



Rizzetta & Company

Bexley Community Development District

**Board of Supervisors' Regular
Meeting
November 19, 2025**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.bexleycdd.org

BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
16950 Vibrant Way, Land O'Lakes, Florida 34638

District Board of Supervisors	Joe Albert	Chairman
	Stephen Babon	Vice-Chairman
	Deneen Klenke	Assistant Secretary
	Nancy Pettit	Assistant Secretary
	Adam Saunders	Assistant Secretary
District Manager	Lisa Castoria	Rizzetta & Company, Inc.
District Counsel	Alyssa Wilson	Kutak Rock
District Engineer	Stephen Brletic	BDI

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) 994-1001. 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), 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.

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DISTRICT OFFICE – Wesley Chapel, FL 813-994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
WWW.BEXLEYCDD.ORG

November 12, 2025

Board of Supervisors
Bexley Community
Development District

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Bexley Community Development District will be held on **Wednesday, November 19, 2025, at 1:00 p.m.** at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O' Lakes, Florida 34638. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Aquatic ReportTab 1
 - i. Review of Quarterly Wetlands Inspection Report.....Tab 2
 - ii. Review of Wier Repair Completion PhotosTab 3
 - iii. Discussion of French Drain/Pond Concerns
 - B. Landscape Inspection Report (under separate cover)
 - i. RedTree Response to October LISTab 4
 - ii. RedTree Weekly Report.....Tab 5
 - C. District Engineer Report.....Tab 6
 - D. District Counsel
 - i. Discussion on Status of Juniper Items
 - ii. Discussion on Parcel Maintenance
 - E. General Manager Report.....Tab 7
 - F. District Manager Report.....Tab 8
 - i. Review of 3rd Quarter Website Audit Report.....Tab 9
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-02; Removing and Re-Designating an Assistant Secretary Tab 10
 - B. Consideration of Resolution 2026-03; General Elections.... Tab 11
 - C. Consideration of Reserve Study Proposals..... Tab 12
 - D. Consideration of McDermit Audit Engagement Letter Tab 13
 - E. Update on Mud Sweat & Gears Park Enhancement Survey
 - F. Discussion on Resident Communication Methods
 - G. Discussion of Rangeland Expansion

5. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors
Regular Meeting held on October 22, 2025Tab 14
- B. Consideration of Operation and Maintenance for
October 2025.....Tab 15

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
Lisa Castoria
Lisa Castoria
District Manager

Tab 1



Bexley Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
11/5/2025

Prepared for:
Bexley
Community Development District

Prepared by:
Jacob Adams, Project Manager & Biologist
Doug Agnew, Senior Environmental Consultant

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Site Assessments

Pond 26

Comments:

Site Looks Good

Pond 26 has continued to look good. Shoreline weeds were previously treated, including the wetland buffer side of the pond, and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is currently low. One small erosion spot was observed and can be seen in the picture on the right.



Pond 27

Comments:

Site Looks Good

Previously pond 27 has been treated for Planktonic algae. Positive results have been seen in the reduction of this type of algae. Only a trace amount of Planktonic algae and Filamentous algae were present. These will both be targeted for treatment during the upcoming visit. No issues were observed with submersed weeds or shoreline weeds.



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Site Assessments

Pond 28

Comments:

Treatment In Progress

Salvinia and Algae were previously targeted for treatment. The algae has been reduced and the Salvinia has been reduced and the remaining amount is in a state of decay. No issues were observed with submersed weeds or shoreline weeds.



Pond 29

Comments:

Site Looks Good

Pond 29 continues to look good. Shoreline weeds, including Torpedograss, were recently targeted for treatment and positive results have been seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



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Site Assessments

Pond 30

Comments:

Site Looks Good

The shoreline line perimeter and open water areas look fantastic. No issues with algae, submersed weeds, or shoreline weeds were observed. The water level is low. Shoreline weeds were previously targeted for treatment and positive results were seen.



Pond 31

Comments:

Site Looks Good

Pond 31 continues to look good. The water level is currently low. There were no issues with algae, submersed weeds, or shoreline weeds observed. The native Thalia is continuing to thrive. A few small new Thalia plants were observed.



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Site Assessments

Pond 35

Comments:

Site Looks Good

Pond 35 looks great. The water level is currently low and a few feet of shoreline is exposed. This exposed area was previously treated for shoreline weeds and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 36

Comments:

Site Looks Good

Pond 36 looks great. Previously both Planktonic and Filamentous algae growths were observed and treated. These treatments have reduced both and no current issues with algae were observed. No issues were observed with algae, submersed weeds, or shoreline weeds. The newly planted native vegetation is doing well. The water level is currently low.



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Site Assessments

Pond 37

Comments:

Site Looks Good

Overall pond 37 looks good. Shoreline weeds around the shoreline perimeter were previously treated and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is currently low.



Pond 38

Comments:

Site Looks Good

Pond 38 continues to look good. The water level is currently low. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were previously treated on the exposed shoreline and positive results were seen. In two separate small areas, some erosion was observed. We will monitor to determine if further action is needed.



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Site Assessments

Pond 41

Comments:

Normal Growth Observed

A minor amount of Slender Spike Rush with a trace amount of algae growing near, was observed on pond 41. This new growth will be targeted for treatment during the upcoming visits. The current water level is low. Shoreline weeds were previously treated and positive results were seen.



Pond 42

Comments:

Site Looks Good

The water level is currently low. A very minimal amount of algae was observed. Shoreline weeds were previously treated on the exposed shoreline and near the healthy native vegetation. No issues were observed with submersed weeds or shoreline weeds. An area of erosion was observed on the southern bank.



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Site Assessments

Pond 43

Comments:

Requires Attention

Algae and Slender Spike Rush growth was observed on pond 43. This new growth will be targeted for treatment during the next visit. The water level is currently low.



Pond 44

Comments:

Site Looks Good

Algae was previously treated on this pond and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is currently low.



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Site Assessments

Pond 45

Comments:

Site Looks Good

Southern Naiad growth was targeted for treatment previously. Positive results and a reduction was observed. The water level is currently low. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 47

Comments:

Site Looks Good

No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is currently low and there is a large area of exposed sediment around the shoreline perimeter. Several areas of erosion were observed on this pond, and they ranged from minor to severe. A report will be provided within 30 days documenting these specific areas.



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Site Assessments

Pond 48

Comments:

Normal Growth Observed

A minimal amount of algae and shoreline weeds, including Torpedograss and Pennywort, were observed. These new growths will be targeted for treatment during the upcoming visits. The water level is currently low. No issues were observed with submersed weeds.



Pond 50

Comments:

Site Looks Good

Pond 50 continues to look great. No issues with algae, submersed weeds, or shoreline weeds were observed. The native submersed vegetation Bacopa, was observed in various locations around the shoreline perimeter below the water surface. This native growth provides a nice habitat for invertebrates and small fish and will be encouraged. One small erosion spot was observed.



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Site Assessments

Pond 51

Comments:

Site Looks Good

Pond 51 has continued to look good. Shoreline weed treatments were previously performed on the exposed shoreline and have showed positive results. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is low. One area of minor erosion was observed on the north eastern bank.



Pond 52

Comments:

Normal Growth Observed

Pond 52 looks good overall. A very minimal amount of Planktonic algae growth was observed on this pond. This new algae growth will be targeted for treatment during the upcoming visits. No issues were observed with submersed weeds or shoreline weeds. The previously repaired erosion area has experienced erosion damage. We will review at the CDD meeting on 11/19



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Site Assessments

Pond 54

Comments:

Site Looks Good

Previous treatments targeted submersed weeds and shoreline weeds. Positive results from these treatments have continued to be seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is currently low and several feet of shoreline is exposed.



Pond 55

Comments:

Normal Growth Observed

A very minimal amount of Slender Spike Rush was observed in pond 55. This new, minimal growth, will be targeted for treatment. The water level is currently low. No issues were observed with algae or shoreline weeds.



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Site Assessments

Pond 56

Comments:

Site Looks Good

Pond 56 continues to look good. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained at a low level. Shoreline weeds were previously treated on the exposed shoreline and positive results were seen.



Pond 57

Comments:

Normal Growth Observed

Overall pond 57 looks good. A very minimal amount of Slender Spike Rush was observed on this pond. Previous treatments have targeted shoreline weeds and Slender Spike Rush. The Slender Spike Rush has been reduced from previous treatments and will continue to be targeted to further reduce. The water level is currently low.



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Site Assessments

Pond 58

Comments:

Site Looks Good

Pond 58 looks great. Previously, algae growth and shoreline weeds were targeted for treatment. Both treatments have shown positive results. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is currently low.



Pond 59

Comments:

Site Looks Good

Shoreline weeds were previously treated on the exposed shoreline. These treatments have shown positive results with little to no new growth present. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is low. A small area of minor erosion was observed towards the south eastern section of the pond bank.



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Management Summary/Recommendations

Currently, many of the ponds within the Bexley CDD community (Ponds 26-59) are in fantastic shape. Algae, submersed weed, and shoreline weed growth is minimal within the majority of these ponds. While the water levels have dropped and many ponds are experiencing low water levels, the exposed shorelines are primarily free from invasive weed growth, such as Torpedograss and Pennywort. Treatments have been focused on these exposed shoreline areas to aid in minimizing any new invasive growth in these areas.

While the majority of ponds are looking, there is a small percentage that have experienced some growth. Most of this new growth that was observed was algae, Slender Spike Rush, or a minor combination of both. What accounts for the growth only being of a minor amount, is our commitment to providing timely and effective treatments to aid in minimizing the amount of growth observed.

As we start to experience winter weather, some of what we can expect to see, in relation to the ponds within the Bexley community, is that water levels will continue to drop or remain at a low level. This will result in several feet of exposed sediment around the shoreline perimeter. This can lead to an increase in shoreline weed growth around the pond and treatments will continue to focus on these areas in order to minimize new invasive growth. Algae and submersed weed growth will also begin to slow as the water temperature continue to drop.

Thank you for your continued partnership and allowing Advanced Aquatics to provide all your aquatic and wetland management needs.

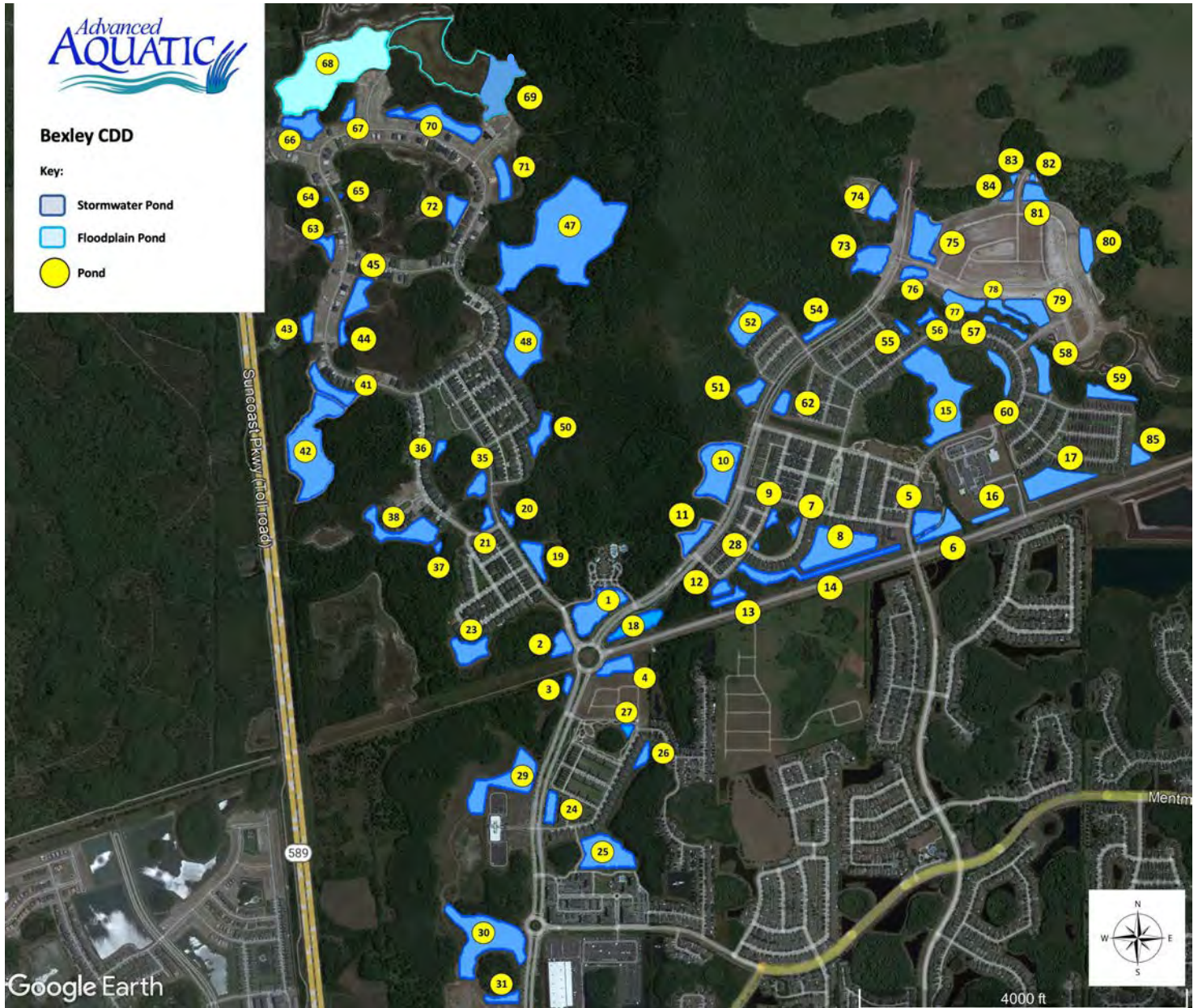
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Map



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Tab 2



Bexley Community Development District Quarterly Wetland Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date(s):

10/20/25

Prepared for:

Bexley
Community Development District

Prepared by:

Jacob Adams- Project Manager and Biologist
Doug Agnew- Senior Environmental Consultant

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Site Assessments

Floodplain Pond 1A

Comments:

Normal Growth Observed

Waterflow in and out of structures are clear and vegetation to flow freely.

Native vegetation observed:

Pickerelweed, Arrowhead, Gulf Spike Rush, and Wax Myrtle.

Minor invasive grasses including Torpedograss, and a minimal amount of Primrose was observed.



Floodplain Pond 1B

Comments:

Site Looks Good

Waterflow in and out of structures are clear and vegetation to flow freely.

Native vegetation observed:

Arrowhead, pickerelweed, saltbush, Wax Myrtle.

A minimal amount of invasive vegetation was observed. This mainly consisted of Torpedograss.



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Site Assessments

Wetland Buffer 2

Comments:

Normal Growth Observed

Native vegetation observed:

Thalia, Red Maple tree, Saltbush, Oak tree, and Cypress.

Invasive growth observed:

Primrose Willow and Chinese tallow

New invasive growth is minimal and will be targeted for treatment.



Wetland Buffer 3

Comments:

Normal Growth Observed

Native vegetation observed:

Saltbush, Red Maple tree, Cypress tree.

New growth observed:

Cattail and Torpedograss

Previous Cattail growth was treated and a minor amount of new Cattail and Torpedograss growth was observed. This will be targeted for treatment.



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Site Assessments

Wetland Buffer 4

Comments:

Site Looks Good

Native species observed:

Oak, Red Maple, Saltbush, Thalia, and Pickerelweed.

Very minimal invasive vegetation growth was observed. This site was previously treated for species such as: Torpedograss, other invasive grasses, Dog Fennel, and Caesar weed.



Wetland Buffer 5

Comments:

Normal Growth Observed

Native vegetation observed:

Red Maple tree, Saltbush, and Cypress tree.

New invasive growth observed:

Primrose Willow and invasive vines.

Invasive grasses were treated previously and positive results were seen. New invasive growth will be targeted for treatment.



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Site Assessments

Wetland Buffer 6

Comments:

Normal Growth Observed

Native vegetation observed:

Saltbush, Cypress tree, and Pine tree.

New invasive growth observed:

Dog Fennel, Caesar Weed, and Rattlebox.

Sesbania and Dog Fennel were treated previously and positive results were seen.



Wetland Buffer 7

Comments:

Site Looks Good

Native vegetation observed:

Pine tree, Cypress tree, Saltbush, Red Maple tree, Thalia.

Invasive grasses, Caesar Weed, Dog Fennel, Chinese tallow, and other invasive vegetation show signs of previous treatment.



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Site Assessments

Wetland Buffer 8

Comments:

Site Looks Good

Native vegetation observed:

Saltbush, Pine, Red Maple, Cypress, and Wax Myrtle.

Minimal to no new invasive growth was observed on this site. Previous treatments have targeted Torpedograss and positive results were seen.



Wetland Buffer 9

Comments:

Site Looks Good

Native Vegetation noted:

Oak, Pine, Saltbush, Cypress, and Red Maple.

No new invasive growth was observed. Torpedograss and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 10

Comments:

Site Looks Good

Native vegetation observed:

Cypress, Pine, Red Maple, Saltbush,
and Wax Myrtle.

No new invasive growth was observed.
Torpedograss and other invasive
grasses were treated previously and
positive results were observed.



Wetland Buffer 11

Comments:

Site Looks Good

Native vegetation observed:

Cypress, Pine, Red Maple, Saltbush,
and Wax Myrtle.

No new invasive growth was observed.
Dog Fennel, Sesbania, Torpedograss
and other invasive grasses were treated
previously and positive results were
observed.



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Site Assessments

Wetland Buffer 12

Comments:

Site Looks Good

Native vegetation observed:

Pine, Cypress, Red Maple, Saltbush, and Palmetto.

Minimal invasive growth was observed. Dog Fennel, Torpedograss, and other invasive grasses were treated previously and positive results were observed.



Wetland Buffer 13

Comments:

Site Looks Good

Native vegetation observed:

Saltbush, Carolina Willow.

Minimal new invasive growth was observed. Torpedograss and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 14

Comments:

Site Looks Good

Native vegetation observed:

Pine, Saltbush, and Wax Myrtle.

Minimal new invasive growth was observed. Dog Fennel, Caesar weed, Sesbania, Torpedograss, and other invasive grasses were treated previously and positive results were observed.



Wetland Buffer 15

Comments:

Site Looks Good

Native vegetation observed:

Pine, Saltbush, Palmetto, and Wax Myrtle.

Minimal new invasive growth was observed. Dog Fennel, Torpedograss, and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 16

Comments:

Normal Growth Observed

Native vegetation observed:

Pine, Saltbush, and Wax Myrtle.

Minimal new invasive growth was observed. Dog Fennel, Torpedograss and other invasive grasses were treated previously and positive results were observed.



Wetland Buffer 17

Comments:

Normal Growth Observed

Native vegetation observed:

Pine, Saltbush, Cypress, Palmetto, and Wax Myrtle.

Minimal new invasive growth was observed. Dog Fennel was treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 18

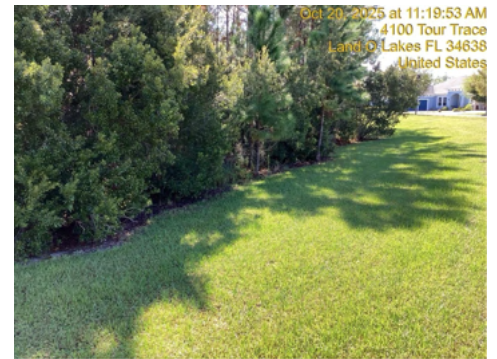
Comments:

Site Looks Good

Native vegetation observed:

Pine, Saltbush, Palmetto, and Wax Myrtle.

Minimal new invasive growth was observed. Torpedograss and other invasive grasses were treated previously and positive results were observed.



Wetland Buffer 19

Comments:

Normal Growth Observed

Native vegetation observed:

Saltbush, Pine, Carolina Willow, Arrowhead.

Minimal new invasive growth was observed. Torpedograss and other invasive grasses were treated previously and positive results were observed.



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1-800-491-9621



Site Assessments

Wetland Buffer 20

Comments:

Site Looks Good

Native vegetation observed:

Pine, Wax Myrtle, Carolina Willow, Saltbush, Thalia.

Minimal new invasive growth was observed. Dog Fennel, Thistle, Torpedograss and other invasive grasses were treated previously and positive results were observed.



Wetland Buffer 21

Comments:

Site Looks Good

Native Vegetation observed:

Oak, Pine, Cypress, Palmettos, and Saltbush.

Minimal new invasive growth was observed. Dog Fennel, Caesar weed, vines, Rattlebox, Torpedograss and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 22

Comments:

Site Looks Good

Native vegetation observed:

Oak, Pine, Cypress, Palmettos, and Saltbush.

Minimal new invasive growth was observed. Dog Fennel, vines, Torpedograss and other invasive grasses were treated previously and positive results were observed.



Wetland Buffer 23

Comments:

Site Looks Good

Native vegetation observed:

Oak, Pine, Cypress, Palmettos, and Saltbush.

Minimal new invasive growth was observed. Dog Fennel, vines, Torpedograss and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 24

Comments:

Site Looks Good

Native vegetation observed:

Oak, Pine, Cypress, Palmettos, and Saltbush.

Minimal new invasive growth was observed. Dog Fennel, Caesar weed, Torpedograss and other invasive grasses were treated previously and positive results were observed.



Wetland Buffer 25

Comments:

Site Looks Good

Native vegetation observed:

Oak, Pine, Cypress, Red Maple, Palmettos, and Saltbush.

Minimal new invasive growth was observed. Dog Fennel, vines, Torpedograss and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 26

Comments:

Site Looks Good

Native vegetation observed:

Cordgrass, Saltbush, Pine, and Red Maple.

Minimal new invasive growth was observed. Dog Fennel, Torpedograss and other invasive grasses were treated previously and positive results were observed.



Wetland Buffer 27

Comments:

Site Looks Good

Native vegetation observed:

Red Maple, Palmetto, Saltbush, and Cypress.

Minimal new invasive growth was observed. Dog Fennel, Caesar weed, Torpedograss and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 28

Comments:

Site Looks Good

Native vegetation observed:

Carolina Willow, Saltbush, Pine, Palmetto, and Red Maple.

Minimal new invasive growth was observed. Dog Fennel, Caesar weed, vines, Torpedograss and other invasive grasses were treated previously and positive results were observed. Landscaping dumpings were observed.



Wetland Buffer 29

Comments:

Site Looks Good

Native vegetation observed:

Lizards tongue, Arrowhead, Saltbush, Oak, and Pine.

Minimal new invasive growth was observed. Dog Fennel, Pennywort, Vines, Torpedograss and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 30

Comments:

Site Looks Good

Native vegetation observed:

Arrowhead, Saltbush, Oak, Red Maple, and Cypress.

Minimal new invasive growth was observed. Dog Fennel, Caesar weed, Chinese Tallow, Torpedograss and other invasive grasses were treated previously and positive results were observed.



Wetland Buffer 31

Comments:

Site Looks Good

Native vegetation observed:

Pickerelweed, Saltbush, Native Ferns, and Cypress.

Minimal new invasive growth was observed. Dog Fennel, Pennywort, Primrose Willow, Torpedograss and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 32

Comments:

Normal Growth Observed

Native vegetation observed:

Saltbush, Arrowhead, and Red Maple.

New invasive growth observed:

Dog Fennel.

The new invasive growth is minimal and will be targeted for treatment.

Previously Dog Fennel and invasive grasses were targeted for treatment.



Wetland Buffer 33

Comments:

Treatment In Progress

Native vegetation observed:

Ferns, Cypress, Saltbush, Arrowhead, and Red Maple.

Minimal to no new invasive growth was observed. Dog Fennel, Cattails, Caesar weed, Chinese Tallow, Torpedograss and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 34

Comments:

Treatment In Progress

Native vegetation observed.

Arrowhead, Cypress, Saltbush, Red Maple, and Ferns.

Minimal to no new invasive growth was observed. Dog Fennel, Cattails, Chinese Tallow, Caesar weed, Torpedograss and other invasive grasses were treated previously and positive results were observed.



Wetland Buffer 35

Comments:

Normal Growth Observed

Native vegetation observed:

Oak, Red Maple, Pine, and Ferns

New invasive growth observed:

Chinese Tallow.

This new growth is minimal and small in size. This will be targeted for treatment during the upcoming treatment. Previously invasive grasses were targeted for treatment.



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Site Assessments

Wetland Buffer 36

Comments:

Site Looks Good

Native vegetation observed:

Pine, Cypress, and Saltbush.

Minimal to no new invasive growth was observed. Torpedograss and other invasive grasses were treated previously and positive results were observed.



Wetland Buffer 37

Comments:

Site Looks Good

Native vegetation observed:

Pine, Cypress, Saltbush, and Oak.

Minimal to no new invasive growth was observed. Dog Fennel, Torpedograss and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 38

Comments:

Site Looks Good

Native vegetation observed:

Arrowhead, Saltbush, Red Maple, Ferns, and Pine.

Minimal to no new invasive growth was observed. Torpedograss and other invasive grasses were treated previously and positive results were observed.



Wetland Buffer 39

Comments:

Site Looks Good

Native vegetation observed:

Red Maple, Saltbush, and Pine.

Minimal to no new invasive growth was observed. Dog Fennel, Caesar weed, Vines, Torpedograss and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 40

Comments:

Site Looks Good

Natives present:

Pine, Saltbush, Oak, and Fern.

Minimal to no new invasive growth was observed. Dog Fennel, Caesar weed, Torpedograss and other invasive grasses were treated previously and positive results were observed.



Wetland Buffer 41

Comments:

Site Looks Good

Natives present: Saltbush, Red Maple, Pine, and Fern.

Minimal to no new invasive growth was observed. Dog Fennel, Primrose, vines, Torpedograss and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 42

Comments:

Site Looks Good

Native Vegetation observed:

Pine, Cypress, Saltbush, Red Maple, and Native Ferns.

Minimal to no new invasive growth was observed. Dog Fennel, Caesar weed, vines, Torpedograss and other invasive grasses were treated previously and positive results were observed.



Wetland Buffer 43

Comments:

Treatment In Progress

Native vegetation observed:

Arrowhead, Saltbush, and Cypress.

