0.09202/kWh*	$9.29
Fuel Charge	*101 kWh @ $0.03516/kWh*	$3.55
Storm Protection Charge	*101 kWh @ $0.00568/kWh*	$0.57
Clean Energy Transition Mechanism	*101 kWh @ $0.00418/kWh*	$0.42
Storm Surcharge	*101 kWh @ $0.02121/kWh*	$2.14
Florida Gross Receipt Tax		$0.90
Electric Service Cost		**$36.01**

Avg kWh Used Per Day



Current Month's Electric Charges **$36.01**

Billing information continues on next page →

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007993721
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000794742	07/01/2026	37,203		22,678		14,525 kWh	1	29 Days
1000794742	07/01/2026	31.33		0		31.33 kW	1	29 Days

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Charge Details

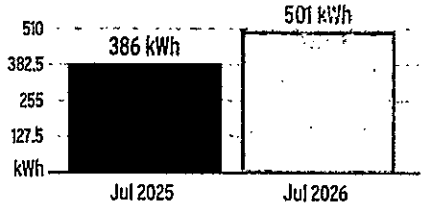
Electric Charges

Daily Basic Service Charge	*29 days @ $1.12000*	$32.48
Billing Demand Charge	*31 kW @ $19.06000/kW*	$590.86
Energy Charge	*14,525 kWh @ $0.00815/kWh*	$118.38
Fuel Charge	*14,525 kWh @ $0.03516/kWh*	$510.70
Capacity Charge	*31 kW @ $0.72000/kW*	$22.32
Storm Protection Charge	*31 kW @ $2.02000/kW*	$62.62
Energy Conservation Charge	*31 kW @ $0.79000/kW*	$24.49
Environmental Cost Recovery	*14,525 kWh @ $0.00072/kWh*	$10.46
Clean Energy Transition Mechanism	*31 kW @ $1.15000/kW*	$35.65
Storm Surcharge	*14,525 kWh @ $0.01035/kWh*	$150.33
Florida Gross Receipt Tax		$39.96
Electric Service Cost		**$1,598.25**

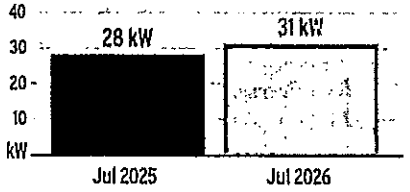
Current Month's Electric Charges **$1,598.25**

Billing information continues on next page →

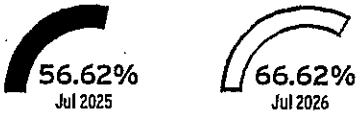
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007993960
Statement Date: 07/31/2026

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

Meter Read

Meter Location: Pump
Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000324124	07/01/2026	2,422		319		2,103 kWh	1	29 Days

Charge Details

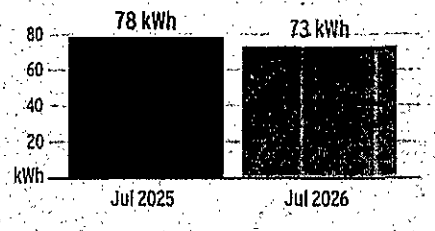
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*2,103 kWh @ $0.09202/kWh*	$193.52
Fuel Charge	*2,103 kWh @ $0.03516/kWh*	$73.94
Storm Protection Charge	*2,103 kWh @ $0.00568/kWh*	$11.95
Clean Energy Transition Mechanism	*2,103 kWh @ $0.00418/kWh*	$8.79
Storm Surcharge	*2,103 kWh @ $0.02121/kWh*	$44.60
Florida Gross Receipt Tax		$9.02
Electric Service Cost		**$360.96**

Current Month's Electric Charges $360.96

Billing information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007994158
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347036	07/01/2026	33,202		32,281		921 kWh	1	29 Days

Charge Details

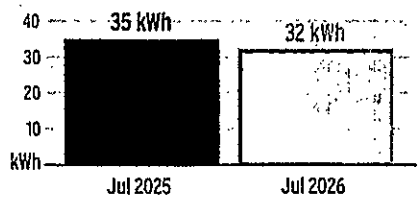
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*921 kWh @ $0.09202/kWh*	$84.75
Fuel Charge	*921 kWh @ $0.03516/kWh*	$32.38
Storm Protection Charge	*921 kWh @ $0.00568/kWh*	$5.23
Clean Energy Transition Mechanism	*921 kWh @ $0.00418/kWh*	$3.85
Storm Surcharge	*921 kWh @ $0.02121/kWh*	$19.53
Florida Gross Receipt Tax		$4.23
Electric Service Cost		**$169.11**

Current Month's Electric Charges $169.11

Billing information continues on next page →

Avg kWh Used Per Day



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TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007994448
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347035	07/01/2026	36,586		36,586		0 kWh	1	29 Days

Charge Details

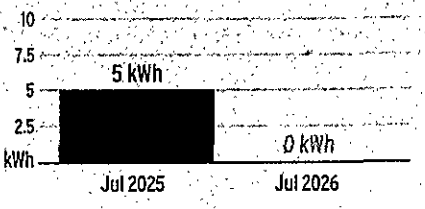
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Florida Gross Receipt Tax		$0.49
Electric Service Cost		**$19.63**

Current Month's Electric Charges **$19.63**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007994695
Statement Date: 07/31/2026

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

Meter Read

Meter Location: Lite

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329871	07/01/2026	3,342		3,183		159 kWh	1	29 Days

Charge Details

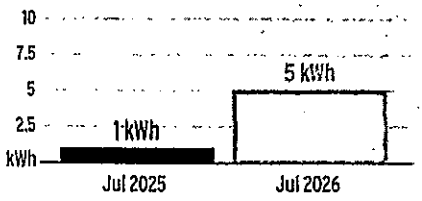
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*159 kWh @ $0.09202/kWh*	$14.63
Fuel Charge	*159 kWh @ $0.03516/kWh*	$5.59
Storm Protection Charge	*159 kWh @ $0.00568/kWh*	$0.90
Clean Energy Transition Mechanism	*159 kWh @ $0.00418/kWh*	$0.66
Storm Surcharge	*159 kWh @ $0.02121/kWh*	$3.37
Florida Gross Receipt Tax		$1.14
Electric Service Cost		**$45.43**

Current Month's Electric Charges $45.43

Billing Information continues on next page →

Avg kWh Used Per Day



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TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007994893
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000343375	07/01/2026	757		751		6 kWh	1	29 Days

Charge Details

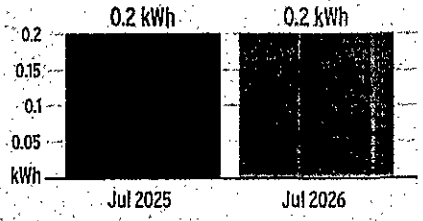
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*6 kWh @ $0.09202/kWh*	$0.55
Fuel Charge	*6 kWh @ $0.03516/kWh*	$0.21
Storm Protection Charge	*6 kWh @ $0.00568/kWh*	$0.03
Clean Energy Transition Mechanism	*6 kWh @ $0.00418/kWh*	$0.03
Storm Surcharge	*6 kWh @ $0.02121/kWh*	$0.13
Florida Gross Receipt Tax		$0.52
Electric Service Cost		**$20.61**

Current Month's Electric Charges **$20.61**

Billing Information continues on next page →

Avg kWh Used Per Day



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TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007995155
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000327189	07/01/2026	20,870		20,843		27 kWh	1	29 Days

Charge Details

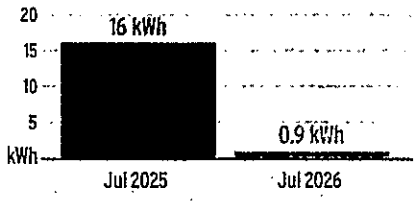
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*27 kWh @ $0.09202/kWh*	$2.48
Fuel Charge	*27 kWh @ $0.03516/kWh*	$0.95
Storm Protection Charge	*27 kWh @ $0.00568/kWh*	$0.15
Clean Energy Transition Mechanism	*27 kWh @ $0.00418/kWh*	$0.11
Storm Surcharge	*27 kWh @ $0.02121/kWh*	$0.57
Florida Gross Receipt Tax		$0.60
Electric Service Cost		**$24.00**

Current Month's Electric Charges **$24.00**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007995353
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