Minimal new invasive growth was observed. Dog Fennel, Primrose Willow, Cattails, Torpedograss and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 44

Comments:

Treatment In Progress

Native vegetation observed: Cypress, Pine, Red Maple, Fern, and Saltbush. Minimal new invasive growth was observed. Dog Fennel, Caesar weed, Primrose Willow, Chinese Tallow, Torpedograss and other invasive grasses were treated previously and positive results were observed. Remaining Chinese Tallow will be targeted for treatment.



Wetland Buffer 45

Comments:

Treatment In Progress

Native Vegetation observed:
Pine, Oak, Cypress, Fern, and Saltbush.

Minimal to no new invasive growth was observed. Dog Fennel, Caesar weed, Chinese Tallow, vines, Torpedograss and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Mitigation 46

Comments:

Normal Growth Observed

Native vegetation observed:

Arrowhead, Gulf Spike Rush, Pickerelweed, Pine, Cypress, Saltbush, Cordgrass, and Wax Myrtle.

New invasive vegetation observed:

Minimal Torpedograss and vines.

These will be targeted for treatment.

Previously Torpedograss and Primrose

Willow were targeted for treatment.



Wetland Mitigation 47

Comments:

Normal Growth Observed

We are not servicing this area but will continue to monitor.

A large amount of the invasive plant species Torpedograss (*Panicum repens*) is present in this site.



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Site Assessments

Wetland Mitigation 48

Comments:

Site Looks Good

We are not currently servicing this area but will continue to monitor.

Invasive Vine and Torpedograss growth are present.



Wetland Mitigation 49

Comments:

Treatment In Progress

Native vegetation observed:

Saltbush, Pickerelweed, and Carolina willow.

Minimal new invasive growth was observed. Dog Fennel, Caesar weed, Primrose Willow, Torpedograss and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Mitigation 50

Comments:

Normal Growth Observed

We are not servicing this area but will continue to monitor.

Torpedograss and vine growth are present.



Wetland Mitigation 51

Comments:

Normal Growth Observed

We are not currently servicing this area but will continue to monitor.

Torpedograss and vine growth are present.



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Site Assessments

Wetland Mitigation 52

Comments:

Normal Growth Observed

We are not currently servicing this area but will continue to monitor.

Torpedograss and Dog Fennel growth present.



Floodplain Pond 53

Comments:

Normal Growth Observed

Native vegetation observed:

Carolina willow, Arrowhead, and Gulf Spike Rush.

New growth observed:

Torpedograss, Small pods of Cattails, and some Sedges.

The new growth of Cattails and invasive sedges will be targeted for treatment.



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Site Assessments

Floodplain Pond 54

Comments:

Normal Growth Observed

Native vegetation observed:
Carolina willow, Saltbush, and
Arrowhead.

Sesbania, and some of the invasive
grasses were treated and positive results
were seen. Treatments will continue to
reduce these invasive plant species on
this site.



Wetland & Floodplain Pond Buffer 55

Comments:

Site Looks Good

We are not currently servicing this area
but will continue to monitor.

Invasive plant species Dog Fennel and
Sesbania growth observed.



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Site Assessments

Floodplain Pond Buffer 56

Comments:

Normal Growth Observed

We are not currently servicing this area but will continue to monitor.

Invasive plant species Dog Fennel, Thistle, and Vine growth observed.



Wetland Buffer 57

Comments:

Site Looks Good

Native vegetation observed:

Pine, Cypress, Ferns, Palmetto, Blue Flag Iris, native grasses.

Minimal to no new invasive growth was observed. Torpedograss and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 58

Comments:

Normal Growth Observed

Native vegetation observed:

Pine, Saltbush, Cypress, Palmetto, native ferns, and Wax Myrtle.

Minimal to no new invasive growth was observed. Torpedograss and other invasive grasses were treated previously and positive results were observed. An abundance of young native Pine tree growth was observed at this site.



Wetland and Floodplain Pond Buffer 59

Comments:

Site Looks Good

Native vegetation observed:

Palmettos, Pine, Cypress, and Ferns.

New invasive growth observed:

Torpedograss, other invasive grasses, Dog Fennel, and Caesar weed.

This new invasive plant growth is minimal and will be targeted for treatment during the upcoming visits.



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Site Assessments

Floodplain Pond 60

Comments:

Normal Growth Observed

We are not currently servicing this area but will continue to monitor.

Torpedograss and vines are present.



Wetland Buffer 61

Comments:

Site Looks Good

Native vegetation observed:

Pine, Saltbush, Palmetto, and Ferns.

Minimal to no new invasive growth was observed. Dog Fennel, Ragweed, Torpedograss, and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 62

Comments:

Site Looks Good

Native vegetation observed:

Pine, Saltbush, Palmetto, and Wax Myrtle.

Minimal to no new invasive growth was observed. Dog Fennel, Ragweed, Torpedograss, and other invasive grasses were treated previously and positive results were observed.



Wetland Buffer 63

Comments:

Site Looks Good

Native vegetation observed:

Saltbush, Wax Myrtle, Pine, Ferns.

Minimal to no new invasive growth was observed. Torpedograss and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 64

Comments:

Site Looks Good

Native vegetation observed:

Pine, Palmetto, Wax Myrtle, Maple.

Minimal to no new invasive growth was observed. Dog Fennel, Torpedograss, and other invasive grasses were treated previously and positive results were observed.



Wetland Buffer 65

Comments:

Site Looks Good

Native vegetation observed:

Oak, Maple, Cypress, Palmetto, and Saltbush.

Minimal to no new invasive growth was observed. Dog Fennel, Torpedograss, and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 66

Comments:

Site Looks Good

Native vegetation observed:

Saltbush, Oak, Maple, Cypress, and Palmetto.

Minimal to no new invasive growth was observed. Dog Fennel, Torpedograss, and other invasive grasses were treated previously and positive results were observed.



Wetland Buffer 67

Comments:

Site Looks Good

Native vegetation observed:

Maple, Saltbush, Oak, Palmetto, and Cypress.

Minimal to no new invasive growth was observed. Dog Fennel, Torpedograss, and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 68

Comments:

Normal Growth Observed

Native vegetation observed:
Saltbush and Oak.

Minimal to no new invasive growth was observed. Dog Fennel, Torpedograss, and other invasive grasses were treated previously and positive results were observed.



Wetland Buffer 69

Comments:

Normal Growth Observed

Native vegetation observed:
Pine, Saltbush, Oak, and Wax Myrtle.

Minimal to no new invasive growth was observed. Dog Fennel, Caesar weed, Torpedograss, and other invasive grasses were treated previously and positive results were observed.



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Site Assessments

Wetland Buffer 70

Comments:

Site Looks Good

Native vegetation observed:

Oak, Pine, and Saltbush.

Minimal to no new invasive growth was observed. Dog Fennel, Caesar weed, Torpedograss, and other invasive grasses were treated previously and positive results were observed.



Wetland Buffer 71

Comments:

Normal Growth Observed

Not accessible via our inspection on the ATV, and we are not currently servicing this area but will continue to monitor.



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Site Assessments

Wetland Buffer 72

Comments:

Site Looks Good

Native vegetation observed:

Pine, Cypress, and Saltbush.

Minimal new invasive growth was observed. Dog Fennel, Thistle, Torpedograss, and other invasive grasses were treated previously and positive results were observed.



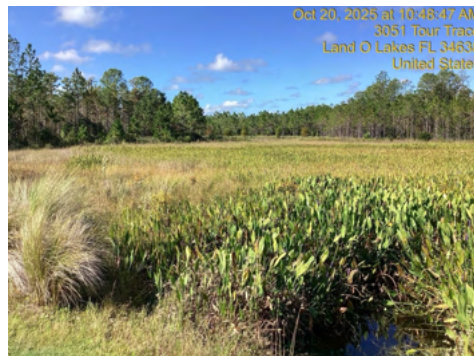
Floodplain Pond 73

Comments:

Site Looks Good

We are not currently servicing this area but will continue to monitor.

Vine and Torpedograss were observed.



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Site Assessments

Floodplain Pond 74

Comments:

Normal Growth Observed

We are not currently servicing this area but will continue to monitor.

Torpedograss was observed.



Floodplain Pond 75

Comments:

Site Looks Good

We are not currently servicing this area but will continue to monitor.

Torpedograss growth was observed.



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Site Assessments

Wetland Mitigation 76

Comments:

Site Looks Good

We are not currently servicing this area but will continue to monitor.

Torpedograss was observed.



Wetland Mitigation 77

Comments:

Normal Growth Observed

We are not currently servicing this area but will continue to monitor.

Torpedograss was observed.



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Site Assessments

Wetland Mitigation 78

Comments:

Site Looks Good

We are not currently servicing this area but will continue to monitor.

Torpedograss growth was observed.



Wetland Mitigation 79

Comments:

Site Looks Good

We are not currently servicing this area but will continue to monitor.

Minimal invasive growth observed.



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Site Assessments

Wetland Mitigation 80

Comments:

Site Looks Good

We are not currently servicing this area but will continue to monitor.

Minimal Torpedograss growth was observed.

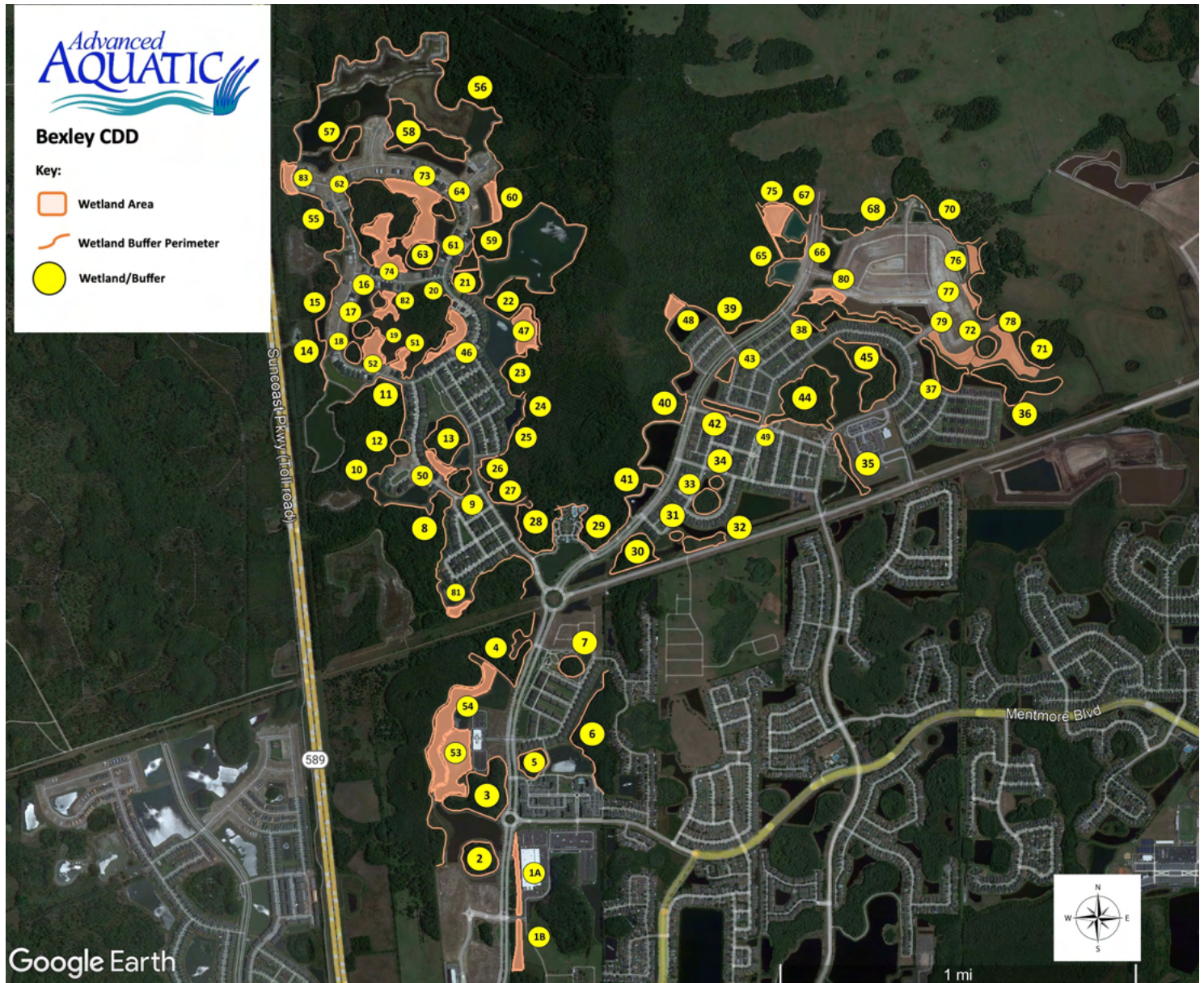


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Map





Common Florida Wetland and Pond Plant Species

COMMON NATIVE SPECIES

Common Name:	Scientific name (<i>Genus species</i>):
Bald Cypress	<i>Taxodium distichum</i>
Pond Cypress	<i>Taxodium ascendens</i>
Wax Myrtle	<i>Myrica cerifera</i>
Red Maple	<i>Acer rubrum</i>
Slash Pine	<i>Pinus elliotti</i>
Longleaf Pine	<i>Pinus palustris</i>
Oak (laurel, live)	<i>Quercus spp.*</i>
Saltbrush	<i>Baccharis halimifolia</i>
Pink Sundew	<i>Drosera capillaris</i>
Arrowhead	<i>Sagittaria lancifolia</i>
Spikerush	<i>Eleocharis spp.*</i>
Pickeralweed	<i>Pontederia cordata</i>

"Sp." means "species" whereas "Spp." is used when there are multiple species or more than one very similar species of the same genus.

COMMON INVASIVE SPECIES

Common Name:	Scientific name (<i>Genus species</i>):
Cattails	<i>Typha spp.*</i>
Brazilian Pepper	<i>Schinus terebinthifolia</i>
Japanese Climbing Fern	<i>Lygodium japonicum</i>
Old World Climbing Fern	<i>Lygodium microphyllum</i>
Dog Fennel	<i>Eupatorium capillifolium</i>
(Peruvian) Primrose Willow	<i>Ludwigia peruviana</i>
Cogongrass	<i>Imperata cylindrica</i>
Torpedograss	<i>Panicum repens</i>
Sweetscent, Camphorweed	<i>Pluchea odorata</i>
Marsh Beggartic, Bur Marigold	<i>Bidens mitis</i>
Caesar's Weed	<i>Urena lobata</i>
Thistle	<i>Cirsium spp.*</i>

"Sp." means "species" whereas "Spp." is used when there are multiple species or more than one very similar species of the same genus.

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Florida Native Plant Identification



Bald Cypress (*Taxodium distichum*)
Photo: Pinellas County Government



Pond Cypress
(*Taxodium ascendens*)
Photo: G. Hasing,
UF IFAS



Wax Myrtle (*Myrica cerifera*)
Photo: A. Richard, UF IFAS



Red Maple (*Acer rubrum*)
Photo: J. W. Murray, UF IFAS



Slash Pine
(*Pinus elliotii*)
Photo: UF IFAS



Longleaf Pine
(*Pinus palustris*)
Photo: UF IFAS

Florida Native Plant Identification



Oak (*Quercus virginiana*)
Photo: UF IFAS



Saltbush (*Baccharis hamifolia*)
Photo: UF IFAS

Arrowhead
(*Sagittaria lancifolia*)
Photo: S. Denton,
FNPS



Pickerelweed (*Pontederia cordata*)
Photo: A. Murray, UF IFAS



Spikerush
(*Eleocharis interstincta*)
Photo: V. Ramey, UF IFAS



Sundew
(*Drosera capillaris*)
Photo: S. Berger, AAS

Florida Invasive/Exotic Plant Identification



Cattail (*Typha domingensis*)
Photo: T. Schrider, UF IFAS



Japanese Climbing Fern (*Lygodium japonicum*)
Photo: A. Murray, UF IFAS



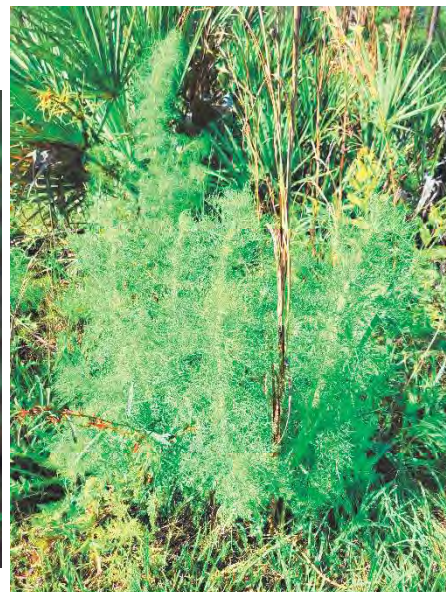
Brazilian Pepper (*Schinus terebinthifolius*)
Photo: S. Berger, AAS



Primrose (*Ludwigia peruviana*)
Photo: A. Murray, UF IFAS



Old World Climbing Fern
(*Lygodium microphyllum*)
Photo: V. Ramey, UF IFAS

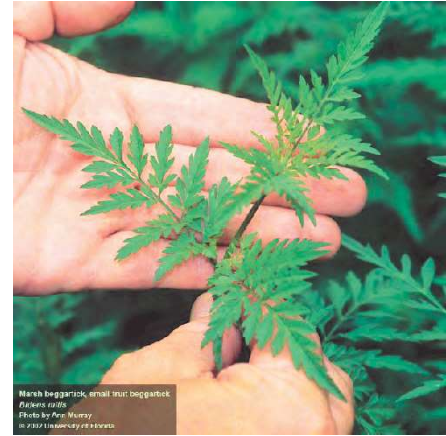


Dog Fennel
(*Eupatorium capillifolium*)
Photo: S. Berger, AAS

Florida Invasive/Exotic Plant Identification



Thistle (*Cirsium* spp.)
Photo: S. Berger, AAS



Marsh Beggartick (*Bidens mitis*)
Photo: A. Murray, UF IFAS



Cogongrass (*Imperata cylindrica*)
Photo: UF IFAS



Caesar's Weed (*Urena lobata*)
Photo: S. Berger, AAS



Torpedograss
(*Panicum repens*)
Photo: A. Murray, UF IFAS



Sweetscent
AKA Camphorweed
(*Pluchea odorata*)
Photo: A. Richard, UF IFAS

Tab 3



Completion Photos

For the Weir Repairs at

Ponds #14, 57, 58, 76, 77, 78, 82 and 83

For

Bexley

Community Development District



www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

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

1-800-491-9621



BEXLEY CDD- After Pictures

POND #14



POND #57



POND #58



POND #76



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



BEXLEY CDD-After Pictures

POND #77



POND #78



POND #82



POND #83



www.AdvancedAquatic.com
lakes@advancedaquatic.com

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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

Tab 4

Tab 4

BEXLEY

LANDSCAPE INSPECTION REPORT



October 14, 2025
Rizzetta & Company
John Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Upcoming Events, Bexley Village Drive, Balance Cove

General Updates, Recent & Upcoming Maintenance Event

- o During the month of October, RedTree shall apply: all Bahia turf shall receive an application of 1000 lbs. (20 - 50 lb. bags) of a complete fertilizer. Additionally, all St. Augustine turf shall receive an application of 8750 lbs. (175 - 50 lb. bags) of a complete fertilizer. All Ornamentals shall receive an application of 12,500 lbs. (250 - 50 lb. bags) of a complete fertilizer and, finally, all Palms shall receive an application of 1250 lbs. (25 - 50 lb. bags) of 8-2-12+4Mg fertilizer. RedTree will need to provide the exact formulation they intend on applying when they provide their fertilizer application notification. A complete fertilizer contains Nitrogen, Phosphorus & Potassium.
- o Per contract, I request RedTree notify me and Staff at least five days ahead of each fertilization being applied and to check in with Staff the day of application so Staff can verify type, quantity and what the fertilizer is being applied to and then record this information on the label and scan it to me. PAYMENT FOR FERTILIZATION WILL NOT BE APPROVED WITHOUT PRIOR VERIFICATION.

The following are action items for RedTree to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for Staff. **Bold underlined is either info or questions for the BOS.**

1. Dry spots are increasing throughout the community. Can RedTree provide an update regarding the availability and reliability of Pasco County reclaimed water?
-In Process. 11.10.25
2. Eradicate weeds in the northern tip of the Bexley Village Dr. (BVD) median leading up to Balance Cove. -Completed.
3. On the southbound lanes side of the BVD median, south of Balance Cove, inspect a very wet, thin area that is muddy and being taken over by Nutsedge. (Pic 3>) -In Process.
4. Make sure the planted Lantanas are receiving monthly fertilizers to promote blooms. Remove expansion joint weeds from the curb and gutter here. (Pic 4>>) -Completed.
5. Make sure irrigation in the turf between Pine Ribbon and BVD is 100%. There seems to be



a definitive line from where turf is dry-looking and where it becomes much greener. (Pic 5>) -In Process.

6. Check one of the Sabals by the Pine Ribbon mail kiosk for a strangler fig and cut it from the ground, if possible. -Completed.



Gimme 10 Park, Balance Cove Park, Lot "D"

7. Pay close attention to the turf weeds inside Gimme 10 Park on the berm toward the north side. This has been a chronically bad weedy area. -Completed.
8. Inspect some bare turf areas in the Balance Cove ROW at Lixberry. This does not look like hotspots. (Pic 8>) -Completed.
9. There are a couple trees in Gimme 10 Park that need de-mossed as well as those subpar trees in the turf area between Pine Ribbon and BVD near the mail kiosk. -Completed.
10. Remove the lodge poles and tree straps from the pond bank trees on the north side of Lot D where the pond bank plantings were recently removed and turfed over. (see >) -Completed.



11. Lot "D" park still has a lot of turf weeds remaining and untimed sidewalks. (Pic 11) (holdover) -Completed.



Lot "D"

12. There are also two large ornamental grass beds in Lot "D" that were completely overrun with weeds during the previous two inspections, and the previous contractor left them like that. (Pics 12a – c) *(holdover)*



13. Turf conditions within Lot "D" park are also the same as they've been for a very long period. (weedy, thin, sidewalks not line-trimmed, etc.) Treat fire ant mounds. Once mound is dead, returf to mound to re-expose turf or mulch that was covered by the displaced soil. (Pics 13a & b) *(holdover)* -Completed.



14. Treat a large fire ant mound in the Fakahatchee Grass bed next to the house adjacent to the Solace Run entrance. Once mound is dead, returf to mound to re-expose turf or mulch that was covered by the displaced soil. -Completed.
15. The BVD east ROW beds of Juniper & ornamental grasses between Solace Run and Bud Bexley Parkway (BBP) are becoming overrun with weeds. -Completed.



Bud Bexley Parkway and Bexley Village Dr.

16. Remove any remaining Flax Lilies in the Crape Myrtle bed on the west perimeter of the BBP/BVD roundabout. (see below)



19. Hand pull and eradicate vining weeds in the ornamental grass beds on the north side of BBP east of Westwood. (Pic 19) -Completed.



17. Provide an update regarding the irrigation repairs to the controller that provides water to the turf on the north side of BBP east of BVD. (Pic 17) -In Process. 10.10.25



20. Hand pull the large, sprayed, dead weeds left behind in the ornamental grass beds on the north side of BBP across from Westwood. -Completed.

21. Continuing east on BBP, behind the trail, there are large beds of Downy Jasmine being overrun with Spanish Needle. (Pic 21 and below) - Completed.

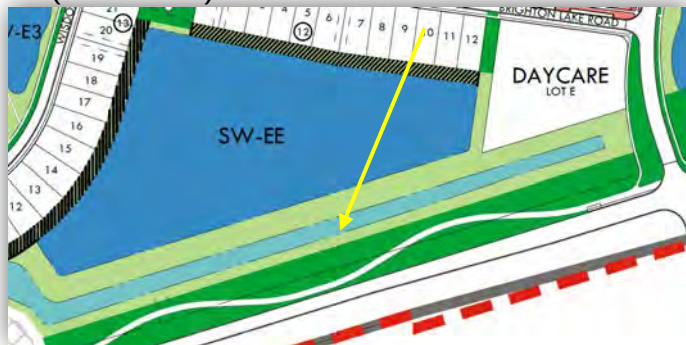


18. Make sure to trim, delineate and terrace the plants behind the trail on the north side of BBP. (Pic 18) -Completed.



Ballantrae at Bud Bexley Parkway

22. Completely remove a broken-up tree on the south bank of Pond SW-EE west of Ballantrae on the north side of BBP. (see below) -Completed.



23. I had asked Juniper to lower everything at the intersection of Ballantrae and BBP to increase visibility at a very busy school intersection. They did not perform this work before the end of their contract. Both sides of Ballantrae are completely overgrown. (Pic 23) (holdover) -Completed.



24. Remove dead Gold Mound from any of the beds on the north side of BBP, specifically approaching the school's south entrance. (Pic 24>) - Completed.

25. Between the Ballantrae monument and the plantings behind the BBP curb, there is a lot of yellowing turf. Diagnose and treat accordingly. The Variegated Confederate Jasmine beds are also all overgrown. (Pic 25>) (holdover) - Completed.

26. There is no change in the condition of the turf on the east ROW of Ballantrae. It is still mostly weeds which will become very obvious in the next month or two. (Pic 26) (holdover) -Completed.



Soccer Field, Ballantrae at School, Cadence Loop

27. Photographed last month, there are still dead/dying shrubs in this bed at the north end of the soccer field, but now there are vines climbing up into the irrigation weather station. (Pic 27) -Completed.



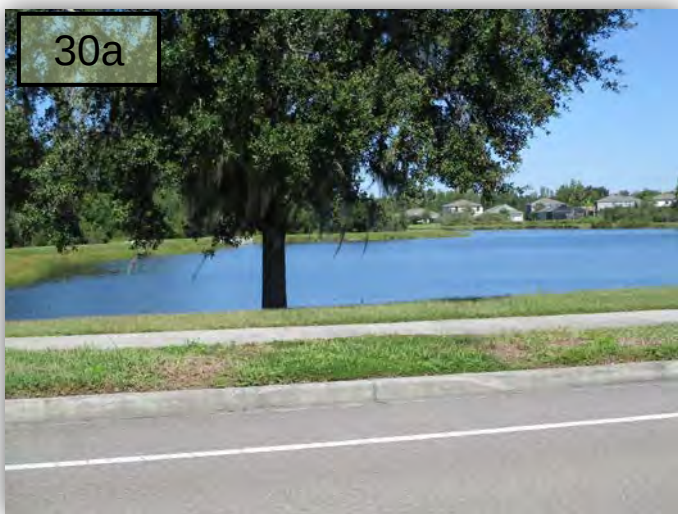
31. Is irrigation working in this area along Aero Ave. near the lift station? The Feijoa are thinning and the Foxtail Ferns even have browning leaves. (Pic 31) -Completed.



28. Remove dead Gold Mound in the bed between Ballantrae and the Montessori School. - Completed.

29. Flush cut a dead Pine on the back side (outside) the bike park. This should be removed and disposed of. - Completed.

30. There was never any turf replacement on the north ROW of Ballantrae across from the school. (Pics 30a & b>) (holdover) -Completed.



32. There is no improvement to the condition of the rough looking turf in the lawn behind the mail kiosk in Lotus Lawn Park. (Pic 32>) (holdover) -Completed.

33. The previous contract never did install the plants between the Lotus Lawn mail kiosk and Cadence Loop. I will work with RedTree in getting this completed. - Completed.

34. There remain rough turf issues on the west side of Lotus Lawn. Weeds are still present. (holdover) -Completed.



Frame Bend Park, Jersey Pass

35. Landscape beds inside Frame Bend "pizza" Park are weedy including the one behind the homes. (Pic 35) - **Completed.**



36. The north ROW of Aero Avenue from Cadence Loop to Ballantrae is very weedy. (**holdover**) - **Completed.**

37. The side yard tract at Jersey Pass and Ballantrae was also never replaced. (Pic 37>) (**holdover**) - **Completed.**

38. The tree rings along Jersey Pass, including this Juniper-installed Sweet Gum, are not being maintained. (Pic 38>>) (**holdover**) - **Completed.**

39. Turf remains rough all along Jersey Pass (**holdover**) and the ornamental grass beds are very weedy. (Pics 39a & b) - **Completed.**



40. There remain many turf weeds in Ramble On Way south park as well as the leaning Oak. (Pic 40>) (**holdover**) - **Completed.**



Ramble On Way South, Everlong

41. Because the turf is tall as well as “green”, it remains mostly green due to the weeds. But the weeds will be very obvious soon as the dormant season kicks in and the turf is not quite as green as it is now. However, the weeds are still very present and will expose the bare areas soon. These are in Ramble On Way south park. (Pics 41a &b>) (holdover) -Completed.

42. Although the mulch beds in Ramble On Way pie park as well as the open beds and the lift station beds look much better, it appears that the weeds were simply line-trimmed and will come roaring back once they begin to grow again. (holdover) -completed.



43. Inspect individual dead shrubs in the hedges on the sides of Everlong leading to BVD. Why are these dying? Is it fungal? Will it continue to spread if left untreated? Treat accordingly. (Pic 43) -Completed.



Ballantrae, Cruiser Bend Park, Tubular Run

44. Make sure this north ROW of Ballantrae is mowed. It appears to have been missed for a couple weeks. (Pic 44 & below) -Completed.



45. Turf along the east ROW of Ballantrae from Breakaway Street to Cruiser Bend is very weedy. -Completed.

46. Large grassy weeds remain in the Cruiser Bend Park parallel parking space islands. And it still doesn't appear any type of turf weed treatment was applied in Cruiser Bend Park. (Pic 46) (holdover) -Completed.



47. No turf was ever installed at Slipstream and Ballantrae. It will become apparent soon. (holdover) -Completed.

48. Continuing west on Slipstream, again no turf was ever replaced, and it will begin to decline soon. (Pic 48) (holdover) -Completed.



49. No improvements were ever made to the turf on the sideyard tract at Tubular Run and Cruiser Bend. Pic 49) (holdover) -Completed.



50. Eradicate and hand pull Cogongrass in the Jasmine beds on both sides of Cruiser Bend (east leg) at BVD. -Completed.

51. Turf and bed weeds are still prevalent on the BVD median between Cruiser Bend and Breakaway Street. Poor turf remains. (Pics 51a & b) (holdover) -Completed.

Bexley Village Drive

52. Treat turf weeds in the east ROW of BVD north of Breakaway Street. -Completed.

53. There remain two leaning Oaks on the west ROW of BVD between Breakaway & Everlong. (Pic 53) (holdover) -Completed.



54. There are still extremely large areas of bare, stressed turf on the ROWs and median of BVD from Everlong northward to the dead end. (Pics 54a – f>) (holdover) -Completed.



Everlong, Cruiser Bend, Game On Park

<54d



56. Dumping is increasing at the north end of BVD. The top of the heap is all new, green debris. It is becoming difficult to maneuver the turnaround. -Completed.

57. The north ROW of the NW leg of Cruiser Bend remains nothing but weeds. (Pic 57) (holdover) -Completed.

57



<54e



58. Trees along the north ROW of Terrazzo were never lifted or de-mossed. (holdover) -Completed.

59. There were also never any turf improvements on the north ROW of Terrazzo between BVD and Ballantrae. (Pics 59a & b>) (holdover)

<54f



55. Remove Broom Sedges from the ornamental grass beds on the pond bank north of Everlong. -Completed.

59a



-Completed.

60. The previous contractor left this corner of GameOn Park full of tall weeds and dead plants. (Pics 60a & b>) (holdover) -Completed.



Game On Park, Bark Yard, Yellow Brick Park

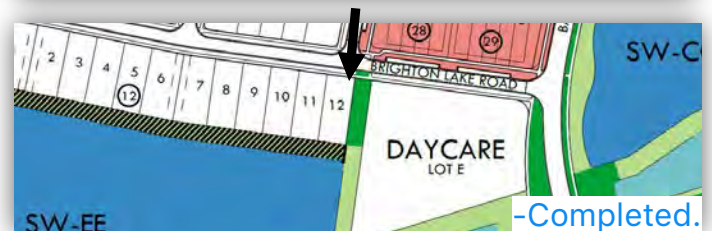
61. There are still dead and unevenly trimmed Gold Mound in the GameOn hedges between the park and street. (Pic 61>) *(holdover)*
-Completed.



62. The berm west of Bark Yard is overgrown and the Juniper along the north side of Terrazzo needs to be trimmed and weeded and the entrance to the Bark Yard needs to have Plumbago timed. -Completed.



63. The strip adjacent to the Montessori School was missed. (Pic 63 and below) -Completed.



64. Many of the yellowing spots of turf photographed last month in Yellow Brick Park are beginning to turn brown this month - as predicted. (Pics 64a & b>) *(holdover)*



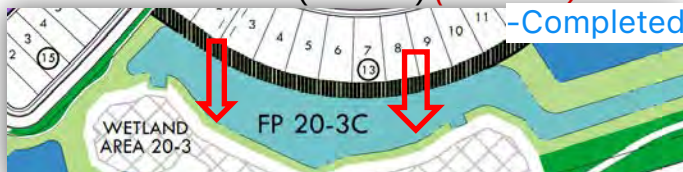
Yellow Brick Park, Balcony Breeze

65. Can RedTree reduce the height of the Feijoa on the triangular island on the north end of Yellow Brick Park by a foot for visibility purposes? -Completed.

66. No new turf went down along Wisdom Trail which will soon become apparent. (Pic 66>) (holdover) -Noted.

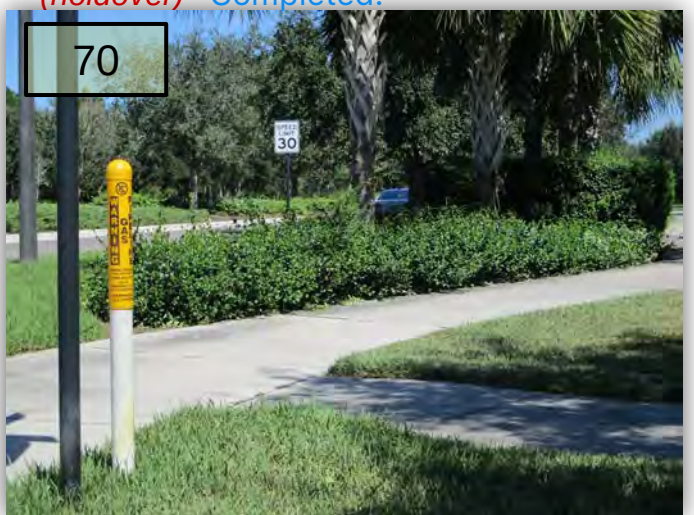
67. Remove weeds from the endcap of the Wisdom Trail Park at Balcony Breeze. -Completed.

68. The CDD is responsible for mowing the south bank of Pond FP 20-3C visible from Balcony Breeze and BBP. (Pic 68>) (holdover) -Completed



69. The east ROW of Balcony Breeze before it curves back toward BVD has very weedy turf. -Completed.

70. The Confederate Jasmine at Balcony Breeze and BVD was never trimmed. (Pic 70) (holdover) -Completed.



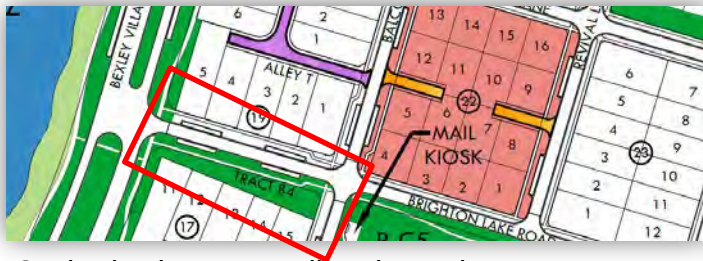
Brighton Lake, Terrazzo, BVD

71. The previous vendor never tended to the parallel parking space island in front of the Brighton Lake home between BVD and Balcony Breeze. (Pic 71) *(holdover)*

-Completed.



72. The CDD maintains a portion of the homes on the south side of Brighton Lake between BVD and Balcony Breeze. Make sure this is done per schedule even if the resident may have also cut it. (see below) -Completed.



73. The beds surrounding the Balcony Breeze mail kiosk are all overgrown. (Pic 73)

-Completed.



74. Make sure all rear alleys (purple on map) between the homes on BVD and Balcony Breeze are being maintained. A couple fences needed line trimming. (Pic 74) -Completed.



75. The turf on the southbound lanes of the BVD median between Terrazzo and Brighton Lake is very weedy and bare in some areas. Beds are also weedy. (Pic 75) -Completed.



76. Make sure all the Jack Frost Ligustrum at the trail intersections at the BVD/BBP roundabout are kept as low as possible for visibility purposes. -Completed

77. Make sure the two separate beds on the west side of Broad Porch Run (BPR) just past the club are being maintained regularly. (Pic 77>) -Completed.

78. There is bare turf as well as turf full of dollarweed on the east side of BBR at

-Completed.



Broad Porch Run, Tour Trace

Remembrance.

79. No improvements were made to the turf on the west ROW of BPR from Epic Cove to BPR Park. (Pics 79a – d>) (holdover)

-Completed.



80. There is no change or improvement to the turf or Red Maples on Amped Way. (holdover)

-Completed.

81. Remove dead plants from all parallel parking space islands on both side of BPR. Kill and rake out fire ant mounds. -Completed.

82. Eradicate grassy weeds in BPR Park turf including the ROW of BPR. -Completed.

83. Lift trees along BPR, both sides. -Completed.

84. Keep the BPR buffer behind the homes on Epic Cove very full and natural but keep the ground plane relatively weed-free. -Completed.

85. There was no improvement or replacement to the turf on the east ROW of Tour Trace. (Pics 85a – c>) (holdover) -Completed.



Rizzetta & Company
Professionals in Community Management

Chime After Chime Park, Frehley Way

86. Frehley Sr. Park (Chime after Chime) is fairly weedy. Some are left over from previous contractor, other areas appear to be newer, however, the turf at the mail kiosk is definitely a holdover. (Pics 86a – c>) (*holdover*)

-Completed.

<85a



<85b



<85c



<86a



<86b



<86c



87. Frehley Way ROW turf is showing the symptoms of the hill-valley-hill causing scalping and valleys holding water. Beds are full of weeds. (Pic 87>) (*holdover*)

-Completed.



Rizzetta & Company
Professionals in Community Management

Alley "F", Frehley Way, Epic Cove

88. Lift and de-moss trees in Acoustic Loop.

-Completed.

89. The previous vendor never went into both blocks of Alley "F" to lower the Podocarpus and Sweet Viburnum. They are now quite tall. (Pics 89a & b) (holdover) -Completed.

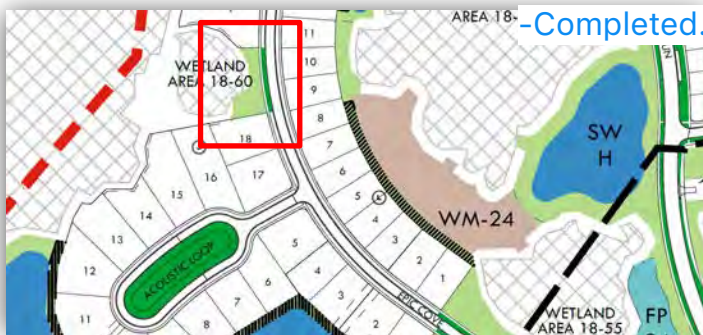


91. No turf improvements or replacements took place on Epic Cove leading to Blue Lantana or along Blue Lantana. (Pics 91a & b) (holdover)

-Completed.



90. Just a reminder there is a small tract on Epic Cove between Tour Trace and Acoustic Loop that is the CDD's to maintain. (see below)



Blue Lantana Park, Epic Cove

92. Color patterns are indicating irrigation pressure issue on the west side of Blue Lantana Park. (Pic 92) -Noted.



93. Is the turf on the south side of Blue Lantana Park simply dry or is there something else at play here. Trim Crape Myrtle of mail kiosk roofline. (Pic 93) -Completed.



94. Turf on Epic Cove near Broad Porch Run. No improvements. (Pic 94>) (holdover) -Completed.



Proposals

1. RedTree to provide a proposal to install mulch throughout the property:
 - 275 CY Pine Bark @ \$65/CY = \$17,875
 - 275 CY Shredded Dark Brown @ \$65/CY = \$17,875
 - 1600 bales Pine Straw @ \$10/bale = \$16,000
2. RedTree to provide a proposal to remove this dead tree in front of the Cruiser Bend townhomes and replace with a 3" caliper *Quercus virginiana* 'Cathedral', Cathedral Live Oak. Proposal must include a working flood bubbler, a 30 Gal. Gator Bag with the flood bubbler inserted through the top so the bag fills with every irrigation schedule. Bag must be placed inside an 8" – 10" earthen water saucer surrounding the rootball. (Pic 2)



3. RedTree to provide a proposal to completely remove this dead tree on the pond bank in front of the clubhouse and replace with like-sized tree and species. Provide for a gator bag and flood bubbler in proposal. (Pic 3>)



Tab 5



The New Standard in Landscape Maintenance

RECAP REPORT

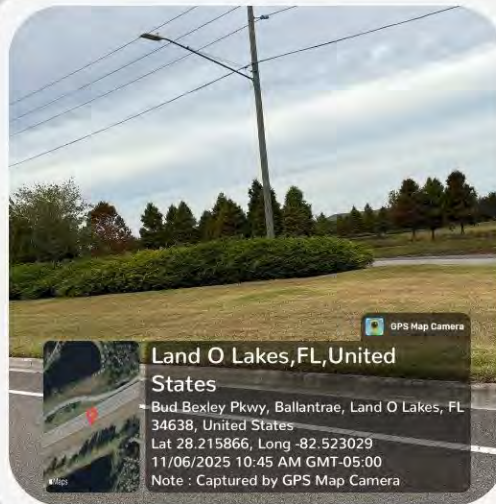
Client:	Bexley CDD
Week Of:	November 3rd – 7th , 2025

Recipient Group			
Client Contacts		RedTree Contacts	
John Toborg	JToborg@rizzetta.com	David Lucadano	daveluke@redtreelandscape.systems
Lisa Castoria	LCastoria@rizzetta.com	Pete Lucadano	peteluke@redtreelandscape.systems
		Robert Johnson	rjohnson@redtreelandscape.systems
		Service Desk	service@redtreelandscape.systems
		Office Admin	bchristensen@redtreelandscape.systems
		Bailey Cruz	bcruz@redtreelandscape.systems
		Ninoshka Torres	ntorres@redtreelandscape.systems

Service	ReCap
Mowing	- Full property mowing completed by Mow Crew. - Additional mowing performed on several lakes missed in the prior cycle.
Detailing	Bexley Blvd & Bud Bexley Parkway: - Trimmed hedges and lifted trees, including removal of suckers and shooters. - Soft-edged and burned out beds. - Sprayed for weeds in beds and crack weeds along roadways. Bexley Village Dr.: - Completed final hedge trimming, tree lifting, bed cleanup, and weed control. - Continued overall detailing to maintain boulevard appearance and improve visibility.
Inspection Report Items Addressed	- Continued addressing outstanding inspection items from previous weeks. - Focused on visibility, weed control, and completing detail work along high-traffic boulevards. - Several previously noted areas brought back to standard following completion of trimming and bed maintenance.

Pest Control & Fertilization	• Applied 23 bags of 24-0-11 fertilizer to designated turf and landscape areas to promote healthy growth and nutrient balance. • Performed IPM weed control using Octane herbicide to manage grassy weeds effectively. • Applied fungicide and insecticide treatments as part of the integrated pest management program to prevent turf disease and pest infestation. • All fertilizer and chemical applications were cross-checked to verify accuracy, proper rates, and even coverage.
Irrigation	• Water Truck onsite providing supplemental watering to multiple areas of the property, including the main boulevard, due to limited reclaimed water availability. • Reclaimed Water Requests with Pasco County continue weekly on Tuesdays until further notice following county main line irrigation breaks. • Inspection activity resumed successfully as of November 4th after water supply stabilization.
Arbor Care	• No arbor care was submitted at this time.
Landscape	• No landscape proposals were submitted at this time.







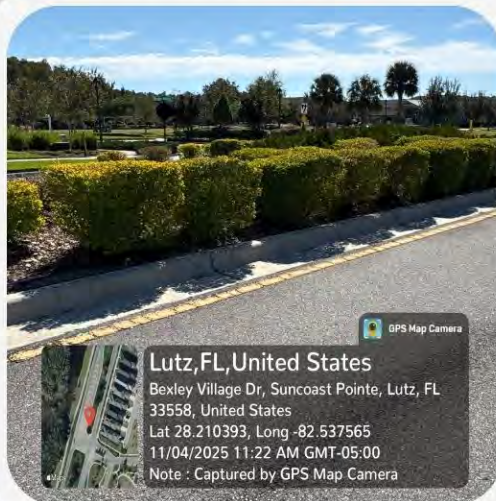










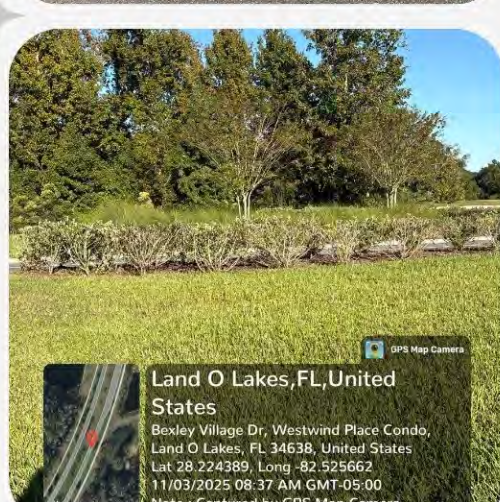
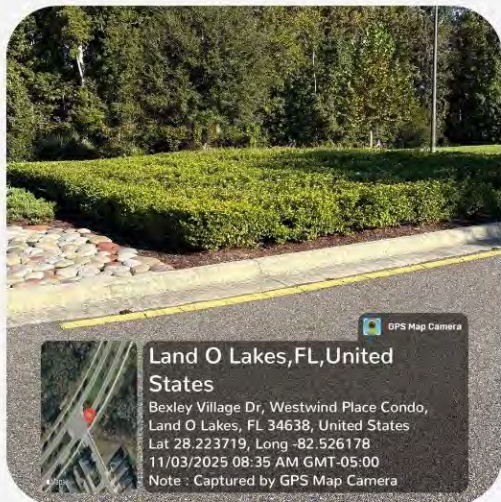
















Tab 6

Bexley CDD
ENGINEER'S REPORT FOR November 19, 2025 BOARD MEETING

Ongoing Projects Report and Updates:

Ballentrae Blvd Asphalt Depression

BDi and Nancy from the Board of Supervisors had a call with Pasco County Public Works as directed at the previous board meeting to discuss requesting a reduction of the scope of work directed by their staff for restoration to Ballentrae Blvd at the depression specifically requesting to restore the road back to the original design of the roadway typical section and not an upgraded/reconstructed new section in which the base and asphalt standards are excessively increased. As of 11/11, public works has acknowledged the request but has not provided any feedback. BDI will continue to follow up.

Drainage Discharge Pipes from Private Property into CDD Ponds Issue

Prior to the October board meeting, the CDD's aquatic maintenance vendor notified BDi of erosion issues they had observed on pond 81 and visited the site to review the conditions. It was discussed during the October meeting that a large contributor to the erosion was the presence of unpermitted discharge pipes from resident's properties creating point discharge erosion to the pond and has begun to impact the side slopes as well as rutting at the top of the bank. It is recommended the board readdress the CDD's policy regarding the allowance of unpermitted discharge pipes and/or associated HOA or ARC involvement in the approval of the pipes at a minimum. It is not recommended to approve any new discharge pipes until the CDD has decided its policy.

Due to the uncontrollable outcome, inevitable increased risk for erosion, pond bank maintenance impacts, and complications intermingling infrastructure between private property and CDD property, BDI does not recommended to allow discharge pipes into CDD ponds from private property that are not featured on the permitted drainage plans, and to only follow the permitted drainage plans for the development, however, the board can decide what they would like to do on the issue.

Tab 7



**Bexley Community Development District
General Manager's Report
Board of Supervisors Meeting
November 19, 2025**

This report summarizes maintenance activities conducted within the Bexley Community Development District (CDD) during October 2025. The team focused on targeted repairs, cleaning, and infrastructure improvements to maintain safety and appearance across community amenities.

Matt Browning and Ron Chirino led the following initiatives during this period:

Signage and Infrastructure Repairs:

- Painted pergolas on Broad Porch Run.
- Painted two mailbox kiosks.
- Repaired dog park gates (exterior gate repeatedly forced open).
- Removed graffiti from multiple community locations.

Cleaning and Pressure Washing:

- Pressure washed areas surrounding benches and park spaces.
- Replaced dog waste stations on Tour Trace near Chime Park.

Amenity and Equipment Maintenance:

- Replaced electrical outlet at Yellow Brick Park.

Inspections and Upkeep:

- Performed routine safety and functionality checks on trails, playgrounds, and common areas.
- Updated section maps and inspection checklists for ongoing efficiency.

Ongoing Activities:

- Daily trash and debris removal along pond edges.
- Regular grounds maintenance to uphold community standards.

Notes:

Early wood rot observed on select kiosks and trail bridges. A detailed scope of work is in development to determine in-house versus vendor repairs, with updates expected next month. Also, faded boot camp and obstacle-course signs require replacement. A proposal has been requested from Avid Trails and will be forwarded to the District Manager upon receipt.

Please contact me with any questions or if additional details are needed.

Respectfully submitted,

Jessica Rosa Melendez, LCAM
General Manager

Tab 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** December 17, 2025 @ 1:00 PM

**District
Manager's
Report**

November 19

2025

B
E
X
L
E
Y

C
D
D

FINANCIAL SUMMARY

9/30/2025

General Fund Cash & Investment Balance: \$1,505,979

Reserve Fund Cash & Investment Balance: \$330,865

Debt Service Fund Investment Balance: \$2,117,167

Total Cash and Investment Balances: \$3,954,011

General Fund Expense Variance: \$190,566 Under Budget

Tab 9



Quarterly Compliance Audit Report

Bexley

Date: October 2025 - 3rd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Audit results

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Florida F.S. 189.069 Requirements	5

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ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

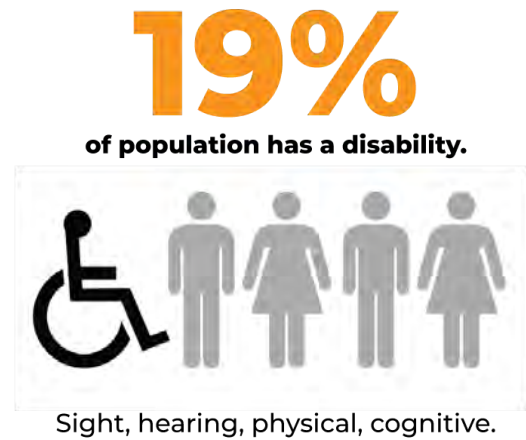
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 10

RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEXLEY
COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN
ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR
AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District now desires to appoint an Assistant Secretary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF BEXLEY COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Lisa Castoria appointed as Assistant Secretaries and Lynn Hayes is removed as an Assistant Secretary.

Section 2. This Resolution shall not supersede any appointments made by the Board other than specified in Section 1.

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

PASSED AND ADOPTED THIS 19 TH DAY OF NOVEMBER, 2025.

**BEXLEY COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 11

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE PASCO COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Bexley 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 unincorporated Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Pasco County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Stephen Babon, Seat 2, currently held by Nancy Pettit, and Seat 3, currently held by Deneen Klenke, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 19th day of November, 2025.

**BEXLEY COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRPERSON / VICE CHAIRPERSON

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Bexley Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at 4111 Land O’Lakes Boulevard, Room 105, Land O’ Lakes, Florida 34639; Ph: (813) 929-2788. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Bexley Community Development District has three (3) seats up for election, specifically seats 1, 2, and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.

Publish on or before May 25, 2026.