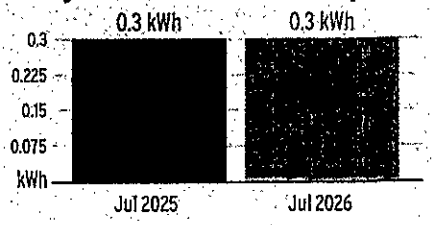
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325662	07/01/2026	734		726		8 kWh	1	29 Days

Charge Details

Electric Charges

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

Avg kWh Used Per Day



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

Billing information continues on next page →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007995601
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

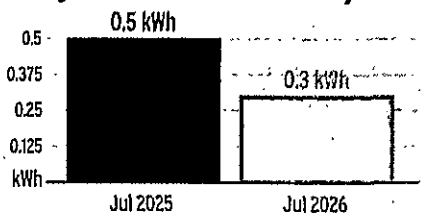
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325668	07/01/2026	846		838		8 kWh	1	29 Days

Charge Details

Electric Charges

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

Avg kWh Used Per Day



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

Billing information continues on next page →

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TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211007995809
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000881416	07/01/2026	289		285		4 kWh	1	29 Days

Charge Details

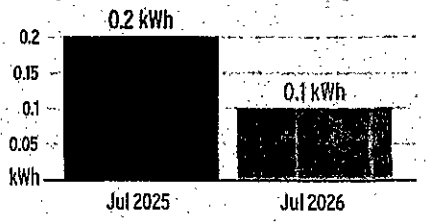
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*4 kWh @ $0.09202/kWh*	$0.37
Fuel Charge	*4 kWh @ $0.03516/kWh*	$0.14
Storm Protection Charge	*4 kWh @ $0.00568/kWh*	$0.02
Clean Energy Transition Mechanism	*4 kWh @ $0.00418/kWh*	$0.02
Storm Surcharge	*4 kWh @ $0.02121/kWh*	$0.08
Florida Gross Receipt Tax		$0.51
Electric Service Cost		**$20.28**

Current Month's Electric Charges $20.28

Billing Information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007996054
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000329568	07/01/2026	911		902		9 kWh	1	29 Days

Charge Details

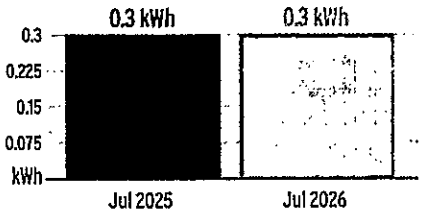
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*9 kWh @ $0.09202/kWh*	$0.83
Fuel Charge	*9 kWh @ $0.03516/kWh*	$0.32
Storm Protection Charge	*9 kWh @ $0.00568/kWh*	$0.05
Clean Energy Transition Mechanism	*9 kWh @ $0.00418/kWh*	$0.04
Storm Surcharge	*9 kWh @ $0.02121/kWh*	$0.19
Florida Gross Receipt Tax		$0.53
Electric Service Cost		**$21.10**

Current Month's Electric Charges **$21.10**

Billing Information continues on next page →

Avg kWh Used Per Day



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TECO TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007996286
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000330312	07/01/2026	723		719		4 kWh	1	29 Days

Charge Details

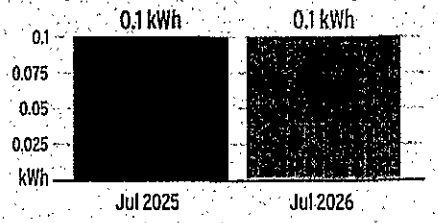
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*4 kWh @ $0.09202/kWh*	$0.37
Fuel Charge	*4 kWh @ $0.03516/kWh*	$0.14
Storm Protection Charge	*4 kWh @ $0.00568/kWh*	$0.02
Clean Energy Transition Mechanism	*4 kWh @ $0.00418/kWh*	$0.02
Storm Surcharge	*4 kWh @ $0.02121/kWh*	$0.08
Florida Gross Receipt Tax		$0.51
Electric Service Cost		**$20.28**

Current Month's Electric Charges **$20.28**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007996567
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347026	07/01/2026	743		736		7 kWh	1	29 Days

Charge Details

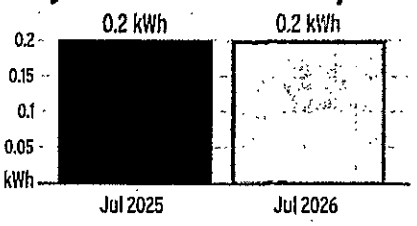
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*7 kWh @ $0.09202/kWh*	$0.64
Fuel Charge	*7 kWh @ $0.03516/kWh*	$0.25
Storm Protection Charge	*7 kWh @ $0.00568/kWh*	$0.04
Clean Energy Transition Mechanism	*7 kWh @ $0.00418/kWh*	$0.03
Storm Surcharge	*7 kWh @ $0.02121/kWh*	$0.15
Florida Gross Receipt Tax		$0.52
Electric Service Cost		**$20.77**

Current Month's Electric Charges **$20.77**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007996765
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000347027	07/01/2026	574		571		3 kWh	1	29 Days

Charge Details

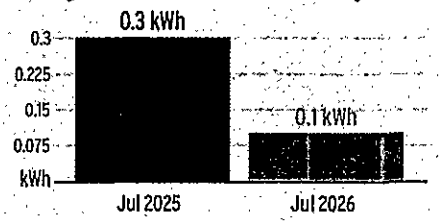
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*3 kWh @ $0.09202/kWh*	$0.28
Fuel Charge	*3 kWh @ $0.03516/kWh*	$0.11
Storm Protection Charge	*3 kWh @ $0.00568/kWh*	$0.02
Clean Energy Transition Mechanism	*3 kWh @ $0.00418/kWh*	$0.01
Storm Surcharge	*3 kWh @ $0.02121/kWh*	$0.06
Florida Gross Receipt Tax		$0.50
Electric Service Cost		**$20.12**

Current Month's Electric Charges **$20.12**

Billing information continues on next page ⟶

Avg kWh Used Per Day



TECO TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211007997011
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

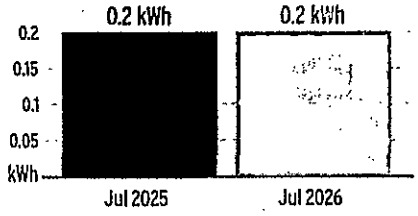
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000331067	07/01/2026	678		671		7 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*7 kWh @ $0.09202/kWh*	$0.64
Fuel Charge	*7 kWh @ $0.03516/kWh*	$0.25
Storm Protection Charge	*7 kWh @ $0.00568/kWh*	$0.04
Clean Energy Transition Mechanism	*7 kWh @ $0.00418/kWh*	$0.03
Storm Surcharge	*7 kWh @ $0.02121/kWh*	$0.15
Florida Gross Receipt Tax		$0.52
Electric Service Cost		**$20.77**

Avg kWh Used Per Day



Current Month's Electric Charges	$20.77
Total Current Month's Charges	$4,127.78

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TECO PEOPLES GAS
AN EMERA COMPANY
PeoplesGas.com

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

Statement Date: August 06, 2026

Amount Due:	**$115.41**

Due Date: August 27, 2026
Account #: 221003603224

DO NOT PAY. Your account will be drafted on August 27, 2026

Account Summary

Current Service Period: July 08, 2026 - August 04, 2026

Previous Amount Due	$238.94
Payment(s) Received Since Last Statement	-$238.94
Current Month's Charges	**$115.41**
Amount Due by August 27, 2026	**$115.41**

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

Your Energy Insight

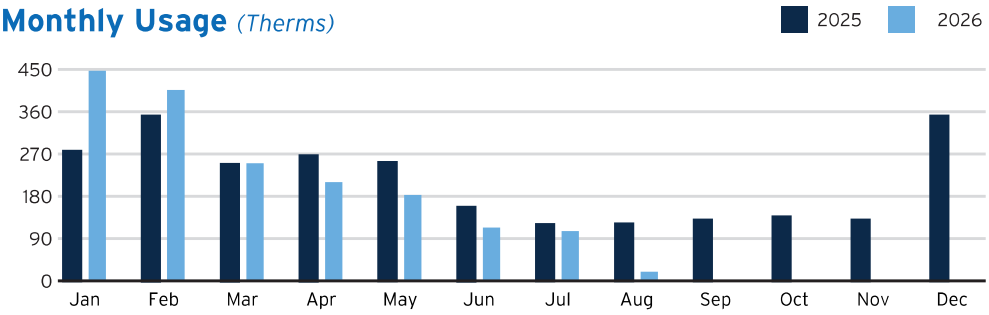
Your average daily THMS used was 81.58% lower than the same period last year.