Tab 12



October 27, 2025

Bexley CDD
c/o Rizzetta and Company
5844 Old Pasco Rd, Suite 100
Wesley Chapel, FL 33544

RE: Full Service Reserve Study with Site Inspection
Bexley CDD
16950 Vibrant Way
Land O Lakes, FL 34638

Dear Board of Supervisors:

We are very appreciative for the opportunity to perform a full reserve study with site inspection and recommendations for Bexley CDD. We are a team of knowledgeable reserve analysts with extensive experience and take pride in performing reserve studies. The reserve study will project costs and funding for a 30 year time frame for all common areas and improvements.

Bexley CDD commenced operations in 5/2015. The community started home construction soon after and construction has been gradual up to current times. The community is comprised of single family homes and townhomes. The CDD consists of 938.717 acres and is located in Land O Lakes, Pasco County, Florida. After a review of plats, aerials, and county records, we recommend the following reserve items be included in the report:

- **Stormwater Drainage**
- **Retention Ponds**
- **Entry Monuments**
- **Alleys**
- **CDD-Owned Sidewalks**
- **Pavilions**
- **Fencing**
- **Trail**
- **Parks**
- **Mail Pavilions**
- **Dog Parks**
- **Any Other Items Specified by You**

The physical analysis portion of the reserve study will include a reserve item component list, remaining life, useful life, current cost, future cost of all reserve items as well as any site recommendations. The financial analysis portion of the study will include allowances for your interest income, taxes and projected changes in building costs. The pooled method and component method (if applicable) will be used and presented to derive the funding schedules.



Scope of Service

Our scope of service for a full service reserve study with site inspection that includes all expenses consists of:

- Site inspection of common areas and improvements with both a Certified General Contractor and a CAI-designated Reserve Specialist (Both are degreed engineers).
- Our user-friendly reserve study report that includes narrative, photographs, pooled method cash flow plan, component method plan (if applicable), reserve item component cost, remaining life, and useful life inventory. The report projects costs and funding for 30 years using localized costs.
- Percent Funded Analysis. This compares what you have in reserve funds to what the ideal amount should be, something many reserve studies do not include.
- One site meeting with management or the board on the day of inspection, if requested.
- Electronic copies of the report. Electronic copies can also be requested any time in the future by email. A hard copy is available free of charge upon request.
- Revisions or amendments of reports for up to 90 days from the first submission of the report. We welcome all feedback. (It is not uncommon for there to be one or two refinements of the report to meet your specific requirements).
- Accessibility. Call, write, or email us any time and you will receive prompt follow-up. We aim to exceed expectations and consider customer service our top priority.
- 30 year cash flow plan in the report.
- Review of plats, drawings, and site aerials.



Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We both inspect all properties and have provided detailed analysis of over 300,000 single family, apartment, villa, townhome, and condominium units. Our high repeat customer rate indicates high customer satisfaction. We have prepared reserve studies and insurance appraisals for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, office condominiums, medical condominiums, townhouse developments, single family residential homeowners associations, community development districts, and special use facilities.

We both hold engineering degrees from fully accredited universities. Paul is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465 with over 30 years of experience in each. Steven is one of approximately only 200 people nationwide that have earned the designation of Reserve Specialist (RS) from the Community Associations Institute and is a State Certified General Real Estate Appraiser License Number RZ 3479. He has also been a speaker at CAI functions discussing reserves and budgeting. To learn more, please visit us on the web at www.reservestudyfl.com and visit our articles section for more than 50 articles about reserves, funding, and budgeting.

A partial list of our clients include:

- Greenacre Properties
- Standard Pacific Homes
- Leland Management
- M/I Homes
- Associa Gulf Coast
- Sentry Management
- Starwood Land Ventures
- Management & Associates
- Resource Property Management
- Condominium Associates
- Insurance Office of America
- Argus Property Management
- Creative Management
- Many Other Individually Managed Associations
- The Mahaffey Apartment Company
- Rizzetta & Company
- First Service Residential
- Brown & Brown Insurance
- Taylor Morrison Homes
- Vanguard Management Group
- Lennar Homes
- McNeil Management Services
- Development Planning and Financing Group
- Qualified Property Management
- Avid Property Management
- Southshore Property Management
- Terra Management Services



Experience

Here is a short list of communities we have conducted reserve studies for, showing experience with various construction types, building systems, and community amenities:

Fishhawk CDD I, CDD II, CDD III, & CDD IV, Lithia, Florida

Fishhawk Ranch is a large planned community consisting of approximately 3000 acres in Lithia, Florida. It is comprised of numerous single family home subdivisions as well as a few townhome subdivisions. There are many community amenities including swimming pools, clubhouses, tennis courts, playgrounds, fitness centers, a banquet center, running trails, parks, and various others. The District also maintains the ponds, stormwater drainage, and the entry areas. There are a total of 6,286 members.

Heritage Harbour South CDD, Bradenton, Florida

Heritage Harbour South CDD is comprised of single family residential and multifamily residences. The community started construction in 2002 and construction finished in 2006. Overall, there are 1,523 units. The CDD maintains the baseball field and recreation area. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 980.79 acres in Bradenton, Florida.

Venetian CDD, Venice, FL

Venetian CDD commenced operations in September 2002. The Venetian Golf and River Club has 1,377 lots planned primarily for single family residential development as well as a small amount of multi-family development. The River Club recreation area was built in 2004 and includes a clubhouse, kitchen and banquet facilities, fitness center, pool area, tennis courts, as well as other amenities. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 964 acres.

Riverwood CDD, Port Charlotte, FL

Riverwood CDD started development in the mid 1990s and most of the construction was complete over the next decade. The District maintains an amenity campus with a clubhouse/athletic center, pool area, tennis, and shuffleboard courts. The district also owns an off-site Beach Club on Manasota Key in Englewood. The Beach Club was built in 2003 and acquired in 2014. Additionally, the District also maintains the streets, potable water system, reclaimed water system, sewer system (and plant), and stormwater drainage.

Two Creeks CDD, Middleburg, FL

Two Creeks has 624 platted lots planned for single family residential development and encompasses 625 acres. The community was platted in June 2007. Within the district, there is a recreation comprised of a clubhouse, pool area, 2 tennis courts, a basketball court, playgrounds, and a volleyball court. The community also maintains the ponds, stormwater drainage, and the entry areas.



Services

The fee schedule for the current assignment is as follows, please sign below to confirm your acceptance:

Full Reserve Study with Site Inspection (Level-1)

\$4,800

We will provide you with electronic copies of the report. Payment will be due at the first submission of the report. The report will be completed within ten weeks of our firm receiving this engagement letter signed and faxed or emailed to our office.

Thank you again for the opportunity to present our proposal to you.

Sincerely,

Paul Gallizzi
Florida General Contractor #CGC-019465
State-Certified General Appraiser RZ110

Steven Swartz, RS
Reserve Specialist Designation No. 214
State-Certified General Appraiser RZ3479

Accepted by Signature:

Date

Accepted by Printed Name:



Property Wellness Reserve Study Program Proposal Level I Reserve Study

Bexley Community Development District
Land O' Lakes, Florida

Matt Kuisle, Regional Executive Director
(813) 536-7201
matt@reserveadvisors.com



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



Threshold Funding Strategy

The most stable and equitable approach to funding reserves, this strategy aggregates all future expenditures and calculates annual reserve contributions such that the reserve balance never falls below a minimum threshold.

Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.



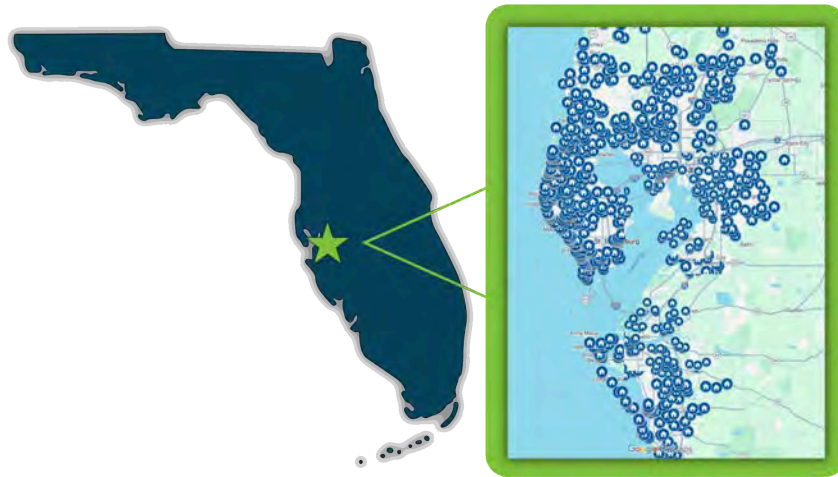
Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

Your Trusted Neighborhood Partner



Hear What Our Clients Say



"Tamara is very communicative and easy to talk to. She always answers my questions and continues to take my calls. She showed authentic empathy for our homeowners and worked with us to adjust the report due to the upcoming work we have going on at my property. Based on my experience with her alone, I would recommend Reserve Advisors."

Keanna Moss, General Manager
Ventana Condominium Association, Inc.
Tampa, Florida



"This is our second reserve study (update) with Reserve Advisors. They are professional and very thorough. They helped the Association get on track with reserves and to develop a plan that covers the state mandated SIRS with realistic costs. We plan to continue to use them in future studies."

Lisa Duritsch, Board President
The Beacon on 3rd Street Condominium Association, Inc.
St. Petersburg, Florida

Level I Full Reserve Study



ONSITE VISUAL INSPECTION
PRE-INSPECTION MEETING
COMPONENT INVENTORY PLUS
COMPONENT QUANTITIES
& MEASUREMENTS
CONDITION ASSESSMENTS
USEFUL LIFE ESTIMATES
VALUATION / COST ESTIMATES
VIA PROPRIETARY BID DATABASE

MEETS AND EXCEEDS CAI'S
NATIONAL RESERVE STUDY
STANDARDS
PRIORITIZED LIST OF
CAPITAL EXPENDITURES
CUSTOMIZED RECOMMENDED
FUNDING PLAN(S)
RECOMMENDED PREVENTATIVE
MAINTENANCE ACTIVITIES
INCLUSION OF LONG-LIVED ASSETS
ELECTRONIC REPORT
EXCEL SPREADSHEETS
SUPPORT WITH IMPLEMENTATION
OF REPORT
COMPLIMENTARY REPORT
REVISION
UNCONDITIONAL POST-STUDY
SUPPORT AT NO ADDITIONAL COST
INCLUDING REPORT PRESENTATION

LEVEL I	LEVEL II	LEVEL III
FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
RESERVE STUDY PROCESS		
✓	✓	
✓	✓	
Established	Re-Assessed / Evaluated	Reflects prior study
Based on visual observation	Based on visual observation	As reported by association
Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
KEY DELIVERABLES		
✓	✓	✓
✓	✓	✓
✓	✓	✓
✓	✓	
✓	✓	✓
Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
✓	✓	✓
✓	✓	✓
✓	✓	
✓	✓	✓
RECOMMENDED SERVICE LEVEL		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

Property Wellness Reserve Study Program

Reserve Advisors will perform a Level I Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Bexley Community Development District comprises 1,644 homes. We've identified and will include the following reserve components:

- ~72 ponds
- Wetlands
- Landscaping
- Irrigation
- Sidewalks
- Alleys
- Dog park
- Fences
- Utility vehicle
- Mailbox kiosks
- Signage

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

[View Example](#)

Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

[View Example](#)

Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

[View Example](#)

Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

[View Example](#)

Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

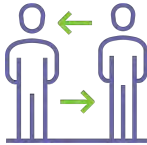
For Confidence in All Decisions



Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here's why we're the right partner to protect it.**



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.



RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community.

Ellen C. | Treasurer



The Time to Protect Your Property's Long-Term Health is Now

To Start Your Property Wellness Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study (Level I)	\$8,550.00
Your Reserve Study Includes: • Pre-project Collaboration: Meeting with management and the board on community priorities and goals. • Unlimited Virtual Support: Free Study Presentation after report delivery. Available for the lifetime of your community. • Excel Financial Management Tool: Fully editable spreadsheet to run scenarios & track actual expenditures. • Preventative Maintenance Guidance: Clear maintenance schedules and practical steps your team can implement right away. • Revision Period: One complimentary update within 6 months of delivery. • Dedicated Expertise: Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind.	
Optional Items - Check to Authorize	
We provide ongoing, tailored support—at no additional cost. We'll meet with you to walk through your study, explain key recommendations, and answer any questions—ensuring you have the knowledge and confidence to make informed decisions for your community's long-term success.	

Total **\$8,550.00**

2. Sign below

Signature: _____

Title: _____

Name: _____

Date: _____

For: Bexley Community Development District

Ref: 254081

3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH
Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 10/29/2025, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals. The purpose of our Milestone Phase I is to evaluate the structural integrity of the building on the subject property and provide an inspection report summarizing our findings related to structural issues, or lack thereof. The purpose of our Insurance Appraisal is to identify the reconstruction cost value to ensure appropriate property insurance coverage.

In each case, our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. Our Milestone Phase I inspections are limited to a visual examination of habitable and uninhabitable areas of the building, including the primary structural members and systems. The inspection aims to determine the presence of substantial structural deterioration, and unsafe or dangerous conditions with the structure. The reserve report, Milestone Phase I report, and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the subject property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide any invasive testing whatsoever (including, without limitation, on any mechanical systems that provide energy to the property), nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report may contain opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study or Milestone Phase I, as applicable, and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part **is not and cannot be** used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited to, any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report **to any party that conducts reserve studies without the written consent of RA.**

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - The retainer payment for any reserve study, Milestone Phase I inspection, and/or combined services is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

Miscellaneous - Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

Your property’s future starts with
A Reserve Study Today.

We prepare conservative reserve studies so you can make informed decisions on setting aside the financial resources to maintain your property the way you want over time.

Traditional Reserve Study Proposal
Bexley Community Development District
November 4, 2025

Proposal Number: 25.11.04.456

20+	7,901	\$2,193,019,666
Years Combined Experience	Components Evaluated	Funding Guidance Provided

An aerial photograph of a suburban neighborhood. In the center is a roundabout with a tree in the middle. Surrounding the roundabout are several houses with swimming pools, green lawns, and mature trees. The scene is captured from a high angle, showing the layout of the streets and the landscaping of the properties.

Thank You.

THANK YOU FOR YOUR TRUST

November 4, 2025

Bexley Community Development District
C/O Lisa Castoria, District Manager
Rizzetta & Company
16950 Vibrant Way
Land O' Lakes, FL 34638

Dear Ms. Castoria:

We are pleased to submit this reserve study proposal for Bexley Community Development District (the "Association") to you.

Our mission is to provide you with a conservative reserve study, giving you the best opportunity to set aside the financial resources needed to maintain your property's appearance and value over time.

We want you to feel comfortable and confident in the quality of our work. That is why we show you our sample report before you even consider doing business with us. We recommend that you review this because we prefer to lose your business than provide you with services that do not meet your objectives.

We always ask for more time than we think we need in our proposals because we prefer that you be pleasantly surprised when we deliver early rather than being disappointed if we were to be late.

Sound fair and reasonable?

Sincerely,



Glenn M. Tyndall, Jr., CPA, PRA, CEO and Founder



EXECUTIVE SUMMARY

Introduction

A reserve study is a capital budgeting tool that is designed to establish a funding plan to offset the deterioration of a property that happens over time.

Objective

Our mission is to prepare conservative reserve studies so you can make informed decisions on setting aside the financial resources to maintain your property the way you want over time.

Methodology

A reserve study may include:

- An onsite visit with a non-invasive, visual inspection only.
- Representative sampling of components to take their counts and measurements.
- A photographic inventory of components.
- A financial analysis that includes a funding plan.

A reserve study does not include:

- A guarantee that no special assessments will be required in the future.
- Invasive, destructive testing, or forensic testing.
- Design, build, engineering, architectural, or appraisal services.
- Recommendations on repairs to be done or 3rd party contractors to be used.

Findings

Our findings will be presented in a reserve study report, and we try to be conservative in our estimates. We will provide a sample report for the services requested before you even consider doing business with us. We prefer to lose your business rather than to profit from delivering to you a service that you do not need or that you will not be 100% satisfied with. **That's why we strongly recommend reviewing this sample report to ensure our report will meet your needs and objectives before you engage us for services.**

Recommendations

We will give you our opinion on funding, although our opinion is one of many. Therefore, when possible, we will incorporate the changes requested by you as management or the Board as it's your study and you should have the peace of mind to know that we will incorporate your goals into the study when possible.

Fee For Service

See the end of this proposal for our fees for services.

When Needed.



EXECUTIVE AND SENIOR PROFESSIONALS



GLENN M. TYNDALL JR., CPA
Founder & CEO



MICHAEL H. RUSS JR.
Senior Reserve Study Analyst

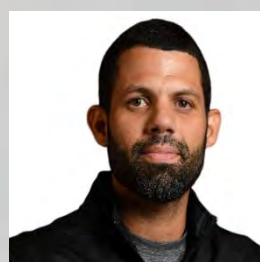
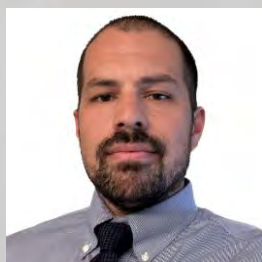
Founder: Glenn Tyndall, Jr., CPA
B.B.A, University of North Florida

Bio: Mr. Tyndall founded Reserve Study Institute after working in public accounting for more than 15 years, which included over a decade as the principal of a CPA firm in which he provided clients with audit, tax, and consulting services. He has worked with community associations, non-profits, labor unions, trade associations, property and casualty insurers, real estate companies, and high-net-worth individuals.

Senior: Michael H. Russ, Jr.
Economics, Florida State College

Bio: Mr. Russ began consulting with Reserve Study Institute, LLC after experience in construction and the financial services industry. Mr. Russ established the residential construction firm, Florida Construction Industries, Inc. Mr. Russ has also worked as a financial advisor at National Financial Services Group, a leading global financial services firm, in which he conducted financial and investment analyses and prepared and reviewed complex financial models for corporate and high net worth clients.

Analysts: Jenny Serrato, Financial Reporting Analyst
Daniel Coons, Reserve Study Analyst
Mike Gamez, Reserve Study Analyst
Angel Gamez, Reserve Study Analyst



How We Help You.



TODAY'S HIGHLIGHTS

- Brief Introduction
- Personal Storyline
- Principles on Building Memory
- Supporting Systems of Memory
- Practical Steps to Memory
- Setting Memory
- Preparing for Assessment
- Final Words

Discussion
Outline

BASED ON A SURVEY

85.00%

Of individuals do not have a working memory and do not know how to start

Presentations are interactive and

85.00%

HOW DOES OUR COMPANY HELP YOU

1

Comprehensive Expertise: Benefit from our comprehensive expertise, including a CPA on staff for financial insight and field analysts with backgrounds in the construction or related industries. The firm is a member of the Association of Professional Reserve Analysts (APRA).

2

Conservative Estimates: Rely on our commitment to providing conservative estimates, ensuring a productive approach to financial planning for your community association.

3

Specialist Recommendations: When our field analysts reach their professional limits, we transparently recommend you contact third-party specialists to help ensure the most accurate and reliable results.

4

Client-Centric Approach: Experience a client-centric approach where your feedback matters; we actively engage with clients, updating studies based on their input to ensure relevancy and accuracy.

5

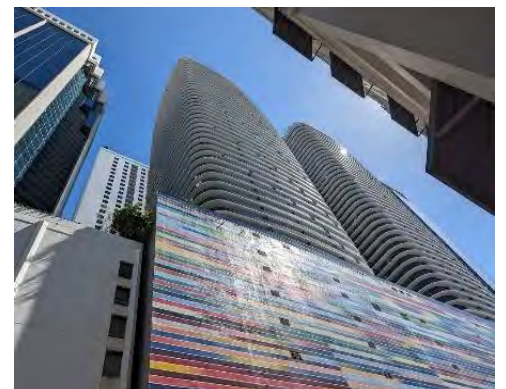
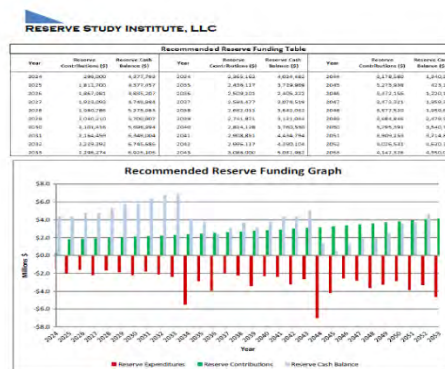
Clear Communication: Enjoy clear and consistent communication throughout the process, ensuring you are informed and confident in every step of the reserve study.

6

Reader-Friendly Reports: Receive reader-friendly reports that stand out for their clarity and accessibility, avoiding the common pitfalls of overly complex documents from other reserve study companies.

7

Responsive Updates: We prioritize timely updates, responding to client needs, and making necessary changes to keep your reserve study current and actionable.



See Our Experience.



THE COMPONENT'S WE'VE EVALUATED

Experience matters so we want to show you some of the components we've evaluated in the past in other reserve studies so you have peace of mind knowing we have the experience to help you with your study.

**7,901
Components Evaluated**

**By Our Professionals
for Our Clients**

Homeowners' Associations

Homeowners' Associations (HOA's) are usually are usually not responsible for the homes. They include components such as signage, roads, and sidewalks. Some even offer amenities which can include clubhouses, pools, and other recreational elements.



Condominiums and Townhomes

Condos and Townhomes usually include all the elements of an HOA, however, the association is responsible for all common areas and building exteriors. This can include roofs, exterior painting, balconies, and much more.



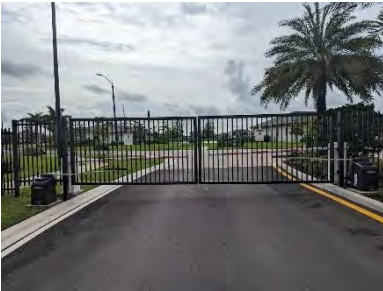
High-Rise Towers

A building that is 15 stories or more is considered a tower. Aside from the sheer mass, towers have unique components not found in HOA's and Condos, such as cooling towers, domestic water pumps, heat exchangers, and more.



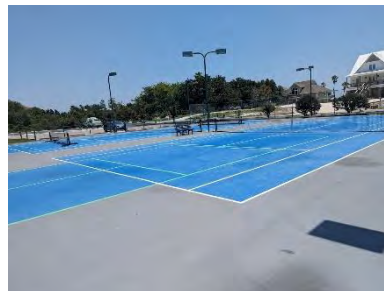
General Site Elements

General site elements are components that are located around the property but are not part of the building. These components include entrance gates, roads, and sidewalks to name a few.



Recreational Elements

Recreational elements are amenities the association is responsible for. This varies between every association and may include playgrounds, tennis courts, and pools.



Mechanical Elements

Mechanical elements can be found in every type of study. This can include HVAC, generators, fire suppression systems and elevator equipment.



Waterfront Elements

Waterfront elements can be very costly and require long-term budgeting. Some of the elements may include docks, seawalls, and even boats for associations located on islands.



Specialty Elements

Each association is unique and oftentimes has specialty components. Some specialty elements associations have reserved for bridge repair and replacement, heavy equipment, and even a sewer treatment plant.



Our Clients Talk.



What is it like working with us?
See What Our Clients Say About Their Experiences.

We want you to have peace of mind of knowing that we have the processes in place so you receive results similar to our past clients.

"If every vendor I did business with was as adept as Reverse Study Institute, every day for Alliance would be more profitable. These days we spend more time managing people despite our #1 task being managing real estate."

-Mr. Leigh Hoffman, Owner
Alliance Property Systems, Inc.

"Thanks for all the help you and your team provided our communities."

-Mr. Ryan Barlingar, LCAM
P&R Housing Management Corporation

"Please accept my humble thanks and appreciation for your recent completion of our HOA's Reserve Study. Your professionalism and comprehensive work made this process far easier for our Board of Directors and Community, than we could ever have imagined."

We dealt primarily with two individuals and their work was outstanding. Mike Russ was available at short notice and responded in a timely manner. Glen Tyndall "Shepherded & Managed" all entries to the Study and kept the process on schedule.

*We couldn't have anticipated their willingness to adjust to our requests for additional information in such a timely and efficient manner.
Thanks again for your efforts and assistance."*

-Mr. Rob Cowan, Treasurer
The Palms at Nocatee Homeowner's Association, Inc.

"That was quick!"

-Mr. Malcolm Ross Cummings,
Board Member and Treasurer
Saphire Cove Homeowner's
Association, Inc.

"Thanks so much Glen. You have been responsive, professional and efficient! Thank you! Your much appreciated."

-Mr. Tony Mastrocola, LCAM
Sentry Management, Inc.

"Thank you so very much. Appreciate the flexibility this first go-round."

-Ms. Catherine Carter, Board
Treasurer
Canterbury Lake Estates
Property Owners Association,
Inc

"Your firm turned around our study so quick."

-Mr. Malcolm Ross Cummings, Board Member and Treasurer
Saphire Cove Homeowner's Association, Inc.

"Thanks so much for the efficiency you have shown."

-Mr. Tony Mastrocola, LCAM
Sentry Management, Inc.

"Wow this is fantastic. Thank you! Your proposal makes sense and no further questions. Per the request of the board I reached out to two other companies, but you are the first to respond and your proposal is perfect with all the details. I will let the board know that you responded so quickly and send them your proposal".

-Ms. Sharon Hill, Community Association Manager
Specialty Management Company

"Thank you Glenn!! You are always on the ball, I can't recommend you enough."

-Ms. Anais Serrano, Community Association Management
Leland Management, Inc.

"I really appreciate the sample of the reserve study, I will save it and I definitely need this for several Associations."

Ms. Karen Preston, LCAM
Sunrise Management, Inc.

"This is great information; I will share with my Boards."

-Ms. Shanique Thompson, LCAM
Phoenix Management Services, Inc.

"Thanks for your efforts and the updates. Appreciate all your efforts, and those of Mike Russ. Very professional and comprehensive report."

-Mr. Rob Cowan, Treasurer
The Palms at Nocatee Homeowner's Association, Inc.

"Thanks for the quick response. I'll be working on our next budget in the next couple of weeks and this report will aid greatly."

-Mr. Walter Wiley, Board Treasurer
Woodland Lakes Homeowners Association, Inc.

"You're highly organized. Let's keep doing business together. Like your firm, mine gets no additional revenue chasing people to coordinate."

-Mr. Leigh Hoffman, Owner
Alliance Property Systems, Inc.

"Thank you for the thorough report your team has provided to us."

-Mr. Brook Ladd, Board Vice President
Baytree Villas Home Owners Association, Inc.

"Thanks for your excellent work."

-Ms. Joanna Patricia Fang, General Executive Manager
First Way Property Management Services, LLC

"Thank you, Glenn, I appreciate your diligent responsiveness!"

-Mr. Alberto Collins, LCAM
Infinity Community Management, Inc.

FREQUENTLY ASKED QUESTIONS (FAQs)

Q: Does a representative have to be on-site?

A: We recommend that someone be onsite because it improves the quality of our services. However, while preferable, it is not required.

Q: How long until we receive a report?

A: We always ask for more time than we think we need in our proposal because we want you to be pleasantly surprised when we are early rather than disappointed if we were to be late.

Q: Can we reserve money in case of hurricane damage?

A: Absolutely. We can generally reserve intangible items like hurricane damage, general contingency, or litigation reserves. However, we will only do this at your direction as we do not reserve for items that we cannot see like this without explicit direction.

Q: Do you have a vendor you recommend for a project?

A: No. Reserve Study Institute does not provide recommendations for ethical reasons.

Q: What do we do if we feel that the cost, remaining useful life, or quantity total should be changed?

A: After receiving the draft, we offer a complimentary editing process within a reasonable amount of time.

Q: Why is there a recommendation to get a quote from a third-party vendor?

A: Many components have variables that we cannot account for. For example, we do not account for any code violations. Using the wrong nail on a roof could be a code violation and require replacement.

Another example is shoreline restoration. There are many ways to restore a shoreline including grading, geotubing, netting, vegetation, and installing seawalls or rip rap. In this case, we find it best to consult with a certified expert to find what is best for your community.

Q: Can we reserve for repairs for certain items?

A: Yes. There are multiple ways to do this. One is by using the historical data of the repairs that have been done and basing the future repairs on that. Another way is to take a percentage of the total replacement cost and reserve that over a period of time.

For example, there was a study that had approximately \$7 million in bridges. Taking 15% of that over 10 years allows them to reserve approximately \$1 million for repairs every 10 years. This number should also be adjusted based on the age of the structure.

The Agreement.



AGREEMENT

The content provided in the previous sections of this proposal is intended for informational purposes only and does not constitute a legally binding agreement. The legally binding terms and conditions of our services are exclusively outlined in this legal agreement section of the proposal. Clients are advised to carefully review and adhere to the terms set forth in this section of the proposal for the establishment of a contractual agreement with Reserve Study Institute, LLC. This disclaimer helps to distinguish the preliminary information, which is not legally binding, from the specific terms and conditions outlined in this agreement section, which hold legal significance.

SCOPE OF SERVICES

Our Responsibilities

Reserve Study Institute, LLC will perform its services as an independent contractor in accordance with our professional practice standards. Our compensation is not contingent upon our conclusions.

Levels of Service

We offer the following Reserve Study Levels of Service to Associations:

Level 1 – Reserve Study Level 1 with an on-site visual inspection and assessment of property condition. This level of service is offered to clients undertaking their first reserve study, and to Associations in need of a comprehensive review and audit of a previous reserve study. The Association's asset component list and associated measurements are reviewed. Reporting detail includes comprehensive reporting with a full detailed component inventory, photographs, observations and recommendations, life and valuation estimates, fund status, and funding plan.

If this proposal is for the Association's initial reserve study, or a previous reserve study cannot be made available to us, then this level of service is required.

Level 2 – Reserve Study Level 2 update with an on-site visual inspection and property condition assessment. Level 2 reserve studies are for Associations that want to update a previous study. Most Associations will request a Level 2 report in the third year after the last site-visit-based reserve study. Reporting detail includes comprehensive reporting with a full detailed component inventory, photographs, observations and recommendations, life and valuation estimates, fund status, and funding plan.

Level 3 – Reserve Study Level 3 update with no on-site inspection or property condition assessment. This report is typically requested in the years immediately following a reserve study with an on-site review. A prior reserve study is required to establish the basis for the verification and quantification of the component inventory. Reporting detail is standard and includes component inventory, life and valuation estimates, fund status, and funding plan. No condition assessment or photo inventory will be included in the report.

Our inspection and analysis of the subject property is limited to visual observations and is noninvasive when we conduct Level 1 or Level 2 studies. Level 3 studies do not include a site visit for inspection. We will inspect sloped roofs from the ground. We will inspect flat roofs where safe access is available.

(stairs or ladder permanently attached to the structure) is available. The report is based upon a “snapshot in time” at the moment of our observations. Conditions can change between the time of inspection and the issuance of our report. Reserve Study Institute, LLC does not investigate, nor assume, any responsibility for any existence or impact of any hazardous materials, structural, or latent or hidden defects which may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee of the actual costs of replacement, a warranty of the common elements or other property elements, or a guarantee of remaining useful lives. We are not licensed architects or engineers.

Services Available

Traditional Reserve Study

A Traditional Reserve Study is a comprehensive financial analysis conducted for a property that is for internal, budgetary purposes only. This study assesses the association's long-term capital needs by evaluating the condition and estimated useful life of various physical components, such as roofs, pavements, common areas, and building systems. The goal is to create a detailed reserve plan that outlines anticipated future repair and replacement costs, ensuring that adequate funds are set aside over time to cover these expenses.

Reporting Method

The Association will have the option to select from either a pooled (cash flow) method of reporting and/or a straight-line (component) method of reporting. The Association or its representative must prepare the allocations on a straight-line method in accordance with our components. We will not assist the Association with that process as it requires significant judgment. The Associations' reserve accounts will almost always differ from the reserve components identified in the reserve study. Therefore, we do not guarantee to correspond our study report to the Association's accounting records. **The pooled method of funding will be used unless the straight-line method is requested in writing at the time proposal acceptance is received.**

Your Responsibility

You agree to provide us with access to the subject property during our on-site visual inspection and tour. The Association, management, and/or the Board are responsible for assigning an appropriate individual as our primary point of contact to coordinate the reserve study and to provide to us to the best of their ability and if reasonably available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete our Study. You agree to pay reasonable attorneys' fees and any other costs incurred in the event we have to initiate litigation to collect any unpaid balance for our services. Management and the Board may be required to sign a representation letter that acknowledges the review and approval of the report.

Assumptions and Indemnification

We assume, without independent verification, the accuracy of all data provided to us. You agree to indemnify and hold us harmless against and from any and all losses, claims, actions, damages, expenses,

liabilities, including reasonable attorney's fees, to which we may become subject in connection with this engagement, because of any false, misleading, or incomplete information that we have relied upon as supplied by you or others under your direction, or which may result from any improper use or reliance on the report by you or third parties under your control or direction. Your obligation for indemnification reimbursement and reimbursement shall extend to any controlling person of Reserve Study Institute, LLC, including any director, officer, employee, affiliate, or agent. Liability of Reserve Study Institute, LLC and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement. We are not licensed architects or engineers.

Report

Reserve Study Institute, LLC will complete the services in accordance with this Proposal based on your selection of Service Level and Reporting Detail. We will consider any additional information made available to us in the interest of promptly issuing a Final Report. However, the Report represents a valid opinion of our findings and recommendations and is deemed complete after we receive the signed management representation letter. We retain the right to withhold the Draft Report or Final Report if payment for services is not rendered in a timely manner.

Retention and Propriety of Work Papers

All files, work papers, or documents developed (the "work papers") by us during the course of the engagement is proprietary and remain our property. In all cases, we will retain our work papers for a period of three (3) years.

Restricted Use of Our Report

The use of our Report is limited to only the purpose stated herein. Any use or reliance for any other purpose, by you or third parties, is invalid. Our Reserve Study Report, in whole or part, is not and cannot be used as a design specification, design engineering services, or an appraisal. You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference our name or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property developed by Reserve Study Institute, LLC specific to this engagement and cannot be reproduced or distributed to those who conduct reserve studies without the expressed written consent of Reserve Study Institute, LLC.

Client Confidentiality

By entering into his agreement, you grant us the rights and a perpetual license to use, reproduce, display, and distribute your association's name, logo, testimonials, and related information ("Client Information") for various purposes, including but not limited to creating training materials, advertising, promotions, testimonials, software development, and other commercial and non-commercial activities without compensation. However, we will maintain the confidentiality of all conversations, documents provided to us, and the contents of our reports, subject to legal or administrative processes or proceedings. These conditions can only be modified by written documents executed by both parties.

Software Development Disclaimer

Throughout the course of our engagement, you may come into contact with software, applications, or other intellectual property under development by us. It is essential to clarify that our collaboration does not constitute a joint venture, partnership, or any shared ownership in the development process. All rights, including but not limited to copyrights, trademarks, and intellectual property rights, associated

with the software and related materials remain the sole and exclusive property of Reserve Study Institute, LLC and its affiliates, subsidiaries, successors, assigns, and heirs. Any feedback, suggestions, or ideas provided by you in the course of our collaboration do not grant you any ownership or rights in the developed software. This disclaimer serves to make explicit that the software, its components, and associated intellectual property are proprietary assets and our property, and you shall have no claims or rights to assert ownership, authorship, or any form of intellectual property rights therein. Our collaboration is not intended to create any obligations on our part to share ownership or provide any proprietary rights in the developed software or any other intellectual property we develop.

PROPOSED TIMELINE

This proposal is valid for thirty (30) days from the day it is prepared. Price, timeline, terms, and availability may be subject to change thereafter.

We intend to have our Draft Report to you for review and approval on or around **January 30, 2026**. All documentation requested will need to be provided by the Association's representative to us at least sixty (60) days prior to the date we anticipate having the Draft Report to you. If an onsite visit is necessary, then we require the onsite visit at least sixty (60) days before the date we anticipate having the Draft Report to you. You will be given a period of thirty (30) days from the date of receipt of the initial report to review and provide any edits, comments, or issues to us. In the absence of any response, edits, or issues raised, the report shall be deemed accepted as presented and we reserve the right to issue a final signed copy of the report. All edits, comments, or issues pertaining to the report must be presented in writing in a single email within the specified thirty (30) day review period. We shall not be obligated to consider or address edits submitted in a piecemeal fashion or through multiple, separate communications. This clause ensures that all edits are presented in an organized manner and helps us efficiently process these edits.

Our proposed timeline is based on the anticipated cooperation from your personnel. You agree to indemnify us if we are unable to meet the proposed timeline if you require rescheduling or rescheduling due to inclement weather, transportation issues (such as canceled or delayed flights), or any other issues that are reasonably beyond our control. We will attempt to reschedule any onsite visits, if necessary, and complete our services as soon as reasonably possible. However, you understand that if rescheduling is needed for any reason, we provide no assurance or guarantee of when we will be able to reschedule given that we may have other client commitments. Our Final Report will be issued to you in electronic format only.

Multiple Reports Needed

Our report is designed to yield one (1) reserve contribution for all components included in that report. Unless otherwise noted, this proposal will have one (1) recommended contribution amount for one (1) client. If there are multiple associations, multiple neighborhoods with separate budgets, or some components are not shared equally by all owners, then separate reports will be needed. We will proceed with producing one (1) report as per this proposal unless we receive written authorization via email to proceed at an agreed-upon fee for service for the additional work in the event multiple reports are needed.

Not Engineers or Architects

Reserve Study Institute, LLC is not a licensed architectural or engineering firm and this proposal is not for design, build, construction, or engineering purposes.

FEES AND BILLING

Billing and Fee for Services and Conditions

The retainer, if any, is due upon acceptance of the proposal for services, and no work will commence until the retainer has been received by Reserve Study Institute, LLC. The Association may be progress billed as work proceeds with payment due immediately upon request as outlined in the fee schedule summary on the signature page of this proposal. Otherwise, the payment of all fees is due when we deliver or try to deliver the receipt of the Draft Report by email.

We do **NOT** charge any out-of-pocket costs for mileage, travel, lodging, or meals for a single trip. However, if a second trip is required through no fault of Reserve Study Institute, LLC, additional charges for travel, lodging, and other associated costs will apply. Mileage will be reimbursed based on IRS-approved mileage rates at the time of travel if a second trip is required. We reserve the right to suspend all work if there is an outstanding balance of more than thirty (30) days from the date of the invoice. Any outstanding balance after thirty (30) days from the date of the invoice will also be subject to an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Duval County of Florida. The Association will be responsible for payment of reasonable attorney fees to Reserve Study Institute, LLC in the event of litigation to collect any unpaid balances and reserves the right to charge the Association any and all fees, including mileage, meals, lodging, and other associated out-of-pocket costs incurred during the first trip in the event collections proceeding are initiated due to a delay in timely payment.

SUMMARY

We look forward to working with your Association on this effort, and should you have any questions regarding our proposal, please contact our office at (904) 568-2839.

Respectfully Submitted,



Reserve Study Institute, LLC
Jacksonville, Florida

Acceptance of Proposal

Please select one box below to indicate the service selected:

Fee Schedule for Service Level			
Service Includes	Traditional Reserve Study		
	Level 1	Level 2	Level 3
Full Reserve Study	✓		
Establish Reserve Quantities	✓		
Establish Component List	✓		
Site Visit	✓	✓	
Condition Assessment	✓	✓	
Photo Inventory	✓	✓	
Component Inventory	✓	✓	✓
Life & Value Estimates	✓	✓	✓
Reserve Funding Plan	✓	✓	✓
When Payment Due	Fee for Service		
Retainer Prior to Start	N/A	N/A	N/A
Due Upon Draft Report	\$ 17,250	N/A	N/A
Total Fee For Service	\$ 17,250	N/A	N/A
Select One to Select Service	☒	☐	☐

NOTE: A Level I/Initial Study is required if no previous study is available.

I have read, understand, and accept the terms of the proposal and acknowledge that I have the authority to legally bind the Association to this agreement. I hereby acknowledge that I understand Reserve Study Institute, LLC is not operating as a licensed engineering or architectural firm.

ASSOCIATION REPRESENTATIVE:

Name

Date

Signature

Title

Only When Ready.



Tab 13



1800 Pembroke Drive , Suite 170
Orlando, Florida 32810
407-843-5406
www.mcdirmittdavis.com

November 6, 2025

Board of Supervisors
Bexley Community Development District
3434 Colwell Ave., Suite 200
Tampa, FL 33614

The following represents our understanding of the services we will provide Bexley Community Development District.

You have requested that we audit the governmental activities, each major fund, and the aggregate remaining fund information of *Bexley Community Development District* (the "District"), as of September 30, 2025, and for the year then ended and the related notes, which collectively comprise the District's basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) and in accordance with Government Auditing Standards, will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Accounting principles generally accepted in the United States of America, (U.S. GAAP,) as promulgated by the Governmental Accounting Standards Board (GASB) require that certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America, (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis

Auditor Responsibilities

We will conduct our audit in accordance with GAAS and in accordance with Government Auditing Standards, and Chapter 10.550, *Rules of the Auditor General*. As part of an audit in accordance with GAAS, Government Auditing Standards, and Chapter 10.550, *Rules of the Auditor General*, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Conclude, based on the audit evidence obtained, 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 a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and Government Auditing Standards.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

Compliance with Laws and Regulations

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. For the design, implementation, and maintenance of the system of internal control relevant to the preparation and fair presentation of basic financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements;
- c. To provide us with:
 - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
 - ii. Additional information that we may request from management for the purpose of the audit;
 - iii. Unrestricted access to persons within the entity and others from whom we determine it necessary to obtain audit evidence.
- d. For including the auditor's report in any document containing basic financial statements that indicates that such basic financial statements have been audited by us;
- e. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
- f. For adjusting the basic financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the basic financial statements as a whole;
- g. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
- h. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
- i. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on the financials; and
- j. For the accuracy and completeness of all information provided.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited basic financial statements, or if the supplementary information will not be presented with the audited basic financial statements, to make the audited basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon. The accompanying supplementary information will be presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information, which is the responsibility of management, will be subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. Our auditor's report will provide an opinion on the supplementary information in relation to the basic financial statements as a whole.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit.

Nonattest Services

With respect to any nonattest services we perform, such as drafting the financial statements, we will not assume management responsibilities on behalf of the District. However, we will provide advice and recommendations to assist management of the District in performing its responsibilities.

The District's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards, including Government Auditing Standards.
- The nonattest services are limited to the services previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

Government Auditing Standards require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of the preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

Reporting

We will issue a written report upon completion of our audit of the District's basic financial statements. Our report will be addressed to the governing body of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s) to our auditor's report, or if necessary, withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

We also will issue a written report on the District's compliance with the requirements of Section 218.415, Florida Statutes upon completion of our audit.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we select for testing.

If you intend to publish or otherwise reproduce the basic financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

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

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

We expect to begin our audit in December 2025 and the audit reports and all corresponding reports will be issued no later than March 31, 2026.

Tamara Campbell is the engagement partner for the audit services specified in this letter. Her responsibilities include supervising McDirmit Davis, LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for these services described in this letter will be \$4,000 for the year ended September 30, 2025, inclusive of all costs and out-of-pocket expenses, unless the scope of the engagement is changed; the assistance that the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding.

Our invoices for fees shall be rendered upon completion of the work, shall provide sufficient detail to demonstrate that fees charged are solely for the specified services as actually rendered and shall demonstrate compliance with the terms of this agreement.

This Agreement provides for the agreement period of one (1) year, unless terminated earlier in accordance with this Agreement. This agreement may be renewed for one additional year subject to the mutual agreement by both parties to the terms and fees for such renewal. The District agrees that Auditor may terminate this Agreement with or without cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Auditor agrees that the District may terminate this Agreement immediately with cause. Auditor further agrees that the District may terminate this Agreement by providing thirty (30) days' written notice of termination to Auditor. Upon any termination of this Agreement, Auditor shall be entitled to payment for all work and/or services rendered up until the effective termination date, subject to whatever claims or off-sets the District may have against Auditor.

Whenever possible, we will attempt to use the District's personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

Public Records

Auditor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and. Accordingly, Auditor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Auditor acknowledges that the designated public records custodian for the District is Rizzetta ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Auditor 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 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 Auditor 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 Auditor'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 Auditor, Auditor 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 AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT 813-994-1001, JGOLDYN@RIZZETTA.COM, OR AT 5844 OLD PASCO RD. SUITE 100, WESLEY CHAPEL, FL 33544.

At the conclusion of our audit engagement, we will communicate to the board the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of McDirmit Davis, LLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to a federal or state agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities, pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of McDirmit Davis, LLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the basic financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,



McDirmit Davis, LLC
Orlando, FL

RESPONSE:

This letter correctly sets forth our understanding.

Bexley Community Development District

Acknowledged and agreed on behalf of Bexley Community Development District by:

Title: _____

Tab 14

MINUTES OF MEETING

Each person who decides to appeal 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.

BEXLEY
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Bexley Community Development District to be held on **Wednesday, October 22, 2025, at 1:00 p.m.** at the Bexley Clubhouse, 16950 Vibrant Way, Land O Lakes, FL 34638.

Present were:

Joe Albert	Board Supervisor, Chair
Adam Saunders	Board Supervisor, Assistant Secretary
Nancy Pettit	Board Supervisor, Assistant Secretary

Also present were:

Lisa Castoria	District Manager, Rizzetta & Co.
Matthew Huber	Regional District Manager, Rizzetta & Co
Alyssa Wilson	District Counsel, Kutak Rock
Kevin Smith	RedTree Landscape
Matt Olson	RedTree Landscape
Robert Johnson	RedTree Landscape
Doug Agnew	Advanced Aquatics
Jason Jszack	Advanced Aquatics
John Toborg	Landscape Inspection Services, Rizzetta & Co.
Jessica Rosa-Mendez	Clubhouse General Manager
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Castoria called the meeting to order at 1:01 p.m. and confirmed that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

There were audience comments regarding motorized scooters and student observations of government meetings. Ms. Rosa – Melendez will add information about motorized scooters to the resident communication.

THIRD ORDER OF BUSINESS**Staff Reports****A. Aquatics Report**

Mr. Agnew presented the waterway and wetland reports.

There was a brief discussion regarding dead fish and pond clean up. It was noted that this pond was not treated by Advanced Aquatics and they did not perform complete cleanup of pond 400. Pond 52 erosion mediation was completed but failed again. Mr. Brletic and Advanced Aquatics will work on additional repairs. The Board would like "Discussion on French Drain/Pond Concerns" on the next agenda.

B. Landscape Inspection Report

Mr. Toborg provided the landscape inspection report to the Board.

Mr. Olson & Mr. Johnson went over the RedTree response to the September Landscape Inspection Report. Residents expressed notable improvements since RedTree came on board. There was a brief discussion on dry sod areas, irrigation repairs and low water availability. RedTree will provide ongoing communication of irrigation repairs/costs. A suggestion was made to have a water truck available for irrigation needs. The Board agreed and made a motion NTE \$20,000.

On a motion from Mr. Albert, seconded by Ms. Pettit, the Board unanimously agreed to have a water truck available for irrigation needs NTE \$20,000, for the Bexley Community Development District.

The Board also discussed replacing/repairing the irrigation controllers and made a motion NTE \$10,000 for these replacements/repairs.

On a motion from Ms. Pettit, seconded by Mr. Saunders, the Board unanimously agreed to have the irrigation controllers replaced/repared NTE \$10,000, for the Bexley Community Development District.

C. District Engineer

Mr. Brletic presented Wetland Mitigation report to the Board. This report focuses on the requirements for the mitigation areas to be released. The Board requested these reports to include timelines and asked that a representative from Stantec be present at the next meeting.

The Board revied the USDA report. It was noted that 10 hogs were removed from CDD.

There was a brief discussion regarding road repairs that are needed due to pipe repairs in the community. The Board would like to appoint Ms. Pettit to work with District Engineer on communicating with the County for current

and future roadway repair, expectations and plans.

On a motion from Mr. Albert, seconded by Mr. Saunders, the Board appointed Ms. Pettit to work with District Engineer on communicating with the County for current and future roadway repairs, expectations and plans, for the Bexley Community Development District.

D. District Counsel

i. Discussion of RFP for District Management Services

This discussion was tabled until further notice.

ii. Discussion on Status of Juniper Items

Juniper responded that they have engaged their Counsel. This Discussion will be added to the November agenda.

E. General Manager

Ms. Rosa-Melendez presented her report to the Board. The Board requested that she share CDD feedback/reports to residents via email.

F. District Manager

Ms. Castoria reminded the Board that the next meeting is scheduled for November 19, 2025, at 1:00 p.m. at the clubhouse.

Ms. Cantoria presented Resolution 2026-01, Designating Assistant Secretary to the Board.

On a Motion by Ms. Pettit, seconded by Mr. Albert, with all in favor, the Board of Supervisors adopted Resolution 2026-01, Designating Assistant Secretary, appointing Lisa Castoria, for the Bexley Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Sports Court Project Kickoff

The Board held a brief conversation about Board leadership regarding Sports Court Development. Mr. Saunders was appointed to coordinate the resident survey.

On a Motion by Mr. Albert, seconded by Ms. Pettit, with all in favor, the Board of Supervisors appointed Mr. Saunders to coordinate the resident survey, for the Bexley Community Development District.

FIFTH ORDER OF BUSINESS**Consideration of Sixth Addendum to
the Professional District Management
Contract**

Ms. Castoria informed the Board that there will be no fee increase for the Professional District Management Contract.

SIXTH ORDER OF BUSINESS**Discussion of Rangeland Expansion**

It was noted for the record that the County Commissioners' Office is delayed until January. No further updates were given at this time.

SEVENTH ORDER OF BUSINESS**Consideration of Minutes of the Board
Of Supervisors Regular Meeting
held on September 24, 2025**

The Board noted that Line 128 has the incorrect spelling of Mr. Saunders' name.

On a motion from Mr. Albert, seconded by Mr. Saunders, the Board of Supervisors approved the September 24, 2025 Board of Supervisor Meeting Minutes, as amended, for the Bexley Community Development District as amended.

EIGHTH ORDER OF BUSINESS**Ratification of Operation and
Maintenance Expenses for September
2025**

On a motion from Ms. Pettit, seconded by Mr. Saunders, the Board unanimously ratified the operation and maintenance expenditures for September 2025 (\$125,344.26), for the Bexley Community Development District.

NINTH ORDER OF BUSINESS**Supervisor Requests**

Mr. Albert requested counsel to determine maintenance responsibilities for the uncut parcels. The Board requested Reserve Study Proposals.

TENTH ORDER OF BUSINESS**Adjournment**

On a motion from Mr. Albert, seconded by Ms. Pettit, the Board adjourned the meeting at 2:49 p.m., for the Bexley Community Development District.