Your average daily THMS used was 78.13% 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

---

TECO PEOPLES GAS
AN EMERA COMPANY

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

Account #: 221003603224
Due Date: August 27, 2026

Amount Due:	**$115.41**
Payment Amount: $ _____	

608174879452

Your account will be drafted on August 27, 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.

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.

TECO PEOPLES GAS
AN EMERA COMPANY

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

Account #: 221003603224
Statement Date: August 06, 2026
Charges Due: August 27, 2026

Meter Read

Service Period: Jul 08, 2026 - Aug 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	08/04/2026	7,444		7,427		17 CCF		1.040		1.1168		19.7 Therms	28 Days

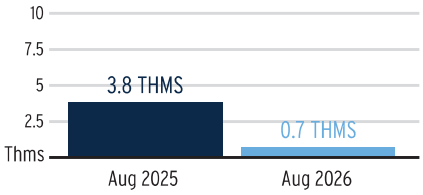
Charge Details

Natural Gas Charges

Customer Charge		$81.00
Distribution Charge	*19.7 THMS @ $0.47618*	$9.38
PGA	*19.7 THMS @ $0.80000*	$15.76
Florida Gross Receipts Tax		$1.22
Natural Gas Service Cost		**$107.36**
State Tax		$8.05
Total Natural Gas Cost, Local Fees and Taxes		**$115.41**

Total Current Month's Charges **$115.41**

Avg THMS Used Per Day



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

Ways To Pay Your Bill

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

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

Online:
PeoplesGas.com
Phone:
Commercial Customer Care:
866-832-6249
Hearing Impaired/TTY:
7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

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

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-02390H **Date 07/10/2026**

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

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

Description	Amount
Serial # 26-02390H **Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2027 Budget** **RE:** Lake St Charles CDD Board of Supervisors Meeting on 8/5/26 at 5:00 PM **Published:** 7/10/2026, 7/17/2026	$682.50

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$682.50**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Serial Number
26-02390H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2027 Budget

in the matter of Lake St Charles CDD Board of Supervisors Meeting on 8/5/26 at 5:00 PM

in the Court, was published in said newspaper by print in the

issues of 7/10/2026, 7/17/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

17th day of July, 2026 A.D.

by Kelly Martin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Pamela A Nelson
Comm.:HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

1 of 2

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors (**"Board"**) for the Lake St. Charles Community Development District (**"District"**) will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE:	August 5, 2026
TIME:	5:00 p.m.
LOCATION:	6801 Colonial Lake Drive Riverview, Florida 33578

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (**"Fiscal Year 2027"**). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Total EAUs	Per Unit Annual Assessment Comparison Fiscal Year 2025-2026	Proposed Increase for Fiscal Year 2026-2027	Percentage Increase	Per Unit Annual Assessment Comparison Fiscal Year 2026-2027
Townhomes	40	1.00	40.00	$1,500.00	$1,650.00	10%	$150.00
Single Family	785	1.00	785.00	$1,500.00	$1,650.00	10%	$150.00
Commercial	10.83	2.82	30.50	$4,225.00	$4,647.50	10%	$422.50

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hillsborough County (**"County"**) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

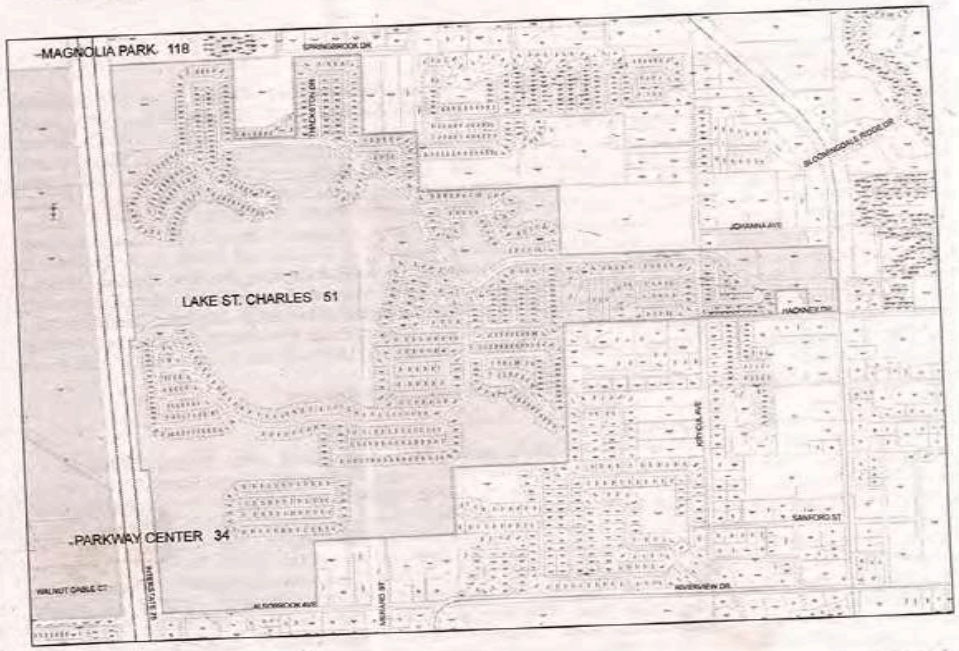
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 (**"District Manager's Office"**), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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.

Lake St. Charles Community Development District
District Manager



July 10, 17, 2026

26-02390H

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.: 9144
Terms: Due on receipt
Invoice date: 08/03/2026
Due date: 08/03/2026

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

Valley

CC073126-751

0 LAKE ST CHARLES 0

ACCOUNT SUMMARY

Credit Limit	$20,000.00
Credit Available	$19,268.00
Statement Closing Date	July 31, 2026
Days in Billing Cycle	31
Previous Balance	$1,136.56
Payments & Credits	$1,151.55
Purchases & Other Charges	$746.95
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$731.96

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	$731.96
Minimum Payment Due	**$731.96**
Payment Due Date	**August 25, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			$1,136.56-	
07/27	07/27	F151500K000CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,136.56-
		DAVID ESKRA	**$731.96**	
07/06	07/06	5543286JB5WQYLXLT	AMAZON.COM*CU4R12HO3 SEATTLE WA	98.46
			MCC: 5942 MERCHANT ZIP:	
07/06	07/06	1230202JB00PXKW63	MICROSOFT*MICROSOFT 36 REDMOND WA	9.99
			MCC: 5818 MERCHANT ZIP:	
07/07	07/07	5543286JQ5WKKWX3G	AMAZON.COM*4C08S2ZQ3 SEATTLE WA	19.95
			MCC: 5942 MERCHANT ZIP:	
07/12	07/12	8230509JHEHNKAP5R	CANVA* I04940-29081509 AUSTIN TX	20.00
			MCC: 7333 MERCHANT ZIP:	
07/13	07/13	1230202JJ01X14XG6	ADOBE SAN JOSE CA	14.99
			MCC: 5734 MERCHANT ZIP: zz	
07/13	07/13	1230202JJ0252M03Y	ADOBE SAN JOSE CA CREDIT	14.99-
			MCC: 5734 MERCHANT ZIP:	
07/14	07/14	5543286JK5YXYAK4Y	AMAZON MKTPL*1073H8MR3 SEATTLE WA	49.78

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date	**August 25, 2026**
New Balance	**$731.96**
Minimum Payment Due	$731.96
Past Due Amount	$0.00

Make Check Payable to:

Amount Enclosed: $

0 LAKE ST CHARLES 0
LAKE ST CHARLES COMMUNITY DEVELOPM
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			MCC: 5942 MERCHANT ZIP:	
07/16	07/16	5543286JM5ZSFDSKB	AMAZON MKTPL*D35068R53 SEATTLE WA	84.66
			MCC: 5942 MERCHANT ZIP:	
07/16	07/16	5543286JM5ZWKTXA1	AMAZON MKTPL*4B3558LG3 SEATTLE WA	39.15
			MCC: 5942 MERCHANT ZIP:	
07/19	07/19	5543286JR60M7H3A2	RACKSPACE EMAIL & APPS WINDCREST TX	315.92
			MCC: 4816 MERCHANT ZIP: 22222	
07/21	07/21	1230202JS01HTY1DM	ADOBE SAN JOSE CA	14.99
			MCC: 5817 MERCHANT ZIP: zz	
07/21	07/21	5563995JV0YA7PRLN	EXXON LANE2 RIVERVIEW FL	79.06
			MCC: 5542 MERCHANT ZIP: 33578	

IMPORTANT ACCOUNT INFORMATION

$0 - $731.96 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 08/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

YOUR NEXT MONTHLY STATEMENT WILL CONTAIN YOUR ANNUAL FEE OF $75.00. SEE THE STATEMENT BACK FOR CERTAIN TERMS THAT WILL APPLY AT RENEWAL.