Tab 15

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 994-1001

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.bexleycdd.org

Operations and Maintenance Expenditures

October 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$132,732.44**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	300211	10560797	Monthly Pond & Wetland Maintenance 10/25	\$ 16,647.00
Advanced Aquatic Services, Inc.	300202	10560898	Installation of Aquatic Plants in Pond 36, 52 & 73 09/25	\$ 12,375.00
Advanced Aquatic Services, Inc.	300206	10560908 Deposit	Deposit - Pond Weir Repairs 09/25	\$ 8,400.00
Alex Roark Engineering, PLLC	300196	0101-001-4	Engineering Services 09/25	\$ 225.00
Alex Roark Engineering, PLLC	300208	0101-001-5	Engineering Services 10/25	\$ 225.00
Bexley Homeowners Association, Inc.	300197	090125 PR	CDD Payroll Cost Share 09/25	\$ 2,871.12
Brletic Dvorak, Inc.	300209	2130	District Engineer Service 09/25	\$ 3,975.00
DCSI, Inc.	300203	34263	Service Call 08/25	\$ 145.00
DCSI, Inc.	300210	34264	Service Call 08/25	\$ 1,539.00
Duke Energy	20251029-1	9100 8584 0580 09/25 ACH	000 Bexley Village Dr 09/25	\$ 826.65
Duke Energy	20251003-1	9100 8584 2988 08/25 ACH	4128 Bexley Villages Dr 08/25	\$ 30.80
Duke Energy	20251031-1	9100 8584 2988 09/25 ACH	4128 Bexley Villages Dr 09/25	\$ 30.80
Duke Energy	20251001-1	9100 8588 5369 08/25 ACH	3844 Bexley Village Drive Irrigation 08/25	\$ 30.80

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	20251030-1	9100 8588 5369 09/25 ACH	3844 Bexley Village Drive Irrigation 09/25	\$ 30.80
Duke Energy	20251027-1	Monthly Summary A 09/25 ACH 547	Energy Summary A 09/25	\$ 1,055.14
Duke Energy	20251023-1	Monthly Summary B 09/25 ACH 547	Energy Summary B 09/25	\$ 5,882.45
Egis Insurance Advisors, LLC	300198	30450	Endorsement - Policy# 100125261 10/01/2025-10/01/2026	\$ 1,487.00
Ferman On 54 Inc.	300195	10/01/2025	Purchase 2025 Ram 1500, Body Type: Crew Cab Pickup	\$ 43,423.40
Juniper Landscaping of Florida, LLC	300201	358549	Irrigation Repair 09/25	\$ 800.00
Juniper Landscaping of Florida, LLC	300201	358673	Irrigation Repair 09/25	\$ 400.00
Kutak Rock, LLP	300212	3637978	Legal Services 08/25	\$ 6,751.79
Pasco County Utilities	20251020-1	23137177 ACH	0982075 01363593 Reclaimed Water 08/25	\$ 394.47
Pasco County Utilities	20251022-1	Monthly Summary A 09/25 ACH 547	Water Summary 09/25	\$ 3,430.75
Pasco County Utilities	20251022-1	Monthly Summary B 09/25 ACH 547	Water Summary 09/25	\$ 424.51
RedTree Landscape Systems, LLC	300204	31810	Irrigation Repairs 10/25	\$ 358.26
Rizzetta & Company, Inc.	300199	INV0000103595	District Management Fees 10/25	\$ 6,831.41

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300200	INV0000103707	Assessment Roll FY25/26	\$ 5,965.00
School Now	300205	INV-SN-995	Annual Website Service FY25/26	\$ 1,537.50
Spectrum	20251014-1	1410986092425 ACH	Wifi @ Dog Park 10/25	\$ 124.98
U. S. Department of Agriculture	300207	3005483210	Personnel Compensation and Program Support Through 09/25	\$ 6,175.32
Valley National Bank	20251028-1	CC093025-547 ACH	Credit Card Expenses 09/25	<u>\$ 338.49</u>
Report Total				<u>\$ 132,732.44</u>

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

10/1/2025
10560797
\$16,647.00

Bill To
Bexley Community Development District c/o Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Due Date
Net 30
10/31/2025

Monthly Maintenance of Stormwater Ponds.	8,022.00
Monthly Maintenance for Wetland Conservation Area Buffers, Wetland Mitigation Areas, and Floodplain Ponds.	10,490.00

***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
PERFORMED***

Cost Reduction per CDD Request effective March 1, 2024, regarding Stantec maintenance overlap.	-1,865.00
--	-----------

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

RECEIVED
09-19-2025

\$16,647.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

9/23/2025
10560898
\$12,375.00

Bill To
Bexley Community Development District c/o Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Due Date
Net 30
10/23/2025

Supplied, delivered and installed the following:	12,375.00
Pond #36 - 500 Arrowhead, 500 Pickerelweed, 1500 Gulf Spike Rush	
Pond #52 - 650 Arrowhead, 650 Pickerelweed, 1950 Gulf Spike Rush	
Pond #73 - 500 Arrowhead, 500 Pickerelweed, 1500 Gulf Spike Rush	
Per Agreement dated August 8, 2025	
Completed on September 22, 2025	

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

RECEIVED
09-23-2025

\$12,375.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

9/29/2025
10560908
\$8,400.00

Bill To
Bexley Community Development District c/o Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Due Date
Net 30
10/29/2025

50% Deposit for Weir Repairs at Ponds #14, 57, 58, 76 ,77, 78, 82, and 83 - per Agreement dated 8-6-25	8,400.00
--	----------

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

RECEIVED
09-29-2025

\$8,400.00

Alex Roark Engineering
2017 CHIMNEY SWIFT HOLLOW
TALLAHASSEE, FL 32312 US
8505672044
drew@alexroarkeng.com
www.alexroarkeng.com

Invoice

**BILL TO**

Nancy Pettit
Bexley Community Development
District C/o Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, FL 33614 US

SHIP TO

Nancy Pettit
Bexley Community Development
District C/o Rizzetta & Company
5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544 US

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
0101-001-4	09/25/2025	\$225.00	10/01/2025	Due on receipt	

SHIP DATE

09/25/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Professional Fees	Meeting with the Florida Turnpike	1	225.00	225.00

BALANCE DUE

\$225.00

RECEIVED
10-01-2025

Alex Roark Engineering
2017 CHIMNEY SWIFT HOLLOW
TALLAHASSEE, FL 32312 US
8505672044
drew@alexroarkeng.com
www.alexroarkeng.com

Invoice

**BILL TO**

Nancy Pettit
Bexley Community Development
District C/o Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, FL 33614 US

SHIP TO

Nancy Pettit
Bexley Community Development
District C/o Rizzetta & Company
5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544 US

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
0101-001-5	10/01/2025	\$225.00	10/31/2025	Net 30	

SHIP DATE

10/01/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Professional Fees	Meeting with Oakley	1	225.00	225.00

BALANCE DUE

\$225.00

RECEIVED
10-01-2025

INVOICE

090125 PR

Bexley Homeowners Association, Inc.
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane Suite 115 Tampa, FL 33625
Phone: 813.933.5571

To:

Date: 9/1/2025

Bexley CDD
12750 Citrus Park Lane Suite 115
Tampa, FL 33625

Due Upon Receipt

Page 1 of 1

Month	Description	Amount	Balance
Sep-25	CDD Payroll Cost Share	\$ 2,871.12	\$ 2,871.12
			\$ -
GL 2009		Balance Due:	\$ 2,871.12

Please remit check made payable to: Bexley Homeowners Association, Inc.

3434 Colwell Ave, Suite 200, Tampa, FL 33614

RECEIVED
09-30-2025

Brletic Dvorak Inc

536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
(813) 361-1466
sbrletic@bdiengineers.com



INVOICE

BILL TO
Bexley CDD
Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614
United States

INVOICE 2130
DATE 09/30/2025
TERMS Net 30
DUE DATE 10/30/2025

PROJECT NAME
Bexley CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[September 03 - September 30]	8:30	210.00	1,785.00
Project Engineer	[September 09]	5:00	150.00	750.00
Senior Inspector	[September 09 - September 16]	12:00	120.00	1,440.00

BALANCE DUE \$3,975.00

Pay invoice





Bexley COMMUNITY DEVELOPMENT DISTRICT
Sep-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing	5.50	\$210	S. Brletic	\$1,155.00
Ballentrae Blvd County Repair Coordination and Coorespodence		\$210	S. Brletic	\$0.00
	5.00	\$150	S. Brletic	\$750.00
	3.00	\$120	K. Wagner	\$360.00
Balance Cove Landscape Erosion Issue	1.50	\$210	S. Brletic	\$315.00
	4.00	\$120	K. Wagner	\$480.00
Requisition Review: Stantec Mitigation Work	1.50	\$210	S. Brletic	\$315.00
	3.00	\$120	K. Wagner	\$360.00
Playground Drainage Project Review	2.00	\$120	K. Wagner	\$240.00
INVOICE TOTAL	25.50			\$3,975.00



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
+9496500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

Bexley CDD
3434 Colwell Ave. Suite 200
Tampa, FL 33614

SHIP TO

Bexley CDD
16950 Vibrant Way
Land O Lakes, FL 34638

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34263	10/15/2025	\$145.00	10/30/2025	Net 15	

P.O. NUMBER
11137

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/20/2025	Access/ Gate:Service Reason for call: Dog park gates not allowing anyone to use cards - will not open. Tech notes: Tested system - control board not responding to resets and will not come online. The board needs to be replaced.	1	145.00	145.00

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	145.00
TAX (6.5%)	0.00
TOTAL	145.00
BALANCE DUE	\$145.00

Pay invoice

RECEIVED
10-15-2025



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
+9496500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

Bexley CDD
3434 Colwell Ave. Suite 200
Tampa, FL 33614

SHIP TO

Bexley CDD
16950 Vibrant Way
Land O Lakes, FL 34638

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34264	10/15/2025	\$1,539.00	10/30/2025	Net 15	

P.O. NUMBER
11138

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/22/2025	Access/ Gate:Service Reason for call: Replace bad control board. Tech notes: 1. Removed bad control board. 2. Installed new Linear E3 Series PCBA. 3. Networked and programmed the system — system OK. Time on site: 4 hours	4	145.00	580.00
08/22/2025	Access/ Gate:Parts LN-620-101316 Linear E3 Series PCBA with Swap Card	1	959.00	959.00

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	1,539.00
TAX (6.5%)	0.00
TOTAL	1,539.00
BALANCE DUE	\$1,539.00

Pay invoice

RECEIVED
10-15-2025

Service address
BEXLEY CDD
000 BEXLEY VILLAGE DR
LITE BEXLEY PAR4 PH2B SL

Bill date Oct 6, 2025
For service Sep 5 - Oct 3
29 days

Account number **9100 8584 0580**

Billing summary

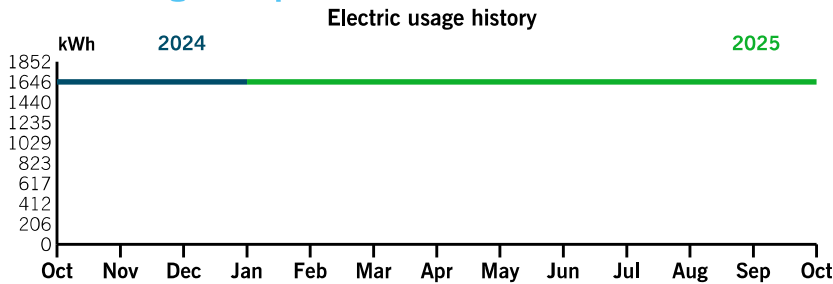
Previous Amount Due	\$826.65
<i>Payment Received Sep 26</i>	-826.65
Current Lighting Charges	821.37
Taxes	5.28
Total Amount Due Oct 27	\$826.65



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 78°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,646	1,646	19,752	1,646
Avg. Daily (kWh)	57	59	54	
12-month usage based on most recent history				



Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8584 0580

\$826.65
by Oct 27

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a **Amount enclosed**
contribution to Share the Light

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100858405800006600000000000000000826650000082665?

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Sep 05 - Oct 03		
Description	Quantity	Usage
70W ACORN LED OPEN	2	50 kWh
UG Black Roadway	21	1,596 kWh
Total	23	1,646 kWh

Billing details - Lighting

Billing Period - Sep 05 25 to Oct 03 25	
Customer Charge	\$1.86
Energy Charge	
1,646.000 kWh @ 6.782c	111.64
Fuel Charge	
1,646.000 kWh @ 3.829c	63.03
Asset Securitization Charge	
1,646.000 kWh @ 0.062c	1.02
Fixture Charge	
UG Black Roadway	164.01
70W ACORN LED OPEN	32.58
Maintenance Charge	
UG Black Roadway	42.84
70W ACORN LED OPEN	4.08
Pole Charge	
16 SMOOTH DEC CNCRT/COLONIAL	
2 Pole(s) @ \$9.790	19.58
35 TENON TOP BLACK CONCRETE	
21 Pole(s) @ \$18.130	380.73
Total Current Charges	\$821.37

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.72
Gross Receipts Tax	4.56
Total Taxes	\$5.28



Your usage snapshot - Continued

Current electric usage for meter number 3377762

Estimated reading on Sep 5	1234
Estimated previous reading on Aug 5	- 1234
Energy Used	0 kWh
Billed kWh	0.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Your bill this month includes estimated usage due to a meter communication issue and may be adjusted once the actual usage is obtained from the meter. If you have any questions regarding the estimated usage or resolution, or to obtain an actual meter reading, please call us at 877.372.8477 during the hours of 7 a.m. - 6 p.m. Monday through Friday.

Billing details - Electric

Billing Period - Aug 05 25 to Sep 05 25

Meter - 3377762

Customer Charge	\$17.32
Minimum Bill Adjustment	12.68
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



Your usage snapshot - Continued

Current electric usage for meter number 3377762

Estimated reading on Oct 4	1234
Estimated previous reading on Sep 6	- 1234
Energy Used	0 kWh
Billed kWh	0.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Your bill this month includes estimated usage due to a meter communication issue and may be adjusted once the actual usage is obtained from the meter. If you have any questions regarding the estimated usage or resolution, or to obtain an actual meter reading, please call us at 877.372.8477 during the hours of 7 a.m. - 6 p.m. Monday through Friday.

Billing details - Electric

Billing Period - Sep 06 25 to Oct 04 25

Meter - 3377762

Customer Charge	\$17.32
Minimum Bill Adjustment	12.68
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



Your usage snapshot - Continued

Current electric usage for meter number 4158079	
Estimated reading on Aug 12	26
Estimated previous reading on Aug 6	- 25
Energy Used	1 kWh
Current electric usage for meter number 366660661 *	
Actual reading on Sep 4	0
Previous reading on Aug 12	- 0
Energy Used	0 kWh
Billed kWh	1.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

* New Meter

Billing details - Electric

Billing Period - Aug 06 25 to Sep 04 25	
Meter - 4158079	
Meter - 366660661	
Customer Charge	\$17.32
Energy Charge	
1.000 kWh @ 12.173c	0.12
Fuel Charge	
1.000 kWh @ 3.925c	0.04
Minimum Bill Adjustment	12.52
Total Current Charges	\$30.00

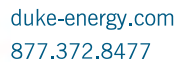
The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



Bill date Oct 7, 2025
For service Sep 5 - Oct 3
29 days

Previous Amount Due	\$30.80
<i>Payment Received Sep 29</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Oct 28	\$30.80





Your usage snapshot - Continued

Current electric usage for meter number 366660661

Actual reading on Oct 3	1
Previous reading on Sep 5	- 0
Energy Used	1 kWh
Billed kWh	1.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 05 25 to Oct 03 25

Meter - 366660661

Customer Charge	\$17.32
Energy Charge	
1.000 kWh @ 12.173c	0.12
Fuel Charge	
1.000 kWh @ 3.925c	0.04
Minimum Bill Adjustment	12.52
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80

Bexley CDD- September 2025
Duke Energy A - Billing Dates - Sept 3, 2025 - Oct 1, 2025

<u>Account Numbers</u>	<u>Amount</u>	<u>Billing Date</u>	<u>Due Date</u>	<u>Service Address</u>	<u>Code</u>
9100 8584 0366	\$ 33.34	10/3/2025	10/24/2025	3699 Pine Ribbon Dr - Mail Kiosk	53100-4301
9100 8584 0770	\$ 33.34	10/3/2025	10/24/2025	4273 Ballantrae Blvd - Irrigation	53100-4301
9100 8584 1250	\$ 30.80	10/3/2025	10/24/2025	4641 Bexley Village Dr HSE-Irrigation	53100-4301
9100 8584 1440	\$ 30.80	10/3/2025	10/24/2025	3799 Tour Trce - Irrigation	53100-4301
9100 8584 1763	\$ 30.80	10/3/2025	10/24/2025	4278 Cadence Loop- Irrigation	53100-4301
9100 8584 2102	\$ 30.80	10/3/2025	10/24/2025	4349 Broad Porch Run, Mail Kiosk	53100-4301
9100 8584 2235	\$ 322.24	10/3/2025	10/24/2025	4266 Ballantrae Blvd - Irrig & Park Lites	53100-4301
9100 8584 2433	\$ 50.22	10/3/2025	10/24/2025	4266 Ballantrae Blvd - Sign Lights	53100-4301
9100 8584 2615	\$ 30.80	10/3/2025	10/24/2025	16821 Vibrant Way - Irrigation	53100-4301
9100 8588 3177	\$ 30.80	10/3/2025	10/24/2025	4154 Jensen Lane - Irrigation	53100-4319
9100 8588 3458	\$ -	10/3/2025	10/24/2025	4617 Bexley Village Dr-Irrigation	53100-4319
9100 8588 3648	\$ 30.80	10/3/2025	10/24/2025	3462 Bexley Village Dr Irrigation	53100-4319
9100 8588 3838	\$ 30.80	10/3/2025	10/24/2025	4118 Balcony Breeze Dr - Kiosk	53100-4301
9100 8588 4003	\$ 30.80	10/3/2025	10/24/2025	4808 Tour Trace	53100-4301
9100 8588 4178	\$ 30.80	10/3/2025	10/24/2025	3894 Grand Lakeview Way - Kiosk	53100-4301
9100 8588 4251	\$ 30.80	10/3/2025	10/24/2025	4075 Ballantrae Blvd - Irrigation	53100-4319
9100 8588 4441	\$ 30.80	10/3/2025	10/24/2025	4665 Bexley Village Dr-Irrigation	53100-4301
9100 8588 4615	\$ 30.80	10/3/2025	10/24/2025	17947 Aero Ave - Irrigation	53100-4301
9100 8588 4780	\$ 30.80	10/3/2025	10/24/2025	17391 Terrazzo Way - Irrigation	53100-4301
9100 8588 5939	\$ 30.80	10/3/2025	10/24/2025	4688 Bexley Village Dr Irrigation	53100-4301
9100 8588 6526	\$ 30.80	10/3/2025	10/24/2025	3104 Bexley Village Dr Sign	53100-4319
9100 8588 6683	\$ 30.80	10/3/2025	10/24/2025	5117 Ballantrae Blvd, Kiosk	53100-4301
9100 8588 6849	\$ 30.80	10/3/2025	10/24/2025	16915 Balance CV	53100-4301
9100 8593 9093	\$ 30.80	10/3/2025	10/24/2025	4468 Bexley Village Dr - Irrigation	53100-4301
9100 8593 9209	\$ 30.80	10/3/2025	10/24/2025	18092 Frame BND Irrigation	53100-4319

TOTAL \$ 1,055.14

Summary A

001-53100-4301 \$ 901.14
001-53100-4319 \$ 154.00

RECEIVED
10-06-2025

TOTAL \$ 1,055.14



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877.372.8477

Account number **9100 8584 0366**

Your usage snapshot - Continued

Current electric usage for meter number 3485921	
Actual reading on Oct 1	15110
Previous reading on Sep 3	- 15017
Energy Used	93 kWh
Billed kWh	93.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25	
Meter - 3485921	
Customer Charge	\$17.32
Energy Charge	
93.000 kWh @ 12.173c	11.33
Fuel Charge	
93.000 kWh @ 3.925c	3.65
Asset Securitization Charge	
93.000 kWh @ 0.194c	0.18
Total Current Charges	\$32.48

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.83
Total Taxes	\$0.86



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877.372.8477

Your Energy Bill

Page 1 of 3

Service address
BEXLEY CDD
4273 BALLANTRAE BLVD
IRRIGATION

Bill date Oct 3, 2025
For service Sep 3 - Oct 1
29 days

Account number 9100 8584 0770

Billing summary

Previous Amount Due	\$37.34
Payment Received Sep 26	-37.34
Current Electric Charges	32.48
Taxes	0.86
Total Amount Due Oct 24	\$33.34

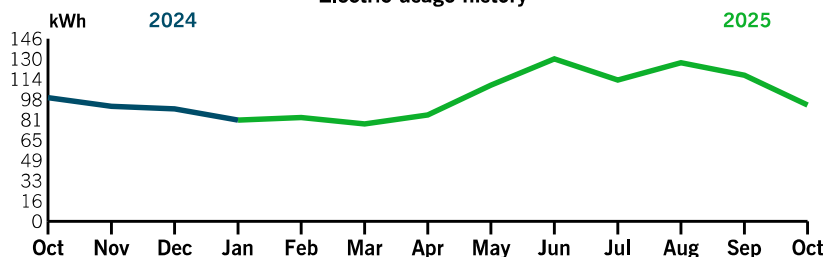


Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 79°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	93	99	1,198	100
Avg. Daily (kWh)	3	4	3	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8584 0770

Amount of automatic draft

\$33.34
by Oct 24

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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duke-energy.com
877.372.8477

Account number **9100 8584 0770**

Your usage snapshot - Continued

Current electric usage for meter number 4514763

Actual reading on Oct 1	4486
Previous reading on Sep 3	- 4393
Energy Used	93 kWh
Billed kWh	93.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 4514763

Customer Charge	\$17.32
Energy Charge	
93.000 kWh @ 12.173c	11.33
Fuel Charge	
93.000 kWh @ 3.925c	3.65
Asset Securitization Charge	
93.000 kWh @ 0.194c	0.18
Total Current Charges	\$32.48

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.83
Total Taxes	\$0.86



Your usage snapshot - Continued

Current electric usage for meter number 3604417

Actual reading on Oct 1	246
Previous reading on Sep 3	- 243
Energy Used	3 kWh
Billed kWh	3.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 3604417

Customer Charge	\$17.32
Energy Charge	
3.000 kWh @ 12.173c	0.36
Fuel Charge	
3.000 kWh @ 3.925c	0.12
Asset Securitization Charge	
3.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	12.19
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



Your usage snapshot - Continued

Current electric usage for meter number 4333511

Actual reading on Oct 1	601
Previous reading on Sep 3	- 591
Energy Used	10 kWh
Billed kWh	10.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 4333511

Customer Charge	\$13.83
Energy Charge	
10.000 kWh @ 12.219c	1.21
Fuel Charge	
10.000 kWh @ 3.630c	0.36
Asset Securitization Charge	
10.000 kWh @ 0.234c	0.02
Minimum Bill Adjustment	14.58
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is Residential Service (RS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



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877.372.8477

Your Energy Bill

Page 1 of 3

Service address

BEXLEY CDD
4278 CADENCE LOOP
IRRIGATION

Bill date Oct 3, 2025

For service Sep 3 - Oct 1
29 days

Account number **9100 8584 1763**

Billing summary

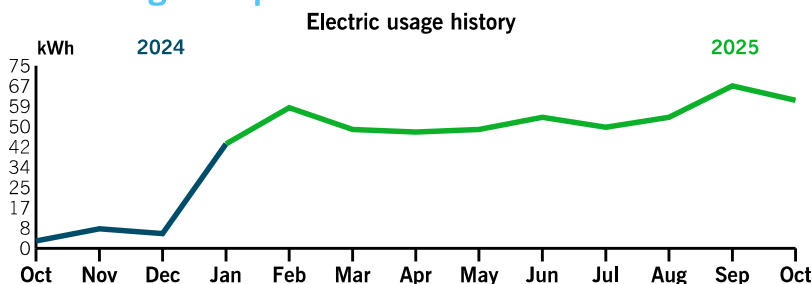
Previous Amount Due	\$30.80
Payment Received Sep 26	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Oct 24	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 79°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	61	3	547	46
Avg. Daily (kWh)	2	0	1	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8584 1763

Amount of automatic draft

\$30.80
by Oct 24

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 3560333

Actual reading on Oct 1	6898
Previous reading on Sep 3	- 6837
Energy Used	61 kWh
Billed kWh	61.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 3560333

Customer Charge	\$17.32
Energy Charge	
61.000 kWh @ 12.173c	7.43
Fuel Charge	
61.000 kWh @ 3.925c	2.39
Asset Securitization Charge	
61.000 kWh @ 0.194c	0.12
Minimum Bill Adjustment	2.74
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



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877.372.8477

Your Energy Bill

Page 1 of 3

Service address
BEXLEY CDD
4349 BROAD PORCH RUN
MAIL KIOSK

Bill date Oct 3, 2025
For service Sep 3 - Oct 1
29 days

Account number 9100 8584 2102

Billing summary

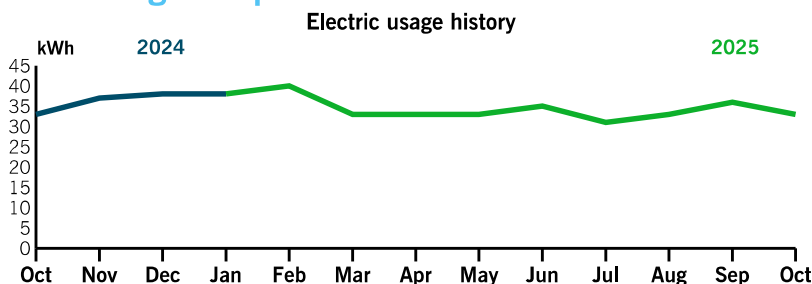
Previous Amount Due	\$30.80
Payment Received Sep 26	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Oct 24	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 79°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	33	33	420	35
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8584 2102

Amount of automatic draft

\$30.80
by Oct 24

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 905184

Actual reading on Oct 1	3282
Previous reading on Sep 3	- 3249
Energy Used	33 kWh
Billed kWh	33.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 905184

Customer Charge	\$17.32
Energy Charge	
33.000 kWh @ 12.173c	4.01
Fuel Charge	
33.000 kWh @ 3.925c	1.30
Asset Securitization Charge	
33.000 kWh @ 0.194c	0.06
Minimum Bill Adjustment	7.31
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80

Service address
BEXLEY CDD
4266 BALLANTRAE BLVD
IRRIG & PARK LITES

Bill date Oct 3, 2025
For service Sep 3 - Oct 1
29 days

Account number **9100 8584 2235**

Billing summary

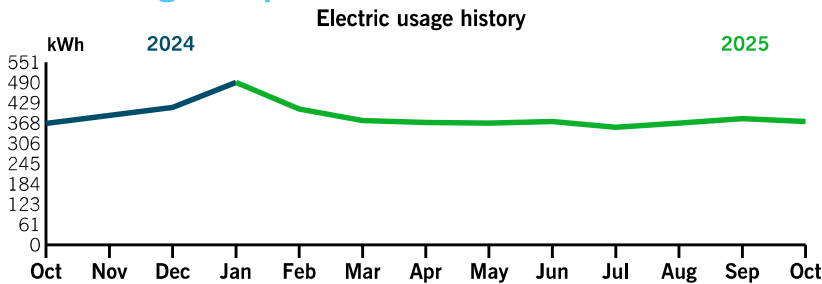
Previous Amount Due	\$323.74
<i>Payment Received Sep 26</i>	-323.74
Current Lighting Charges	278.97
Current Electric Charges	41.27
Taxes	2.00
Total Amount Due Oct 24	\$322.24



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 79°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	372	366	4,663	389
Avg. Daily (kWh)	13	13	13	
12-month usage based on most recent history				

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8584 2235

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

\$322.24
by Oct 24

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

BEXLEY CDD
3434 COLWELL AVE
TAMPA FL 33614

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 915300

Actual reading on Oct 1	8990
Previous reading on Sep 3	- 8843
Energy Used	147 kWh
Billed kWh	147.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Outdoor Lighting

Billing period Sep 03 - Oct 01

Description	Quantity	Usage
70W ACORN LED OPEN	9	225 kWh
Total	9	225 kWh

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 915300

Customer Charge	\$17.32
Energy Charge	
147.000 kWh @ 12.173c	17.89
Fuel Charge	
147.000 kWh @ 3.925c	5.77
Asset Securitization Charge	
147.000 kWh @ 0.194c	0.29
Total Current Charges	\$41.27

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Lighting

Billing Period - Sep 03 25 to Oct 01 25

Customer Charge	\$1.86
Energy Charge	
225.000 kWh @ 6.782c	15.27
Fuel Charge	
225.000 kWh @ 3.829c	8.62
Asset Securitization Charge	
225.000 kWh @ 0.062c	0.14
Fixture Charge	
70W ACORN LED OPEN	146.61
Maintenance Charge	
70W ACORN LED OPEN	18.36
Pole Charge	
16 SMOOTH DEC CNCRT/COLONIAL	
9 Pole(s) @ \$9.790	88.11
Total Current Charges	\$278.97

Your current rate is Lighting Service Company Owned/Maintained (LS-1).



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Account number **9100 8584 2235**

Billing details - Taxes

Regulatory Assessment Fee	\$0.28
Gross Receipts Tax	1.72
Total Taxes	\$2.00



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

BEXLEY CDD
4266 BALLANTRAE BLVD
SIGN LIGHTS

Bill date Oct 3, 2025

For service Sep 3 - Oct 1
29 days

Account number **9100 8584 2433**

Billing summary

Previous Amount Due	\$85.68
Payment Received Sep 26	-85.68
Current Electric Charges	48.92
Taxes	1.30
Total Amount Due Oct 24	\$50.22

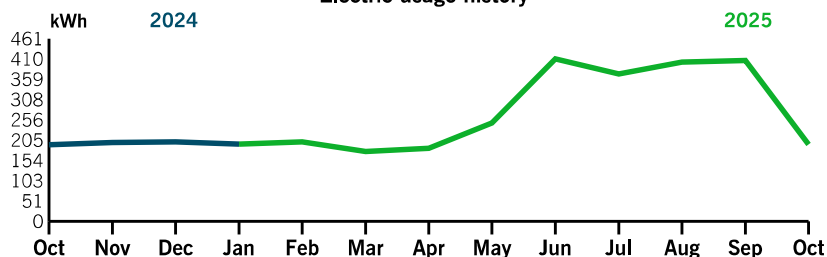


Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 79°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	194	193	3,186	266
Avg. Daily (kWh)	7	7	9	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8584 2433

Amount of automatic draft

\$50.22
by Oct 24

After 90 days from bill date, a
late charge will apply.

\$ _____ \$ _____
Add here, to help others with a
contribution to Share the Light **Amount enclosed**

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 8251831

Actual reading on Oct 1	12023
Previous reading on Sep 3	- 11829
Energy Used	194 kWh
Billed kWh	194.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 8251831

Customer Charge	\$17.32
Energy Charge	
194.000 kWh @ 12.173c	23.61
Fuel Charge	
194.000 kWh @ 3.925c	7.61
Asset Securitization Charge	
194.000 kWh @ 0.194c	0.38
Total Current Charges	\$48.92

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.04
Gross Receipts Tax	1.26
Total Taxes	\$1.30



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Your Energy Bill

Page 1 of 3

Service address

BEXLEY CDD
16821 VIBRANT WAY
IRRIGATION

Bill date Oct 3, 2025

For service Sep 3 - Oct 1
29 days

Account number **9100 8584 2615**

Billing summary

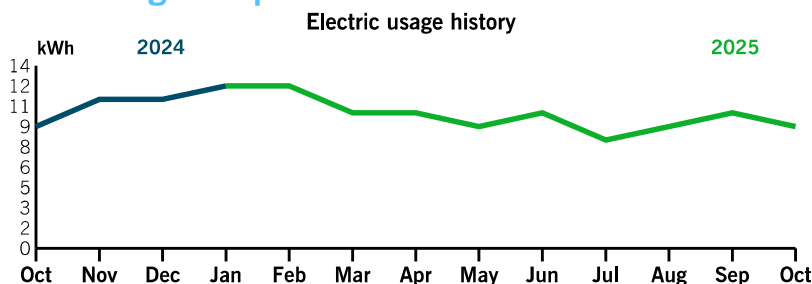
Previous Amount Due	\$30.80
Payment Received Sep 26	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Oct 24	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 79°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	9	9	121	10
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8584 2615

Amount of automatic draft

\$30.80
by Oct 24

After 90 days from bill date, a
late charge will apply.

\$ _____ \$ _____
Add here, to help others with a
contribution to Share the Light **Amount enclosed**

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8891008584261500066000000000000000000000308000000030802



Your usage snapshot - Continued

Current electric usage for meter number 915266

Actual reading on Oct 1	623
Previous reading on Sep 3	- 614
Energy Used	9 kWh
Billed kWh	9.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 915266

Customer Charge	\$17.32
Energy Charge	
9.000 kWh @ 12.173c	1.09
Fuel Charge	
9.000 kWh @ 3.925c	0.35
Asset Securitization Charge	
9.000 kWh @ 0.194c	0.02
Minimum Bill Adjustment	11.22
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

BEXLEY CDD
4154 JENSEN LN IRRIGATION
IRRIGATION

Bill date Oct 3, 2025

For service Sep 3 - Oct 1
29 days

Account number **9100 8588 3177**

Billing summary

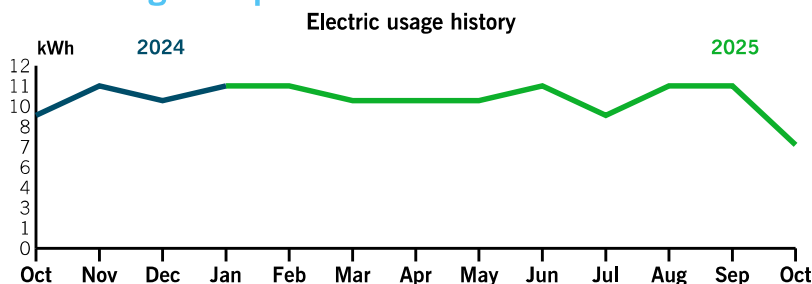
Previous Amount Due	\$30.80
Payment Received Sep 26	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Oct 24	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 79°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	7	9	122	10
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8588 3177

Amount of automatic draft

\$30.80
by Oct 24

After 90 days from bill date, a
late charge will apply.

\$ _____ \$ _____
Add here, to help others with a
contribution to Share the Light **Amount enclosed**

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100858831770006600000000000000000308000000030807



Your usage snapshot - Continued

Current electric usage for meter number 3354026

Actual reading on Oct 1	1120
Previous reading on Sep 3	- 1113
Energy Used	7 kWh
Billed kWh	7.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 3354026

Customer Charge	\$17.32
Energy Charge	
7.000 kWh @ 12.173c	0.85
Fuel Charge	
7.000 kWh @ 3.925c	0.27
Asset Securitization Charge	
7.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.55
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



Your usage snapshot - Continued

Current electric usage for meter number 3589827

Actual reading on Oct 1	426
Previous reading on Sep 3	- 415
Energy Used	11 kWh
Billed kWh	11.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 3589827

Customer Charge	\$17.32
Energy Charge	
11.000 kWh @ 12.173c	1.34
Fuel Charge	
11.000 kWh @ 3.925c	0.43
Asset Securitization Charge	
11.000 kWh @ 0.194c	0.02
Minimum Bill Adjustment	10.89
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80

Service address
BEXLEY CDD
3462 BEXLEY VILLAGE DR
IRRIGATION

Bill date Oct 3, 2025
For service Sep 3 - Oct 1
29 days

Account number **9100 8588 3648**

Billing summary

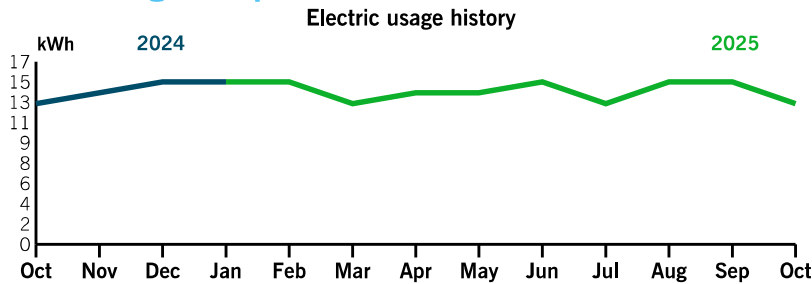
Previous Amount Due	\$30.80
<i>Payment Received Sep 26</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Oct 24	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 79°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	13	13	171	14
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8588 3648

\$30.80
by Oct 24

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
 Add here, to help others with a contribution to Share the Light **Amount enclosed**

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

88910085883648000660000000000000000003080000000030809



Your usage snapshot - Continued

Current electric usage for meter number 906157

Actual reading on Oct 1	862
Previous reading on Sep 3	- 849
Energy Used	13 kWh
Billed kWh	13.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 906157

Customer Charge	\$17.32
Energy Charge	
13.000 kWh @ 12.173c	1.59
Fuel Charge	
13.000 kWh @ 3.925c	0.51
Asset Securitization Charge	
13.000 kWh @ 0.194c	0.03
Minimum Bill Adjustment	10.55
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80

Service address
BEXLEY CDD
4118 BALCONY BREEZE DR
KIOSK

Bill date Oct 3, 2025
For service Sep 3 - Oct 1
29 days

Account number **9100 8588 3838**

Billing summary

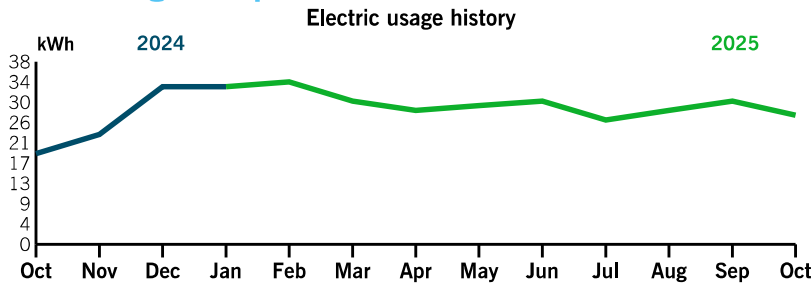
Previous Amount Due	\$30.80
<i>Payment Received Sep 26</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Oct 24	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 79°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	27	19	351	29
Avg. Daily (kWh)	1	1	1	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8588 3838

\$30.80
by Oct 24

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 8171043

Actual reading on Oct 1	1571
Previous reading on Sep 3	- 1544
Energy Used	27 kWh
Billed kWh	27.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 8171043

Customer Charge	\$17.32
Energy Charge	
27.000 kWh @ 12.173c	3.29
Fuel Charge	
27.000 kWh @ 3.925c	1.06
Asset Securitization Charge	
27.000 kWh @ 0.194c	0.05
Minimum Bill Adjustment	8.28
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



Your usage snapshot - Continued

Current electric usage for meter number 8316358

Actual reading on Oct 1	2905
Previous reading on Sep 3	- 2832
Energy Used	73 kWh
Billed kWh	73.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 8316358

Customer Charge	\$17.32
Energy Charge	
73.000 kWh @ 12.173c	8.89
Fuel Charge	
73.000 kWh @ 3.925c	2.87
Asset Securitization Charge	
73.000 kWh @ 0.194c	0.14
Minimum Bill Adjustment	0.78
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



Your usage snapshot - Continued

Current electric usage for meter number 3377715

Actual reading on Oct 1	1502
Previous reading on Sep 3	- 1488
Energy Used	14 kWh
Billed kWh	14.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 3377715

Customer Charge	\$17.32
Energy Charge	
14.000 kWh @ 12.173c	1.71
Fuel Charge	
14.000 kWh @ 3.925c	0.55
Asset Securitization Charge	
14.000 kWh @ 0.194c	0.03
Minimum Bill Adjustment	10.39
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



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877.372.8477

Your Energy Bill

Page 1 of 3

Service address
BEXLEY CDD
4075 BALLANTRAE BLVD
IRRIGATION

Bill date Oct 3, 2025
For service Sep 3 - Oct 1
29 days

Account number 9100 8588 4251

Billing summary

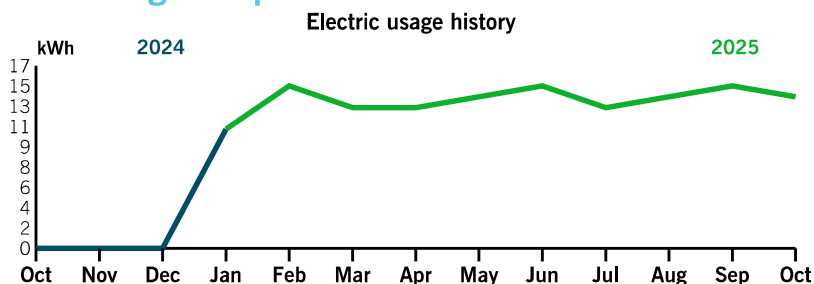
Previous Amount Due	\$30.80
Payment Received Sep 26	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Oct 24	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 79°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	14	0	137	11
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8588 4251

Amount of automatic draft

\$30.80
by Oct 24

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 8402668

Actual reading on Oct 1	137
Previous reading on Sep 3	- 123
Energy Used	14 kWh
Billed kWh	14.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 8402668

Customer Charge	\$17.32
Energy Charge	
14.000 kWh @ 12.173c	1.71
Fuel Charge	
14.000 kWh @ 3.925c	0.55
Asset Securitization Charge	
14.000 kWh @ 0.194c	0.03
Minimum Bill Adjustment	10.39
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

BEXLEY CDD
4665 BEXLEY VILLAGE DR
IRRIGATION

Bill date Oct 3, 2025

For service Sep 3 - Oct 1
29 days

Account number **9100 8588 4441**

Billing summary

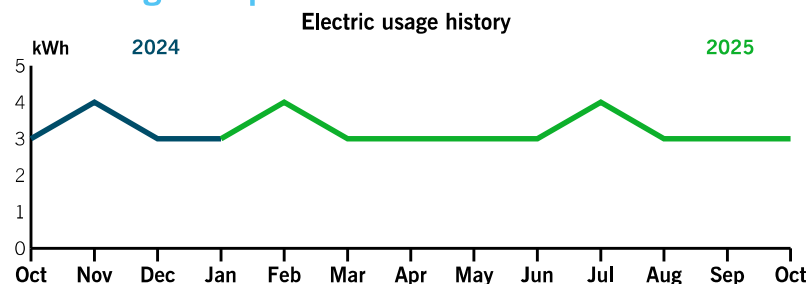
Previous Amount Due	\$30.80
Payment Received Sep 26	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Oct 24	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 79°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	3	39	3
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8588 4441

Amount of automatic draft

\$30.80
by Oct 24

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 3604134

Actual reading on Oct 1	247
Previous reading on Sep 3	- 244
Energy Used	3 kWh
Billed kWh	3.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 3604134

Customer Charge	\$17.32
Energy Charge	
3.000 kWh @ 12.173c	0.36
Fuel Charge	
3.000 kWh @ 3.925c	0.12
Asset Securitization Charge	
3.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	12.19
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

BEXLEY CDD
17947 AERO AVE IRRIGATION
IRRIGATION

Bill date Oct 3, 2025

For service Sep 3 - Oct 1
29 days

Account number **9100 8588 4615**

Billing summary

Previous Amount Due	\$30.80
Payment Received Sep 26	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Oct 24	\$30.80

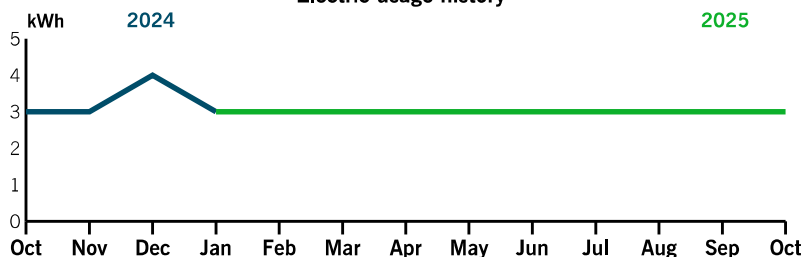


Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 79°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	3	37	3
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8588 4615

Amount of automatic draft

\$30.80
by Oct 24

After 90 days from bill date, a
late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 3602752	
Actual reading on Oct 1	305
Previous reading on Sep 3	- 302
Energy Used	3 kWh
Billed kWh	3.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25	
Meter - 3602752	
Customer Charge	\$17.32
Energy Charge	
3.000 kWh @ 12.173c	0.36
Fuel Charge	
3.000 kWh @ 3.925c	0.12
Asset Securitization Charge	
3.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	12.19
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80

Service address
BEXLEY CDD
17391 TERRAZZO WAY
IRRIGATION

Bill date Oct 3, 2025
For service Sep 3 - Oct 1
29 days

Account number **9100 8588 4780**

Billing summary

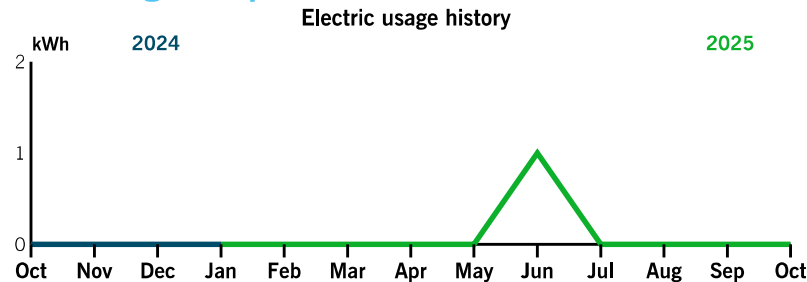
Previous Amount Due	\$30.80
<i>Payment Received Sep 26</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Oct 24	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 79°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	0	1	0
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8588 4780

\$30.80
by Oct 24

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
 Add here, to help others with a **Amount enclosed**
 contribution to Share the Light

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 4315191

Actual reading on Oct 1	1
Previous reading on Sep 3	- 1
Energy Used	0 kWh
Billed kWh	0.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 4315191

Customer Charge	\$17.32
Minimum Bill Adjustment	12.68
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80

Service address
BEXLEY CDD
4688 BEXLEY VILLAGE DR
IRRIGATION

Bill date Oct 3, 2025
For service Sep 3 - Oct 1
29 days

Account number **9100 8588 5939**

Billing summary

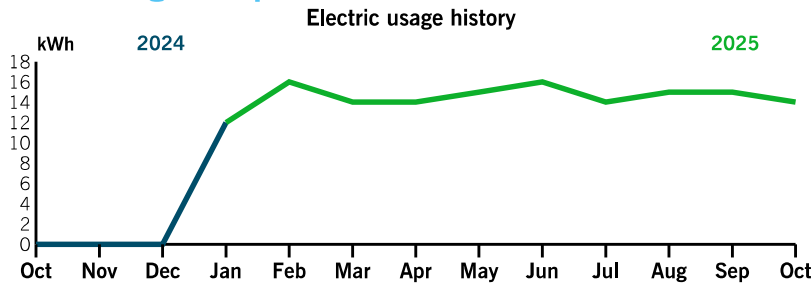
Previous Amount Due	\$30.80
<i>Payment Received Sep 26</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Oct 24	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 79°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	14	0	145	12
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8588 5939

\$30.80
by Oct 24

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 905568

Actual reading on Oct 1	1059
Previous reading on Sep 3	- 1045
Energy Used	14 kWh
Billed kWh	14.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 905568

Customer Charge	\$17.32
Energy Charge	
14.000 kWh @ 12.173c	1.71
Fuel Charge	
14.000 kWh @ 3.925c	0.55
Asset Securitization Charge	
14.000 kWh @ 0.194c	0.03
Minimum Bill Adjustment	10.39
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



Your usage snapshot - Continued

Current electric usage for meter number 905770 *	
Actual reading on Oct 1	2
Previous reading on Sep 16	- 0
Energy Used	2 kWh
Current electric usage for meter number 910976	
Estimated reading on Sep 16	304
Previous reading on Sep 3	- 301
Energy Used	3 kWh
Billed kWh	5.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

* New Meter

Your bill this month includes estimated usage due to a meter communication issue and may be adjusted once the actual usage is obtained from the meter. If you have any questions regarding the estimated usage or resolution, or to obtain an actual meter reading, please call us at 877.372.8477 during the hours of 7 a.m. - 6 p.m. Monday through Friday.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25	
Meter - 905770	
Meter - 910976	
Customer Charge	\$17.32
Energy Charge	
5.000 kWh @ 12.173c	0.60
Fuel Charge	
5.000 kWh @ 3.925c	0.20
Asset Securitization Charge	
5.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.87
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80

Service address
BEXLEY CDD
5117 BALLANTRAE BLVD
MAIL KIOSK

Bill date Oct 3, 2025
For service Sep 3 - Oct 1
29 days

Account number **9100 8588 6683**

Billing summary

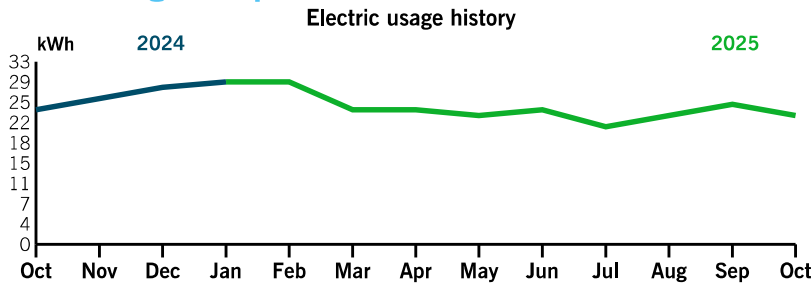
Previous Amount Due	\$30.80
<i>Payment Received Sep 26</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Oct 24	\$30.80



Thank you for your payment.