REWARDS SUMMARY

Previous Cashback Balance	$53.22	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$1.83	$0-$500,000 = 0.25%
New Cashback Balance	$55.05	$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.

Lake St. Charles CDD
Valley Credit Card - David Eskra (20,000 Limit)
8/31/2026

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Parks & Rec	Parks & Rec	Clubhouse	Clubhouse
				Vehicle Maintenance	Pool Repair & Maintenance	Office Supplies	Misc Contingency
				001-57200-4660	001-57200-4717	001-57200-5101	001-57900-6409
Date	**Vendor Name**	**Description**	**Amount**				
07/06/26	Amazon	Water Filter, Batteries	98.46				98.46
07/06/26	Microsoft Store	Office Supplies - Monthly Subscription	9.99			9.99	
07/07/26	Amazon	Batteries Alkaline Power	19.95				19.95
07/12/26	Canva	Office Subscription - Monthly Subscription	20.00			20.00	
07/13/26	Adobe	Acrobat Standard Subscription	14.99			14.99	
07/13/26	Adobe	Acrobat Standard Subscription - Refund	(14.99)			(14.99)	
07/14/26	Amazon	Cleaning Supplies	49.78				49.78
07/16/26	Amazon	Pool Rules Sign	84.66		84.66		
07/16/26	Amazon	Wall Clock	39.15				39.15
07/19/26	Rackspace Email & Apps	Office Supplies	315.92			315.92	
07/21/26	Adobe	Acrobat Standard Subscription	14.99			14.99	
07/21/26	Exxon	Gas	79.06	79.06			
	TOTAL	001-10114	**731.96**	**79.06**	**84.66**	**360.90**	**207.34**

amazon.com

Final Details for Order #114-8351039-5002632

Order Placed: July 6, 2026
Amazon.com order number: 114-8351039-5002632
Order Total: $98.81

Shipped on July 6, 2026

Items Ordered	Price
1 of: *Elkay Genuine WaterSentry 51300C Lead + Microplastics NSF/ANSI Certified Filter (Single)(Bottle Fillers)* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$78.82
1 of: *Energizer Alkaline Power AAA Batteries, 32 Count, Long-Lasting Triple A Batteries, Suitable for Everyday Electronics and Emergency Gear* Sold by and invoiced on behalf of: Amazon.com Condition: New	$19.99

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
Rush Shipping

Item(s) Subtotal:	$98.81
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$98.81
Sales Tax:	$0.00
Total for This Shipment:	**$98.81**

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$98.81
Shipping & Handling:	$2.99
Promotion applied:	-$2.99
Total before tax:	$98.81
Estimated Tax:	$0.00
Grand Total:	**$98.81**

Credit Card transactions
MasterCard ending in 5814: July 6, 2026: $98.46

To view the status of your order, return to Order Summary .

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Outlook

Your subscription to Microsoft 365 Personal has been renewed

From Microsoft <microsoft-noreply@microsoft.com>
Date Mon 7/6/2026 12:06 AM
To Dyara Sanchez <districtadmin@lakestcharles.org>

Microsoft

Your subscription to Microsoft 365 Personal has been renewed

On Monday, July 06, 2026, you were charged USD 9.99 to renew your subscription.

Sign into your Microsoft account below to manage your subscriptions, change your payment method or cancel 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: 74405d21-93df-48d7-91a6-2bd443a49ac8

Plan Price: USD 9.99 plus applicable taxes/1 month

Renewal Date: August 5, 2026

Did you find this email helpful? Yes No

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

amazon.com

Final Details for Order #114-6926934-3068246

Order Placed: July 6, 2026
Amazon.com order number: 114-6926934-3068246
Order Total: $19.95

Shipped on July 7, 2026

Items Ordered	Price
1 of: *Energizer AA Batteries Alkaline Power, 32 Count Alkaline Double A Battery Pack* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$19.95

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$19.95
Shipping & Handling:	$0.00
Total before tax:	$19.95
Sales Tax:	$0.00
Total for This Shipment:	**$19.95**

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$19.95
Shipping & Handling:	$0.00
Total before tax:	$19.95
Estimated Tax:	$0.00
Grand Total:	**$19.95**

Credit Card transactions — MasterCard ending in 5814: July 7, 2026: $19.95

To view the status of your order, return to Order Summary .

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Canva

Tax Invoice

Invoice Date

July 12, 2026

Invoice no.

04940-29081509

To

District Admin

caieskra@yahoo.com

District Admin's team

Billing Address

6801 Colonial Lake Drive, Riverview, Florida 33578, United States

Subscriptions

Subscription purchase iAHPMChDlX4 July 12, 2026	US$20.00

Total	US$20.00
Includes tax	US$0.00
Total charged	US$20.00

Please retain for your records.

Canva US Inc.
3212 E. Cesar Chavez Street, Building 1, Suite 1300 Austin Texas 78702 United States
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Order Summary

Order placed July 13, 2026 **Order # 114-9173863-0052213**

Ship to
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Payment method
Mastercard ending in 5814
View related transactions

Order Summary

Item(s) Subtotal:	$49.78
Shipping & Handling:	$0.00
Total before tax:	$49.78
Estimated tax to be collected:	$0.00
Grand Total:	**$49.78**

Placed by David Eskra

Arriving tomorrow



QuikMoprit 72 Pcs Power Mop Refills Pad, 5X Cleaning Multi-Surface Replacement for Swiffer Power Mop, Wet Pads Refill for Wood Floors & More, Compatible with Swiffer PowerMop Pads & Mopping Refills
Sold by: QuikMoprit
Supplied by: Other
$36.99



Swiffer PowerMop Floor Cleaning Solution with Lavender Scent, Triple Pack
Sold by: Amazon
Supplied by: Other
$12.79

Back to top

prime business English United States

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amazon.com

Final Details for Order #114-7482995-8922622

Order Placed: July 16, 2026
Amazon.com order number: 114-7482995-8922622
Order Total: $84.66

Shipped on July 16, 2026

Items Ordered	Price
1 of: *Pool Rules No Food Or Beverages in The Pool Or On Pool Wet Deck Commercially Florida Sign, 24x36 Inches, 0.63 Aluminum,* *Made in USA* Sold by and invoiced on behalf of: SIGO SIGNS (seller profile) Seller Credentials: 889 Certification, Classified Small Business - SBA Standard Business Price Condition: New	$94.07

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$94.07
Shipping & Handling:	$0.00
Exclusive Promotion Applied:	-$9.41

Total before tax:	$84.66
Sales Tax:	$0.00

Total for This Shipment:	**$84.66**

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$94.07
Shipping & Handling:	$0.00
Promotion applied:	-$9.41

Total before tax:	$84.66
Estimated Tax:	$0.00

Grand Total:	**$84.66**

Credit Card transactions — MasterCard ending in 5814: July 16, 2026: $84.66

To view the status of your order, return to Order Summary .

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amazon.com

Details for Order #114-2556948-1582660

Order Placed: July 13, 2026
Amazon.com order number: 114-2556948-1582660
Order Total: $39.15

Not Yet Shipped

Items Ordered	Price
1 of: *Ultimate Wall Clock |14 Inch | Modern | Atomic | Analog | Home | Office | School | Gym | Indoor | Outdoor | Sets Automatically | Unbranded | Classic | Battery Operated | Modern Décor* Sold by and invoiced on behalf of: Sparx Products (seller profile) Seller Credentials: Classified Small Business - SBA Standard Business Price Condition: New	$39.15

Shipping Address:
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Shipping Speed:
Amazon Day Delivery

Payment information

Payment Method:
MasterCard | Last digits: 5814

Billing address
David Eskra
6801 Colonial Lake Drive
Riverview, FL 33578
United States

Item(s) Subtotal:	$39.15
Shipping & Handling:	$0.00

Total before tax:	$39.15
Estimated Tax:	$0.00

Grand Total:	**$39.15**

To view the status of your order, return to Order Summary .

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rackspace technology

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:	12612829
Invoice Date:	07/18/2026
Due Date:	07/18/2026

Monthly Renewals (07/18/2026 to 08/17/2026)

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	$13.455	$53.82
Rackspace M365 Cloud Backup	9	$2.90	$26.10
		Invoice Total	**$315.92**

If you have any questions, please feel free to contact us at: 888-850-3994 or appbilling@rackspace.com

Adobe Inc.
345 Park Avenue
San Jose CA 95110-2704
United States
Federal Tax ID: 77-0019522

ORIGINAL

Invoice Information

Invoice Number	3526297323
Invoice Date	21-JUL-2026
Payment Terms	Credit Card
Purchase Order	AB08243391574CUS
Order Number	7272267335
Customer Number	1315007741
Currency	USD

Bill To

David Eskra
FL 33647

INVOICE

Item Details

Service Term: 21-JUL-2026 to 20-AUG-2026

PRODUCT NUMBER	PRODUCT DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NET AMOUNT	TAX RATE	TAXES	TOTAL
65230474	**Acrobat Standard**	1	EA	14.99	14.99	0.00%	0.00	14.99

Invoice Total

NET AMOUNT (USD)	14.99
TAXES (SEE DETAILS FOR RATES)	0.00
GRAND TOTAL (USD)	**14.99**

Comments:

Billing Contact

https://helpx.adobe.com/contact.html

Thank you for your business!

WELCOME TO MOBIL
VICTORY MOBIL
EXXON
6459 US HWY 301
RIVERVIEW FL
33578

DATE 7/21/26 12:22
TRAN#9015943
PUMP# 01
SERVICE LEVEL: SELF
PRODUCT: UNLD

GALLONS:	20.541
PRICE/G:	$3.849
FUEL SALE	$79.06
CREDIT	$79.06

USD$79.06
**********5814
Entry: Chip Read
AppName: Mastercard
AuthNet: MASTERCD
MODE: Issuer
AID: A0000000041010
Auth #: 021261
Resp Code: 000
Stan: 08431656340
Invoice #: 60427
Shift #: 1
Store # 4843207

PIN Bypassed

THANK YOU
HAVE A NICE DAY

verizon business

PO BOX 489
NEWARK, NJ 07101-0489

Invoice: 6149420214
Billing period: Jun 24 - Jul 23, 2026
Due date: 08/15/26

KEYLINE

-LAKE ST CHARLES COMMUNITY DIS
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578-8318

Manage your account at
verizon.com/mybusiness

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

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

Snapshot of your bill

(details on page 5)

Balance from last bill	$27.02
Payment - Thank You	-$27.02
Balance Forward	$0.00
This month's charges due by Aug 15, 2026	$27.11
Total due	**$27.11**

Auto Pay is scheduled for 08/12/26 - Thank You.

Review your bill online

Scan QR code with your camera app or go to **verizon.com/business/bill**

verizon business

–LAKE ST CHARLES COMMUNITY DIS
6801 COLONIAL LAKE DR
RIVERVIEW, FL 33578–8318

Bill Date	July 23, 2026
Account Number	842082173–00001
Invoice Number	6149420214

Total Amount Due

Deducted from bank account on 08/12/26
DO NOT MAIL PAYMENT

$27.11

PO BOX 16810
NEWARK, NJ 07101–6810

61494202140108420821730000100000000271100000000027117

verizon business

Invoice: 6149420214
Billing period: Jun 24 - Jul 23, 2026
Due date: 08/15/26

Payment Summary

Previous Balance	**$27.02**
Payment - Thank You	
Payment Received 07/12/26	-$27.02
Total Payments	**-$27.02**
Balance Forward	**$0.00**

Questions about your bill?
verizon.com/business/support
800-922-0204

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

See eligible plans at verizon.com/business/payoptions

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

You can enroll in paper-free billing by:
1. Logging into your My Business Account > Billing > Manage payments > Paper-free billing.

Eligible payment methods for potential discount include:
1. Bank Account
2. Verizon Business Mastercard

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

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

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

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

verizon business

Invoice: 6149420214
Billing period: Jun 24 - Jul 23, 2026
Due date: 08/15/26

Your July bill is $27.11

Due Aug 15

Changes since your last bill

Last month you paid $27.02.

Your bill increased by $0.09.

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	$2.11
Taxes, Governmental Surcharges & Fees	$0.00
Total Current charges due by 08/15/26	**$27.11**
Total Charges	**$27.11**

Auto Pay is scheduled for 08/12/26 - Thank You.

Ways to pay

My Verizon for Business App

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

Scan the QR code to download the app

Online via My Business Portal

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

Scan the QR code to log in

By Phone

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

In Person

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

verizon business

Invoice: 6149420214
Billing period: Jun 24 - Jul 23, 2026
Due date: 08/15/26

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	--	--	$2.11	--	--	$27.11	--	21	--	--	--	--
813-671-8339 Mark Cooper	10	--	--	--	--	--	--	--	--	--	--	--	--	--
Total Charges		**$25.00**	**$0.00**	**$0.00**	**$2.11**	**$0.00**	**$0.00**	**$27.11**						

verizon business

Invoice: 6149420214
Billing period: Jun 24 - Jul 23, 2026
Due date: 08/15/26

Charges by line details

Admin Assistant
813-624-4124
Yealink T53W

$27.11

Monthly Charges $25.00

Plan

Business UNL Mob Clt/Dsk Phn	07/24 - 08/23	$10.00

Features & Add Ons

One Talk Service	07/24 - 08/23	$15.00

Usage and Purchase Charges $0.00

Messaging		Allowance	Used	Billable	Cost
Text (06/24 - 07/23)	messages	unlimited	21	--	--
Total Messaging					$0.00

Surcharges and Other Charges $2.11

Surcharges

Fed Universal Service Charge	$1.90
Regulatory Charge	$0.21

Total Current Charges for 813-624-4124 **$27.11**

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

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.: 8832
Terms: Net 15
Invoice date: 08/01/2026
Due date: 08/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Commercial Pool Service**	Monthly Full Service	1	$2,125.00	$2,125.00

Total **$2,125.00**

Payment Options

Mail to:
Zebra Cleaning Team
219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572

ACH Payments: Extra fees will be charged

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

Invoice details
Invoice no.: 8840
Terms: Net 15
Invoice date: 08/19/2026
Due date: 09/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Vacuum Gauge**	Discount due to volume of gauges	7	$25.95	$181.65
2.		**Pressure Gauge**		1	$25.95	$25.95

Total **$207.60**

Ways to pay

VISA 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

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

Invoice details
Invoice no.: 8841
Terms: Net 15
Invoice date: 08/19/2026
Due date: 09/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/13/2026	**Black Algae Treatment**	Cal Hypo will be used for the treatment. It is $100 per 25 lbs. of treatment. This is only an estimate of the amount of chemical.	1	$150.00	$150.00

Total **$150.00**

Ways to pay

VISA 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 14

Rizzetta & Company

Lake St. Charles
Community Development District

Financial Statements
(Unaudited)

May 31, 2026

Prepared by: Rizzetta & Company, Inc.

lakestcharles.org
rizzetta.com

Professionals in Community Management

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

751 General Fund

Lake St. Charles Community Development District
Statement of Revenues and Expenditures
As of 05/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	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)

Lake St. Charles Community Development District
Statement of Revenues and Expenditures
As of 05/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	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)

751 General Fund

Lake St. Charles Community Development District
Statement of Revenues and Expenditures
As of 05/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	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

751 Reserve Fund

Lake St. Charles Community Development District
Statement of Revenues and Expenditures
As of 05/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	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	128,288	128,288	137,461	9,173
Expenditures				
Contingency				
Capital Reserve	128,288	128,288	0	128,288
Total Contingency	128,288	128,288	0	128,288
Total Expenditures	128,288	128,288	0	128,288
Total Excess of Revenues Over(Under) Expenditures	0	0	137,461	137,461
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	12	12
Total Other Financing Sources(Uses)	0	0	12	12
Fund Balance, Beginning of Period	0	0	310,480	310,480
Total Fund Balance, End of Period	0	0	447,953	447,953

Lake St. Charles CDD
Investment Summary
May 31, 2026

Account	Investment		Balance as of May 31, 2026
Valley National Bank	Governmental Checking	$	447,953
	Total Reserve Fund Investments	**$**	**447,953**

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Lake St. Charles Community Development District
Summary A/R Ledger
From 05/01/2026 to 05/31/2026

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
751, 162							
	751-001	751 General Fund	Hillsborough County Tax Collector	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**

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 Services Holdings, LLC	TMAY260006	Back Files 05/26	3,230.00
	751 General Fund	05/31/2026	Avalon Document Services Holdings, LLC	TMAR260013	Back Files 04/26	2,660.00
	751 General Fund	05/20/2026	Coastal Mechanical Inc.	2247	Service Call 05/26	395.00
	751 General Fund	05/01/2026	Egis Insurance Advisors, LLC	32042	Policy #WC100124567 10/01/24-10/01/25	1,236.00
	751 General Fund	05/01/2026	FCC Environmental Services, LLC	2396664	Waste Services - 6801 Colonial Lake Dr. 05/26	626.12
	751 General Fund	05/01/2026	Hillsborough County BOCC	4678710000-061026	6801 Colonial Lake Dr 05/26	675.61
	751 General Fund	05/15/2026	Jayman Enterprises, LLC	4563	Gate Maintenance 05/26	250.00
	751 General Fund	05/15/2026	Kilinski Van Wyk, PLLC	14931	Legal Services 04/26	5,236.15
	751 General Fund	05/01/2026	Kilinski Van Wyk, PLLC	15173	Legal Counsel 05/26	4,949.67
	751 General Fund	05/31/2026	Landscape Maintenance Professionals, Inc.	399967	Irrigation Repair 06/26	195.00
	751 General Fund	05/31/2026	Landscape Maintenance Professionals, Inc.	399970	Irrigation Repair 06/26	224.64
	751 General Fund	05/31/2026	Landscape Maintenance Professionals, Inc.	399968	Irrigation Repair 06/26	479.04
	751 General Fund	05/20/2026	Landscape Maintenance Professionals, Inc.	399969	Irrigation Repair 05/26	251.98
	751 General Fund	05/13/2026	Leaf Commercial Capital, Inc.	20266912	Copier Lease 05/26	161.99
	751 General Fund	05/15/2026	Sniffen & Spellman, P.A.	52544	Legal Counsel 05/26	300.00
	751 General Fund	05/01/2026	TECO	221005960721-060826	Electric Utility 05/26	21.66
	751 General Fund	05/31/2026	TECO	311000010257-060526	Electric Summary 04/26	1,381.54
	751 General Fund	05/31/2026	TECO	311000010257-060526	Electric Summary 04/26	2,483.15
	751 General Fund	05/31/2026	TECO Peoples Gas	221003603224-060826	Natural Gas 05/26	249.30
	751 General Fund	05/01/2026	TIGRIS Aquatic Services, LLC	4388443	Quarterly Fountain/ Aeration Service 03/26	600.00
	751 General Fund	04/01/2026	Wahoo Pools Group, Inc.	20252382	Pool Repair 04/26	4,968.66
	751 General Fund	05/15/2026	Wahoo Pools Group, Inc.	WP05152026	Pool Repair 5/26	8,923.79
	751 General Fund	05/01/2026	Wahoo Pools Group, Inc.	WP051526-751	Pool Repair	10,580.35
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

751 General Fund

Lake St. Charles Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	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

751 General Fund

Lake St. Charles Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	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)

751 General Fund

Lake St. Charles Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	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

751 Reserve Fund

Lake St. Charles Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	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	128,288	128,288	138,657	10,369
Expenditures				
Contingency				
Capital Reserve	128,288	128,288	0	128,288
Total Contingency	128,288	128,288	0	128,288
Total Expenditures	128,288	128,288	0	128,288
Total Excess of Revenues Over(Under) Expenditures	0	0	138,657	138,657
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	12	12
Total Other Financing Sources(Uses)	0	0	12	12
Fund Balance, Beginning of Period	0	0	310,480	310,480
Total Fund Balance, End of Period	0	0	449,149	449,149

Lake St. Charles CDD
Investment Summary
June 30, 2026

Account	Investment		Balance as of June 30, 2026
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.

Rizzetta & Company

Lake St. Charles
Community Development District

Financial Statements
(Unaudited)

July 31, 2026

Prepared by: Rizzetta & Company, Inc.

lakestcharles.org
rizzetta.com

Lake St. Charles Community Development District

Balance Sheet

As of 07/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Total Gvmnt Fund	Fixed Assets Group
Assets				
Cash In Bank	366,699	0	366,699	0
Investments	0	450,389	450,389	0
Refundable Deposits	7,085	0	7,085	0
Fixed Assets	0	0	0	4,901,102
Total Assets	373,784	450,389	824,173	4,901,102
Liabilities				
Accounts Payable	49,252	0	49,252	0
Accrued Expenses	7,858	0	7,858	0
Other Current Liabilities	123	0	123	0
Deposits Payable	1,131	0	1,131	0
Total Liabilities	58,364	0	58,364	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	84,216	139,909	224,125	0
Total Fund Equity & Other Credits	315,420	450,389	765,809	4,901,102
Total Liabilities & Fund Equity	373,784	450,389	824,173	4,901,102

751 General Fund

Lake St. Charles Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	180	180	554	374
Special Assessments				
Tax Roll	1,077,974	1,077,974	1,091,895	13,921
Other Misc. Revenues				
Facilities Rentals	1,500	1,500	79	(1,421)
Miscellaneous Revenue	1,200	1,200	3,984	2,784
Vending Machine Revenue	475	475	0	(475)
Total Revenues	1,081,329	1,081,329	1,096,512	15,183
Expenditures				
Legislative				
Supervisor Fees	12,000	10,000	10,800	(800)
Total Legislative	12,000	10,000	10,800	(800)
Financial & Administrative				
Accounting Services	0	0	19,585	(19,585)
Administrative Services	0	0	4,283	(4,283)
Assessment Roll	0	0	4,500	(4,500)
Auditing Services	8,000	8,000	5,020	2,980
Bank Fees	200	167	139	28
District Engineer	50,000	41,666	64,176	(22,509)
District Management	0	0	21,420	(21,420)
Dues, Licenses & Fees	675	563	175	387
Financial & Revenue Collections	0	0	3,672	(3,672)
Legal Advertising	3,000	2,500	1,341	1,159
Postage & Delivery	250	208	0	209
Public Officials Liability Insurance	4,006	4,006	4,062	(56)
Training & Education	1,000	834	0	833
Website Hosting, Maintenance, Backup & E	4,000	3,589	2,537	1,052
Total Financial & Administrative	71,131	61,533	130,910	(69,377)
Legal Counsel				
District Counsel	50,000	41,667	86,783	(45,116)
Total Legal Counsel	50,000	41,667	86,783	(45,116)
Security Operations				
Security Monitoring Services	450	375	473	(98)
Security System Maintenance	5,000	4,166	1,392	2,774
Total Security Operations	5,450	4,541	1,865	2,676
Electric Utility Services				
Utility - Street Lights	0	0	11,359	(11,359)
Utility Services	57,750	48,125	22,989	25,136
Total Electric Utility Services	57,750	48,125	34,348	13,777
Gas Utility Service				
Utility Services	5,600	4,667	4,030	637

Lake St. Charles Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Gas Utility Service	5,600	4,667	4,030	637
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	5,000	4,167	4,384	(217)
Total Garbage/Solid Waste Control Services	5,000	4,167	4,384	(217)
Water-Sewer Combination Services				
Utility Services	9,800	8,167	7,952	215
Total Water-Sewer Combination Services	9,800	8,167	7,952	215
Stormwater Control				
Aquatic Maintenance	17,821	14,850	17,246	(2,396)
Fountain Service Repair & Maintenance	5,133	4,278	602	3,675
Fountain/Aeration Repairs & Maintenance	4,372	3,643	5,962	(2,318)
Lake - Buoy Monitoring & Maintenance	8,998	7,498	0	7,498
Midge Fly Treatments	1,500	1,250	0	1,250
Mitigation Area Monitoring & Maintenance	1,161	968	551	417
Total Stormwater Control	38,985	32,487	24,361	8,126
Other Physical Environment				
Entry & Walls Maintenance & Repair	15,500	12,917	1,200	11,717
General Liability / Crime	5,604	5,604	5,640	(36)
Irrigation Maintenance & Repair	10,000	8,333	4,024	4,309
Landscape - Miscellaneous	81,000	67,500	0	67,500
Landscape - Mulch	51,360	42,800	28,800	14,000
Landscape Maintenance	182,286	151,905	143,338	8,567
Property Insurance	28,330	28,330	28,084	246
Temp Help	3,000	2,500	0	2,500
Total Other Physical Environment	377,080	319,889	211,086	108,803
Parks & Recreation				
Computer Support, Maintenance & Repair	5,000	4,167	448	3,718
Dock Repairs and Maintenance	400	333	18	316
Employee - Workers Comp	0	0	2,736	(2,736)
Maintenance & Repairs	23,900	19,917	25,760	(5,844)
Management Contract	245,698	204,748	103,472	101,277
Office Supplies	3,900	3,250	5,270	(2,020)
Playground Equipment & Maintenance	3,000	2,500	0	2,500
Pool Permits	0	0	951	(951)
Pool Repair & Maintenance	12,000	10,000	36,043	(26,044)
Pool Service Contract	27,204	22,670	21,250	1,420
Telephone, Internet, Cable	6,100	5,083	3,148	1,936
Trail/Bike Path Maintenance	105,514	87,929	263,226	(175,298)
Vehicle Maintenance	8,317	6,930	2,481	4,450
Total Parks & Recreation	441,033	367,527	464,803	(97,276)
Contingency				
Miscellaneous Contingency	7,500	6,250	31,074	(24,824)
Total Contingency	7,500	6,250	31,074	(24,824)

751 General Fund

Lake St. Charles Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Expenditures	1,081,329	909,020	1,012,396	(103,376)
Total Excess of Revenues Over(Under) Expenditures	0	172,309	84,116	(88,193)
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	172,309	315,420	143,111

751 Reserve Fund

Lake St. Charles Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	11,609	11,609
Special Assessments				
Tax Roll	128,288	128,288	128,288	0
Total Revenues	128,288	128,288	139,897	11,609
Expenditures				
Contingency				
Capital Reserve	128,288	128,288	0	128,288
Total Contingency	128,288	128,288	0	128,288
Total Expenditures	128,288	128,288	0	128,288
Total Excess of Revenues Over(Under) Expenditures	0	0	139,897	139,897
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	12	12
Total Other Financing Sources(Uses)	0	0	12	12
Fund Balance, Beginning of Period	0	0	310,480	310,480
Total Fund Balance, End of Period	0	0	450,389	450,389

Lake St. Charles CDD
Investment Summary
July 31, 2026

Account	Investment		Balance as of July 31, 2026
Valley National Bank	Governmental Checking	$	450,389
	Total Reserve Fund Investments	**$**	**450,389**

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 07/01/2026 to 07/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
751, 162						
	751 General Fund	07/10/2026	Advanced Aquatic Services, Inc.	10564986	Aquatic Maintenance 07/26	1,800.00
	751 General Fund	07/01/2026	Advanced Aquatic Services, Inc.	10565008	Aquatic Maintenance 07/26	820.00
	751 General Fund	07/10/2026	Alvarez Plumbing Company	88107	Service Call 07/26	159.00
	751 General Fund	07/01/2026	Alvarez Plumbing Company	85832	Service Call 06/26	247.76
	751 General Fund	07/10/2026	Brandon Business Machines, Inc.	I290222	Copier 06/26	1.00
	751 General Fund	07/10/2026	Brandon Business Machines, Inc.	I286232	Copier 03/26	12.00
	751 General Fund	07/10/2026	Brandon Business Machines, Inc.	I287409	Copier 04/26	12.00
	751 General Fund	07/10/2026	Brandon Business Machines, Inc.	I288679	Copier 05/26	12.00
	751 General Fund	07/10/2026	Brandon Business Machines, Inc.	I287833	Copier 04/26	1.00
	751 General Fund	07/10/2026	Brandon Business Machines, Inc.	I291638	Copier 07/26	1.00
	751 General Fund	07/01/2026	Crosspoint Landscape & Design, Inc.	13684	Mulch Install 06/26	28,800.00
	751 General Fund	07/16/2026	Decort Electrical Solutions, Inc.	060226DeCort	Electrical Repair 06/26	358.50
	751 General Fund	07/10/2026	Jayman Enterprises, LLC	4661	Service Call 07/26	125.00
	751 General Fund	07/10/2026	Jayman Enterprises, LLC	4649	Community Fence Repair 07/26	150.00
	751 General Fund	07/01/2026	Landscape Maintenance Professionals, Inc.	410750	Annuals 07/26	2,105.97
	751 General Fund	07/10/2026	Leaf Commercial Capital, Inc.	20581284	Copier Lease 07/26	161.99
	751 General Fund	07/31/2026	Rizzetta & Company, Inc.	INV0000111533	Out of Pocket Expenses 07/26	50.00
	751 General Fund	07/31/2026	Rizzetta & Company, Inc.	INV0000111533	Out of Pocket Expenses 07/26	34.83
	751 General Fund	07/10/2026	Rizzetta & Company, Inc.	INV0000111442	Personnel Reimbursement 07/26	6,081.54
	751 General Fund	07/10/2026	Security Concepts of Tampa, Inc.	101494	Installation and Batteries 07/26	177.95
	751 General Fund	07/31/2026	Sniffen & Spellman, P.A.	51827	Legal Counsel 04/26	1,475.00
	751 General Fund	07/31/2026	Sniffen & Spellman, P.A.	50457	Legal Counsel 09/25	1,718.97
	751 General Fund	07/31/2026	TECO	311000010257-080526	Electric Summary 07/26	2,746.24
	751 General Fund	07/31/2026	TECO	311000010257-080526	Electric Summary 07/26	1,381.54
	751 General Fund	07/31/2026	TECO	221005960721-080626	Electric Services 07/26	20.31
	751 General Fund	07/31/2026	TECO Peoples Gas	221003603224-080626	Natural Gas Services 07/26	115.41
	751 General Fund	07/10/2026	The Observer Group, Inc.	26-02390H	Legal Advertising 07/26	682.50
Sum for 751, 162						**49,251.51**
Sum for 751						**49,251.51**
Sum Total						**49,251.51**

Lake St. Charles Community Development District
Notes to Unaudited Financial Statements
July 31, 2026

Balance Sheet

1. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Rizzetta & Company

Lake St. Charles
Community Development District

Financial Statements
(Unaudited)

August 31, 2026

Prepared by: Rizzetta & Company, Inc.

lakestcharles.org
rizzetta.com

Lake St. Charles Community Development District

Balance Sheet

As of 08/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Total Gvmnt Fund	Fixed Assets Group
Assets				
Cash In Bank	287,783	0	287,783	0
Investments	0	451,632	451,632	0
Refundable Deposits	7,085	0	7,085	0
Fixed Assets	0	0	0	4,901,102
Total Assets	294,868	451,632	746,500	4,901,102
Liabilities				
Accounts Payable	64,254	0	64,254	0
Accrued Expenses	3,300	0	3,300	0
Other Current Liabilities	125	0	125	0
Deposits Payable	1,131	0	1,131	0
Total Liabilities	68,810	0	68,810	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	(5,146)	141,152	136,007	0
Total Fund Equity & Other Credits	226,058	451,632	677,691	4,901,102
Total Liabilities & Fund Equity	294,868	451,632	746,500	4,901,102

751 General Fund

Lake St. Charles Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	180	180	583	403
Special Assessments				
Tax Roll	1,077,974	1,077,974	1,091,895	13,921
Other Misc. Revenues				
Facilities Rentals	1,500	1,500	79	(1,421)
Miscellaneous Revenue	1,200	1,200	4,157	2,957
Vending Machine Revenue	475	475	0	(475)
Total Revenues	1,081,329	1,081,329	1,096,714	15,385
Expenditures				
Legislative				
Supervisor Fees	12,000	11,000	11,800	(800)
Total Legislative	12,000	11,000	11,800	(800)
Financial & Administrative				
Accounting Services	0	0	21,543	(21,543)
Administrative Services	0	0	4,712	(4,712)
Assessment Roll	0	0	4,500	(4,500)
Auditing Services	8,000	8,000	5,020	2,980
Bank Fees	200	183	152	31
District Engineer	50,000	45,834	64,176	(18,343)
District Management	0	0	23,562	(23,562)
Dues, Licenses & Fees	675	618	175	444
Financial & Revenue Collections	0	0	4,039	(4,039)
Legal Advertising	3,000	2,750	1,341	1,409
Postage & Delivery	250	230	0	229
Public Officials Liability Insurance	4,006	4,006	4,062	(56)
Training & Education	1,000	916	0	917
Website Hosting, Maintenance, Backup & E	4,000	3,795	2,638	1,157
Total Financial & Administrative	71,131	66,332	135,920	(69,588)
Legal Counsel				
District Counsel	50,000	45,833	95,226	(49,393)
Total Legal Counsel	50,000	45,833	95,226	(49,393)
Security Operations				
Security Monitoring Services	450	413	473	(60)
Security System Maintenance	5,000	4,583	4,749	(166)
Total Security Operations	5,450	4,996	5,222	(226)
Electric Utility Services				
Utility - Street Lights	0	0	13,928	(13,928)
Utility Services	57,750	52,938	27,316	25,622
Total Electric Utility Services	57,750	52,938	41,244	11,694
Gas Utility Service				
Utility Services	5,600	5,133	4,130	1,003

Lake St. Charles Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Gas Utility Service	5,600	5,133	4,130	1,003
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	5,000	4,583	5,010	(426)
Total Garbage/Solid Waste Control Services	5,000	4,583	5,010	(426)
Water-Sewer Combination Services				
Utility Services	9,800	8,984	8,705	278
Total Water-Sewer Combination Services	9,800	8,984	8,705	278
Stormwater Control				
Aquatic Maintenance	17,821	16,336	18,691	(2,355)
Fountain Service Repair & Maintenance	5,133	4,705	827	3,878
Fountain/Aeration Repairs & Maintenance	4,372	4,008	5,962	(1,954)
Lake - Buoy Monitoring & Maintenance	8,998	8,248	0	8,248
Midge Fly Treatments	1,500	1,375	0	1,375
Mitigation Area Monitoring & Maintenance	1,161	1,064	550	514
Total Stormwater Control	38,985	35,736	26,030	9,706
Other Physical Environment				
Entry & Walls Maintenance & Repair	15,500	14,208	1,200	13,008
General Liability / Crime	5,604	5,604	5,640	(36)
Irrigation Maintenance & Repair	10,000	9,167	10,414	(1,247)
Landscape - Miscellaneous	81,000	74,250	0	74,250
Landscape - Mulch	51,360	47,080	28,800	18,280
Landscape Maintenance	182,286	167,095	173,719	(6,624)
Property Insurance	28,330	28,330	28,084	246
Temp Help	3,000	2,750	0	2,750
Total Other Physical Environment	377,080	348,484	247,857	100,627
Parks & Recreation				
Computer Support, Maintenance & Repair	5,000	4,584	448	4,136
Dock Repairs and Maintenance	400	366	18	348
Employee - Workers Comp	0	0	2,736	(2,736)
Maintenance & Repairs	23,900	21,909	30,456	(8,547)
Management Contract	245,698	225,223	118,841	106,382
Office Supplies	3,900	3,575	5,631	(2,056)
Playground Equipment & Maintenance	3,000	2,750	0	2,750
Pool Permits	0	0	951	(951)
Pool Repair & Maintenance	12,000	11,000	36,486	(25,486)
Pool Service Contract	27,204	24,937	23,375	1,562
Telephone, Internet, Cable	6,100	5,592	3,485	2,107
Trail/Bike Path Maintenance	105,514	96,721	263,226	(166,506)
Vehicle Maintenance	8,317	7,624	2,560	5,064
Total Parks & Recreation	441,033	404,281	488,213	(83,933)
Contingency				
Miscellaneous Contingency	7,500	6,875	32,603	(25,727)
Total Contingency	7,500	6,875	32,603	(25,727)

751 General Fund

Lake St. Charles Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Expenditures	1,081,329	995,175	1,101,960	(106,785)
Total Excess of Revenues Over(Under) Expenditures	0	86,154	(5,246)	(91,400)
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	86,154	226,058	139,904

751 Reserve Fund

Lake St. Charles Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	12,852	12,852
Special Assessments				
Tax Roll	128,288	128,288	128,288	0
Total Revenues	128,288	128,288	141,140	12,852
Expenditures				
Contingency				
Capital Reserve	128,288	128,288	0	128,288
Total Contingency	128,288	128,288	0	128,288
Total Expenditures	128,288	128,288	0	128,288
Total Excess of Revenues Over(Under) Expenditures	0	0	141,140	141,140
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	12	12
Total Other Financing Sources(Uses)	0	0	12	12
Fund Balance, Beginning of Period	0	0	310,480	310,480
Total Fund Balance, End of Period	0	0	451,632	451,632

Lake St. Charles CDD
Investment Summary
August 31, 2026

Account	Investment		Balance as of August 31, 2026
Valley National Bank	Governmental Checking	$	451,632
	Total Reserve Fund Investments	**$**	**451,632**

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 08/01/2026 to 08/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
751, 162						
	751 General Fund	08/01/2026	Affordable Lock & Security Solutions	325084	Security Services 04/26	2,918.13
	751 General Fund	08/01/2026	Benjamin Turinsky	BT080526	Board of Supervisors Meeting 08/05/26	200.00
	751 General Fund	07/16/2026	Decort Electrical Solutions, Inc.	060226DeCort	Electrical Repair 06/26	358.50
	751 General Fund	08/01/2026	FCC Environmental Services, LLC	2545873	Waste Disposal Services 07/26	626.12
	751 General Fund	08/01/2026	Hillsborough County BOCC	4678710000-091126	Water-Sewer Services 08/26	529.88
	751 General Fund	08/31/2026	Hillsborough County BOCC	4678710000-081126	Water-Sewer Services 07/26	526.50
	751 General Fund	08/01/2026	John H. Marshall	JM080526	Board of Supervisors Meeting 08/05/26	200.00
	751 General Fund	08/01/2026	Kilinski Van Wyk, PLLC	15847	Legal Services 08/26	8,443.64
	751 General Fund	06/01/2026	Landscape Maintenance Professionals, Inc.	399728	Landscape Maintenance 06/26	15,190.50
	751 General Fund	08/28/2026	Landscape Maintenance Professionals, Inc.	413641	Irrigation Repair 08/26	2,220.30
	751 General Fund	08/28/2026	Landscape Maintenance Professionals, Inc.	413642	Irrigation Repair 08/26	1,905.00
	751 General Fund	08/31/2026	Landscape Maintenance Professionals, Inc.	415926	Irrigation Repair 08/26	1,705.00
	751 General Fund	08/01/2026	Landscape Maintenance Professionals, Inc.	410073	Landscape Maintenance 08/26	15,190.50
	751 General Fund	08/28/2026	Landscape Maintenance Professionals, Inc.	413640	Irrigation Repair 08/26	558.73
	751 General Fund	08/13/2026	Leaf Commercial Capital, Inc.	20746392	Copier Lease 08/26	321.13
	751 General Fund	08/28/2026	Rizzetta & Company, Inc.	INV0000112251	Personnel Reimbursement 08/26	3,928.33
	751 General Fund	08/01/2026	Rizzetta & Company, Inc.	INV0000112334	Cell Phone 08/26	50.00
	751 General Fund	08/31/2026	Rizzetta & Company, Inc.	INV0000102434.	Personnel Reimbursement, Amenity Management & Oversight 09/25	5,059.19
	751 General Fund	08/01/2026	TECO	311000010257-090326	Electric Services 07/26	1,367.99
	751 General Fund	08/01/2026	TECO	311000010257-090326	Electric Services 07/26	2,327.42
	751 General Fund	08/01/2026	Toni Marie Davis	TD080526	Board of Supervisors Meeting 08/05/26	200.00
	751 General Fund	08/01/2026	Verizon Wireless	6151841871	Phone Services 08/26	27.11
	751 General Fund	08/01/2026	Virginia Gianakos	VG080526	Board of Supervisors Meeting 08/05/26	200.00
	751 General Fund	08/01/2026	Yvonne R. Brown	YB080526	Board of Supervisors Meeting 08/05/26	200.00
Sum for 751, 162						**64,253.97**
Sum for 751						**64,253.97**
Sum Total						**64,253.97**

Lake St. Charles Community Development District
Notes to Unaudited Financial Statements
August 31, 2026

Balance Sheet

1. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.