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Your usage snapshot



Average temperature in degrees

72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 79°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	23	24	299	25
Avg. Daily (kWh)	1	1	1	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8588 6683

\$30.80
by Oct 24

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a **Amount enclosed**
contribution to Share the Light

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 907227

Actual reading on Oct 1	1899
Previous reading on Sep 3	- 1876
Energy Used	23 kWh
Billed kWh	23.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 907227

Customer Charge	\$17.32
Energy Charge	
23.000 kWh @ 12.173c	2.81
Fuel Charge	
23.000 kWh @ 3.925c	0.90
Asset Securitization Charge	
23.000 kWh @ 0.194c	0.04
Minimum Bill Adjustment	8.93
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



Your usage snapshot - Continued

Current electric usage for meter number 4332645	
Actual reading on Oct 1	405
Previous reading on Sep 3	- 400
Energy Used	5 kWh
Billed kWh	5.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25	
Meter - 4332645	
Customer Charge	\$17.32
Energy Charge	
5.000 kWh @ 12.173c	0.60
Fuel Charge	
5.000 kWh @ 3.925c	0.20
Asset Securitization Charge	
5.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.87
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



Your usage snapshot - Continued

Current electric usage for meter number 3508354

Actual reading on Oct 1	1238
Previous reading on Sep 3	- 1225
Energy Used	13 kWh
Billed kWh	13.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 3508354

Customer Charge	\$17.32
Energy Charge	
13.000 kWh @ 12.173c	1.59
Fuel Charge	
13.000 kWh @ 3.925c	0.51
Asset Securitization Charge	
13.000 kWh @ 0.194c	0.03
Minimum Bill Adjustment	10.55
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80

Service address
BEXLEY CDD
18092 FRAME BND IRRIGATION
IRRIGATION

Bill date Oct 3, 2025
For service Sep 3 - Oct 1
29 days

Account number **9100 8593 9209**

Billing summary

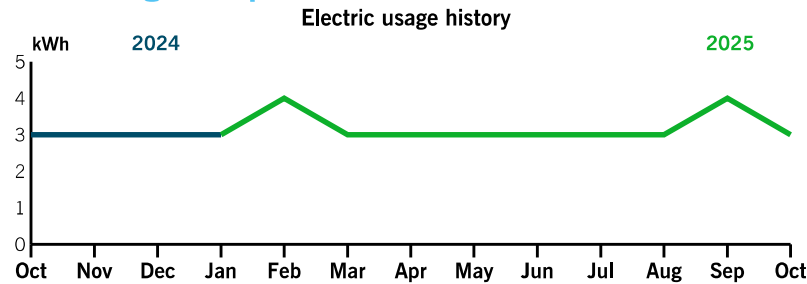
Previous Amount Due	\$30.80
<i>Payment Received Sep 26</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Oct 24	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 79°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	3	38	3
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8593 9209

\$30.80
by Oct 24

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
 Add here, to help others with a contribution to Share the Light **Amount enclosed**

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 4325648

Actual reading on Oct 1	235
Previous reading on Sep 3	- 232
Energy Used	3 kWh
Billed kWh	3.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 4325648

Customer Charge	\$17.32
Energy Charge	
3.000 kWh @ 12.173c	0.36
Fuel Charge	
3.000 kWh @ 3.925c	0.12
Asset Securitization Charge	
3.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	12.19
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80

Bexley CDD - September 17, 2025
Duke Energy - September Summary B

<u>Account Numbers</u>	<u>Amount</u>	<u>Credit</u>	<u>Billing Date</u>	<u>Due Date</u>	<u>Service Address</u>	<u>Code</u>
9100 8584 1094	\$ 773.56		9/26/2025	10/17/2025	000 Tower Rd Lite	001-53100-4319
9100 8584 1648	\$ 465.17		9/25/2025	10/16/2025	00 Vibrant Way Lite	001-53100-4319
9100 8584 2780	\$ 1,636.82		9/19/2025	10/10/2025	3704 Clay Pot Drive	001-53100-4319
9100 8588 5137	\$ 1,091.83		9/23/2025	10/14/2025	3704 Clay Pot Drive Lite - PT 3	001-53100-4319
9100 8588 6104	\$ 1,091.83		9/23/2025	10/14/2025	3704 Clay Pot Drive Lite - PT 4	001-53100-4319
9100 8588 6279	\$ 248.98		9/24/2025	10/15/2025	000 Bexley Village Dr Lite - S Par 4	001-53100-4319
9101 2436 6256	\$ 18.80		9/30/2025	10/21/2025	18260 Ramble On Way	001-53100-4301
9101 2436 8224	\$ 18.75		9/25/2025	10/16/2025	18186 Ramble On Way	001-53100-4301
9101 2441 0047	\$ 19.86		9/24/2025	10/15/2025	17622 Everlong Drive	001-53100-4301
9101 3337 0336	\$ 496.04		9/17/2025	10/8/2025	0 Bexley Village Dr Lite	001-53100-4319
9101 5252 7020	\$ 20.81		9/29/2025	10/20/2025	3659 Clay Pot Drive	001-53100-4301

TOTAL \$ 5,882.45

Summary
001-53100-4301 \$ 784.58
001-53100-4319 \$ 5,097.87

TOTAL \$ 5,882.45

RECEIVED
9/29/2025



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 27 - Sep 25		
Description	Quantity	Usage
70W ACORN LED OPEN	2	50 kWh
UG Black Roadway	5	380 kWh
OH Black Roadway	32	2,432 kWh
Total	39	2,862 kWh

Billing details - Lighting

Billing Period - Aug 27 25 to Sep 25 25	
Customer Charge	\$1.86
Energy Charge	
2,862.000 kWh @ 6.782c	194.09
Fuel Charge	
2,862.000 kWh @ 3.829c	109.59
Asset Securitization Charge	
2,862.000 kWh @ 0.062c	1.77
Fixture Charge	
70W ACORN LED OPEN	32.58
OH Black Roadway	214.40
UG Black Roadway	39.05
Maintenance Charge	
70W ACORN LED OPEN	4.08
OH Black Roadway	65.28
UG Black Roadway	10.20
Pole Charge	
35 TENON TOP BLACK CONCRETE	
4 Pole(s) @ \$18.130	72.52
16 SMOOTH DEC CNCRT/COLONIAL	
2 Pole(s) @ \$9.790	19.58
Total Current Charges	\$765.00

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.67
Gross Receipts Tax	7.89
Total Taxes	\$8.56



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 26 - Sep 24		
Description	Quantity	Usage
70W ACORN LED OPEN	15	375 kWh
Total	15	375 kWh

Billing details - Lighting

Billing Period - Aug 26 25 to Sep 24 25	
Customer Charge	\$1.86
Energy Charge	
375.000 kWh @ 6.782c	25.44
Fuel Charge	
375.000 kWh @ 3.829c	14.36
Asset Securitization Charge	
375.000 kWh @ 0.062c	0.23
Fixture Charge	
70W ACORN LED OPEN	244.35
Maintenance Charge	
70W ACORN LED OPEN	30.60
Pole Charge	
16 SMOOTH DEC CNCRT/COLONIAL	
15 Pole(s) @ \$9.790	146.85
Total Current Charges	\$463.69

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.40
Gross Receipts Tax	1.08
Total Taxes	\$1.48

Service address

BEXLEY CDD
3704 CLAY POT DRIVE
LITE

Bill date Sep 19, 2025
For service Aug 20 - Sep 18
30 days

Account number **9100 8584 2780**

Billing summary

Previous Amount Due	\$1,636.43
<i>Payment Received Sep 10</i>	-1,636.43
Current Lighting Charges	1,625.98
Taxes	10.84
Total Amount Due Oct 10	\$1,636.82

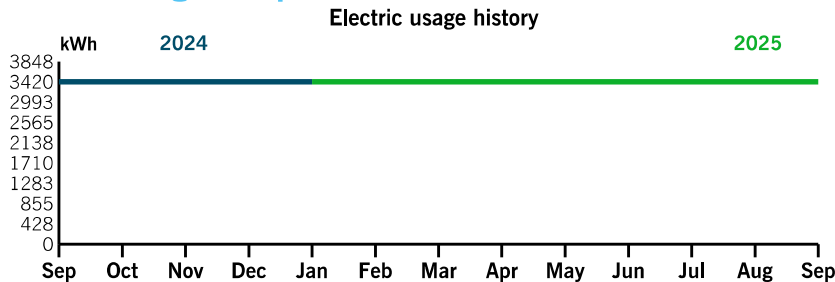


Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit Call811.com.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,420	3,420	41,040	3,420
Avg. Daily (kWh)	114	118	112	
12-month usage based on most recent history				

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8584 2780

\$1,636.82
by Oct 10

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a **Amount enclosed**
contribution to Share the Light

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 20 - Sep 18		
Description	Quantity	Usage
UG Black Roadway	45	3,420 kWh
Total	45	3,420 kWh

Billing details - Lighting

Billing Period - Aug 20 25 to Sep 18 25	
Customer Charge	\$1.86
Energy Charge	
3,420.000 kWh @ 6.782c	231.95
Fuel Charge	
3,420.000 kWh @ 3.829c	130.95
Asset Securitization Charge	
3,420.000 kWh @ 0.062c	2.12
Fixture Charge	
UG Black Roadway	351.45
Maintenance Charge	
UG Black Roadway	91.80
Pole Charge	
35 TENON TOP BLACK CONCRETE	
45 Pole(s) @ \$18.130	815.85
Total Current Charges	\$1,625.98

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$1.42
Gross Receipts Tax	9.42
Total Taxes	\$10.84

Service address

BEXLEY CDD
3704 CLAY POT DRIVE
LITE BXLY VLLG DR SL

Bill date Sep 23, 2025
For service Aug 22 - Sep 22
32 days

Account number **9100 8588 5137**

Billing summary

Previous Amount Due	\$1,091.58
<i>Payment Received Sep 12</i>	-1,091.58
Current Lighting Charges	1,084.60
Taxes	7.23
Total Amount Due Oct 14	\$1,091.83

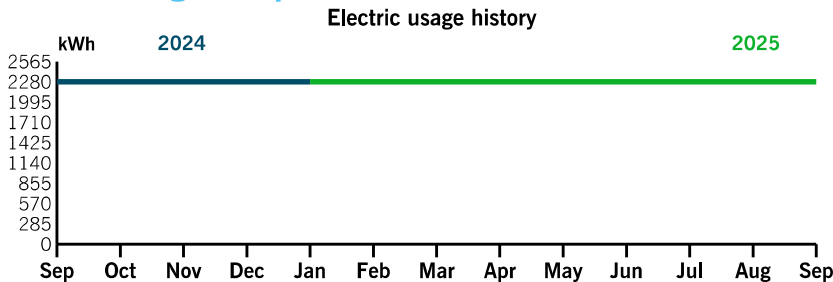


Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit Call811.com.

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Your usage snapshot



Average temperature in degrees

77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,280	2,280	27,360	2,280
Avg. Daily (kWh)	71	79	75	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8588 5137

\$1,091.83
by Oct 14

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a **Amount enclosed**
contribution to Share the Light

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100858851370006600000000000000010918300001091830



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 22 - Sep 22		
Description	Quantity	Usage
UG Black Roadway	30	2,280 kWh
Total	30	2,280 kWh

Billing details - Lighting

Billing Period - Aug 22 25 to Sep 22 25	
Customer Charge	\$1.86
Energy Charge	
2,280.000 kWh @ 6.782c	154.63
Fuel Charge	
2,280.000 kWh @ 3.829c	87.30
Asset Securitization Charge	
2,280.000 kWh @ 0.062c	1.41
Fixture Charge	
UG Black Roadway	234.30
Maintenance Charge	
UG Black Roadway	61.20
Pole Charge	
35 TENON TOP BLACK CONCRETE	
30 Pole(s) @ \$18.130	543.90
Total Current Charges	\$1,084.60

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.94
Gross Receipts Tax	6.29
Total Taxes	\$7.23



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 22 - Sep 22		
Description	Quantity	Usage
UG Black Roadway	30	2,280 kWh
Total	30	2,280 kWh

Billing details - Lighting

Billing Period - Aug 22 25 to Sep 22 25	
Customer Charge	\$1.86
Energy Charge	
2,280.000 kWh @ 6.782c	154.63
Fuel Charge	
2,280.000 kWh @ 3.829c	87.30
Asset Securitization Charge	
2,280.000 kWh @ 0.062c	1.41
Fixture Charge	
UG Black Roadway	234.30
Maintenance Charge	
UG Black Roadway	61.20
Pole Charge	
35 TENON TOP BLACK CONCRETE	
30 Pole(s) @ \$18.130	543.90
Total Current Charges	\$1,084.60

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.94
Gross Receipts Tax	6.29
Total Taxes	\$7.23



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

BEXLEY CDD
000 BEXLEY VILLAGE DR
LITE BXLY S PAR4 PH1E-SL

Bill date Sep 24, 2025

For service Aug 23 - Sep 23
32 days

Account number **9100 8588 6279**

Billing summary

Previous Amount Due	\$248.95
Payment Received Sep 15	-248.95
Current Lighting Charges	248.16
Taxes	0.82
Total Amount Due Oct 15	\$248.98



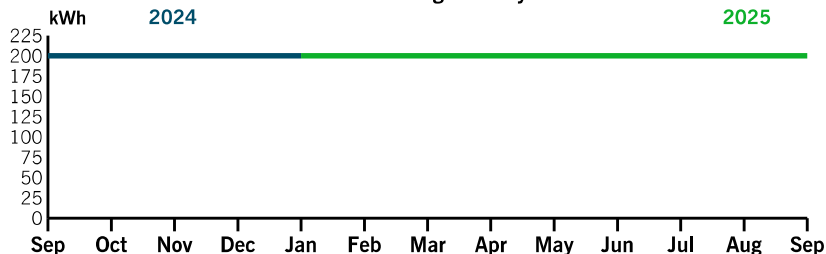
Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit Call811.com.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	200	200	2,400	200
Avg. Daily (kWh)	6	6	7	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8588 6279

Amount of automatic draft

\$248.98
by Oct 15

After 90 days from bill date, a
late charge will apply.

\$ _____ \$ _____
Add here, to help others with a
contribution to Share the Light **Amount enclosed**

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100858862790006600000000000000002489800000248989



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 23 - Sep 23		
Description	Quantity	Usage
70W ACORN LED OPEN	8	200 kWh
Total	8	200 kWh

Billing details - Lighting

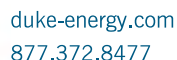
Billing Period - Aug 23 25 to Sep 23 25	
Customer Charge	\$1.86
Energy Charge	
200,000 kWh @ 6.782c	13.56
Fuel Charge	
200,000 kWh @ 3.829c	7.66
Asset Securitization Charge	
200,000 kWh @ 0.062c	0.12
Fixture Charge	
70W ACORN LED OPEN	130.32
Maintenance Charge	
70W ACORN LED OPEN	16.32
Pole Charge	
16 SMOOTH DEC CNCRT/COLONIAL	
8 Pole(s) @ \$9.790	78.32
Total Current Charges	\$248.16

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.22
Gross Receipts Tax	0.60
Total Taxes	\$0.82

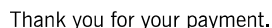


Bill date Sep 30, 2025
For service Aug 28 - Sep 26
30 days

Account number **9101 2436 6256**

Billing summary

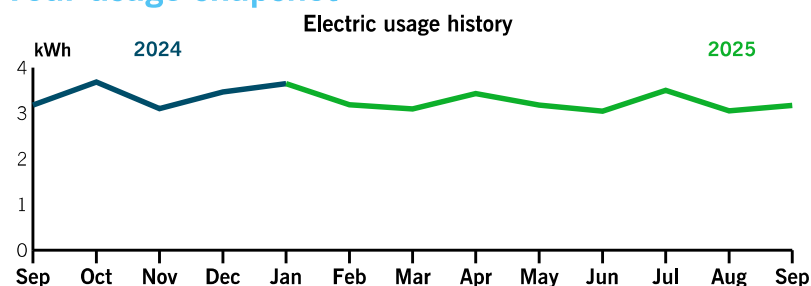
Previous Amount Due	\$18.78
<i>Payment Received Sep 19</i>	-18.78
Current Electric Charges	18.31
Taxes	0.49
Total Amount Due Oct 21	\$18.80



Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit Call811.com.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



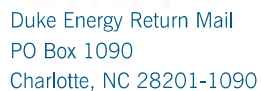
Average temperature in degrees

77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 80°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	3	40	3
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Account number
9101 2436 6256

Amount of automatic draft

\$18.80
by Oct 21

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a **Amount enclosed**
contribution to Share the Light

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

[illegible]



Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8296760	Actual	Aug 28 - Sep 26

Usage Values

Billed kWh	3.170 kWh
Billed Demand kW	0.014 kW
Load Factor	31.45 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 28 25 to Sep 26 25

Meter - 8296760

Customer Charge	\$17.85
Energy Charge	
3.170 kWh @ 5.370c	0.17
Fuel Charge	
3.170 kWh @ 3.925c	0.12
Demand Charge	
0.014 kW @ \$11.65	0.16
Asset Securitization Charge	
3.170 kWh @ 0.181c	0.01
Total Current Charges	\$18.31

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.47
Total Taxes	\$0.49

Service address

BEXLEY CDD
18186 RAMBLE ON WAY
LAND O LAKES FL 34638

Bill date Sep 25, 2025
For service Aug 23 - Sep 23
32 days

Account number **9101 2436 8224**

Billing summary

Previous Amount Due	\$18.72
<i>Payment Received Sep 16</i>	-18.72
Current Electric Charges	18.26
Taxes	0.49
Total Amount Due Oct 16	\$18.75

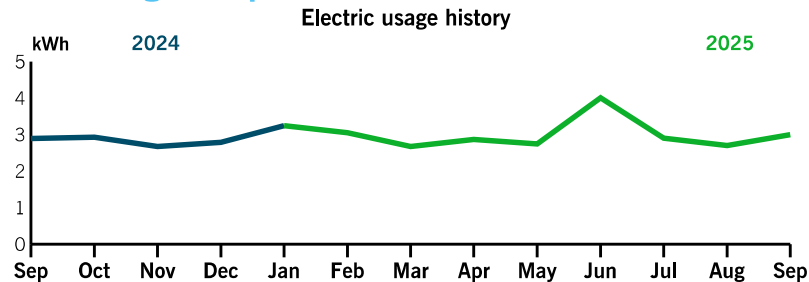


Thank you for your payment.

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Your usage snapshot



Average temperature in degrees

77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	3	36	3
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9101 2436 8224

\$18.75
by Oct 16

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a **Amount enclosed**
contribution to Share the Light

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8296759	Actual	Aug 23 - Sep 23

Usage Values

Billed kWh	2.996 kWh
Billed Demand kW	0.010 kW
Load Factor	39.01 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 23 25 to Sep 23 25

Meter - 8296759

Customer Charge	\$17.85
Energy Charge	
2.996 kWh @ 5.370c	0.16
Fuel Charge	
2.996 kWh @ 3.925c	0.12
Demand Charge	
0.010 kW @ \$11.65	0.12
Asset Securitization Charge	
2.996 kWh @ 0.181c	0.01
Total Current Charges	\$18.26

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.47
Total Taxes	\$0.49

Service address
BEXLEY CDD
17622 EVERLONG DR
LAND O LAKES FL 34638

Bill date Sep 24, 2025
For service Aug 22 - Sep 22
32 days

Account number **9101 2441 0047**

Billing summary

Previous Amount Due	\$19.76
<i>Payment Received Sep 15</i>	-19.76
Current Electric Charges	19.34
Taxes	0.52
Total Amount Due Oct 15	\$19.86

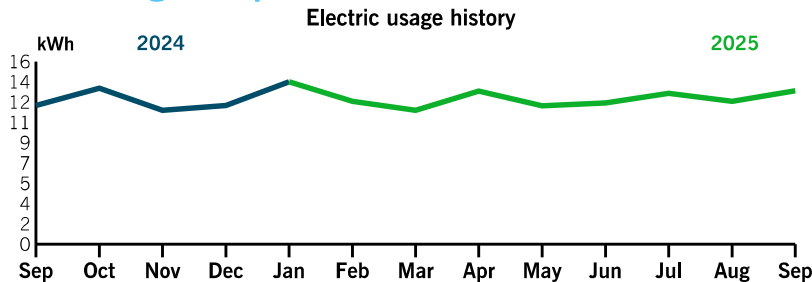


Thank you for your payment.

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Your usage snapshot



Average temperature in degrees

77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	13	12	151	13
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9101 2441 0047

\$19.86
by Oct 15

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a **Amount enclosed**
contribution to Share the Light

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8297061	Actual	Aug 22 - Sep 22
<u>Usage Values</u>		
Billed kWh		13.247 kWh
Billed Demand kW		0.020 kW
Load Factor		86.24 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 22 25 to Sep 22 25

Meter - 8297061

Customer Charge	\$17.85
Energy Charge	
13.247 kWh @ 5.370c	0.71
Fuel Charge	
13.247 kWh @ 3.925c	0.52
Demand Charge	
0.020 kW @ \$11.65	0.24
Asset Securitization Charge	
13.247 kWh @ 0.181c	0.02
Total Current Charges	\$19.34

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.50
Total Taxes	\$0.52



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 16 - Sep 16		
Description	Quantity	Usage
70W ACORN LED OPEN	16	400 kWh
Total	16	400 kWh

Billing details - Lighting

Billing Period - Aug 16 25 to Sep 16 25	
Customer Charge	\$1.86
Energy Charge	
400.000 kWh @ 6.782c	27.12
Fuel Charge	
400.000 kWh @ 3.829c	15.32
Asset Securitization Charge	
400.000 kWh @ 0.062c	0.25
Fixture Charge	
70W ACORN LED OPEN	260.64
Maintenance Charge	
70W ACORN LED OPEN	32.64
Pole Charge	
16 SMOOTH DEC CNCRT/COLONIAL	
16 Pole(s) @ \$9.790	156.64
Total Current Charges	\$494.47

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.43
Gross Receipts Tax	1.14
Total Taxes	\$1.57



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

BEXLEY CDD
3659 CLAY POT DR
LAND O LAKES FL 34638

Bill date Sep 29, 2025

For service Aug 27 - Sep 25
30 days

Account number **9101 5252 7020**

Billing summary

Previous Amount Due	\$20.65
Payment Received Sep 18	-20.65
Current Electric Charges	20.27
Taxes	0.54
Total Amount Due Oct 20	\$20.81

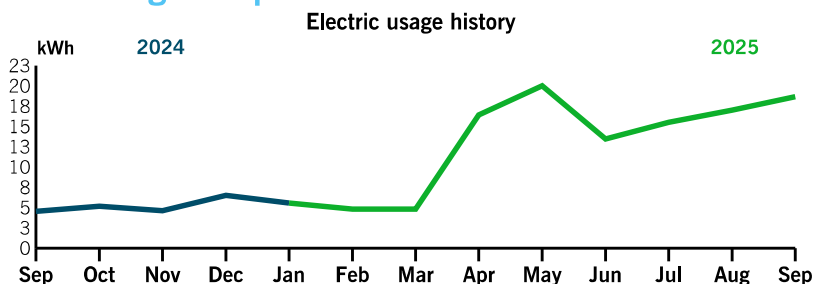


Thank you for your payment.

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Your usage snapshot



Average temperature in degrees

77° 72° 71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 80°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	19	5	134	11
Avg. Daily (kWh)	1	0	0	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9101 5252 7020

Amount of automatic draft

\$20.81
by Oct 20

After 90 days from bill date, a
late charge will apply.

\$ _____ \$ _____
Add here, to help others with a
contribution to Share the Light **Amount enclosed**

BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889101525270200006600000000000000000208100000020812



Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8391480	Actual	Aug 27 - Sep 25
<u>Usage Values</u>		
Billed kWh		18.884 kWh
Billed Demand kW		0.054 kW
Load Factor		48.57 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 27 25 to Sep 25 25

Meter - 8391480

Customer Charge	\$17.85
Energy Charge	
18.884 kWh @ 5.370c	1.02
Fuel Charge	
18.884 kWh @ 3.925c	0.74
Demand Charge	
0.054 kW @ \$11.65	0.63
Asset Securitization Charge	
18.884 kWh @ 0.181c	0.03
Total Current Charges	\$20.27

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.52
Total Taxes	\$0.54



Bexley Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

INVOICE

Customer	Bexley Community Development District
Acct #	583
Date	09/30/2025
Customer Service	Yvette Nunez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 1,487.00
Payment Amount	\$1,487.00
Payment for:	Invoice#30450
100125261	

Thank You

Please detach and return with payment



Customer: Bexley Community Development District

Invoice	Effective	Transaction	Description	Amount
30450	10/01/2025	Policy change	Policy #100125261 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Add 2025 Dodge Due Date: 9/30/2025	1,487.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

RECEIVED
10-01-2025

Total

\$ 1,487.00

Thank You

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/30/2025

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Corporate Office · 3434 Colwell Ave · Suite 200 · Tampa, Florida 33614

Check Request

Amount: \$43,423.40

Date: 10/01/2025

Payable To: Ferman on 54 Inc. DBA

Description: Purchase of 2025 Ram 1500 Crew Cab Pickup

Requested By: Kim McDonald

Please code to 57200-4528



PROPOSAL
Ferman Chrysler Jeep Dodge RAM &
Buick GMC of Wesley Chapel
State Road 54 | Lutz, FL

Lynn Hayes
Land O Lakes, FL 34638
C: (813) 533-2931
H: (727) 409-5399
W: (727) 409-5399
lhayes@rizzetta.com



Stock # CD24128

2025 Ram 1500, Body Type: Crew Cab Pickup

Color: Bright White Clearcoat, 202 Miles VIN:1C6SRECG4SN728387

Cash

	Balance Due
\$0	\$43,423

MSRP/Retail	\$45,410.00
Discount	\$2,885.00
Selling Price	\$42,525.00
Rebate	\$4,541.00
*Pre-Delivery Service Fee	\$1,199.95
Tag/Titling Fees	\$445.00
Tire Fee	\$5.00
**Private Tag Agency	\$99.95
Lemon Law Fee	\$2.00
Battery Fee	\$1.50
FIDELITY ESC	\$3,686.00
Selling Price + Add-ons - Rebates	\$43,423.40
Total Balance Due	\$43,423.40
Total Savings + Rebates	\$7,426.00

Customer Signature

Date

Manager Signature

Date

**PRE-DELIVERY SERVICE FEE: This charge represents costs and profit to the seller / dealer for items such as inspecting, cleaning and adjusting new and used vehicles and preparing documents related to the sale, in accordance with Fla. Stat. §501.976(18) and is not included within any other listed or suggested pricing for the vehicle. **PRIVATE TAG AGENCY FEE: This fee represents a fee paid to a private tag agency for preparation of title work and also includes profit to the seller/dealer. The payments shown above are estimates and include estimated taxes, title, and fees. Final payments and terms are subject to third party lender or lease company approval. The purchase or lease of a vehicle is subject to the terms and conditions contained within the final buyers order or lease order and any subject lease or retail installment sales contract. For the exact coverages, exclusions, and limitations of any optional value added products that you have selected, please refer to the specific product contract. The purchase of value added products listed above is OPTIONAL and is NOT required to obtain financing or to lease/purchase a vehicle. Each value added product may be purchased separately.*

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 358549

Bill To
Bexley CDD c/o Rizzetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
09/29/25	10/29/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#362746 - Needed Irrigation Repairs - Clock 21 Needs to be Diagnosed				\$800.00
<i>Control Components - 09/23/2025</i>				
Irrigation Diagnostic Labor	8.00HR	\$100.00	\$800.00	

Grand Total \$800.00

RECEIVED
09-29-2025

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$72,078.31	\$87,712.00	\$7,430.00	\$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.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 358673

Bill To
Bexley CDD c/o Rizzetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
09/30/25	10/30/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#363329 - Irrigation Repair - Clock 7 Diagnostics and Troubleshooting				\$400.00
<i>Control Components - 09/23/2025</i>				
Irrigation Diagnostic Labor	4.00HR	\$100.00	\$400.00	



Grand Total \$400.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$72,478.31	\$87,212.00	\$7,930.00	\$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.

JuniperLandscaping.com
(239) 561-5980

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 6, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Jillian Minichino
Bexley CDD
c/o Rizzetta & Company, Inc.
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3637978

2423-1

Re: General Counsel

For Professional Legal Services Rendered

08/07/25	A. Willson	0.60	195.00	Prepare items for upcoming meeting; confer with Babon, Toborg and Elias regarding landscape procurement process
08/08/25	A. Willson	6.00	1,950.00	Confer with Mahoney and King regarding permit items; travel to and attend board meeting; post meeting follow-up; confer with Pasco County staff regarding district roadway repairs
08/11/25	J. Gillis	3.50	735.00	Draft amendment to Advanced Aquatic agreement for native planting services; review landscape maintenance services proposals and prepare notices of intent to award; draft agreement with RedTree for landscape maintenance services; draft agreement with RedTree for irrigation maintenance services; draft notice of non-renewal for Juniper; draft addendum to Site Masters proposal for drainage system installation services

KUTAK ROCK LLP

Bexley CDD

October 6, 2025

Client Matter No. 2423-1

Invoice No. 3637978

Page 2

08/11/25	A. Willson	0.40	130.00	Prepare notices of intent to award contract; work session with Gillis regarding landscape agreement items
08/15/25	A. Willson	1.40	455.00	Confer with Mahoney, King and Sanders regarding permitting and project closeout items; review items regarding same
08/18/25	A. Willson	0.30	97.50	Confer with Hayes regarding Bexley Stantec invoices; review same
08/19/25	A. Willson	1.30	422.50	Confer with Mahoney regarding conservation easement items; confer with Hayes regarding mitigation area maintenance and planting invoices; review same
08/22/25	A. Willson	1.70	552.50	Review and revise landscape and irrigation agreements; review items regarding same; confer with Toborg and Hayes regarding same; prepare amendment to aquatic maintenance agreement and short form addendum to Site Masters agreement
08/25/25	A. Willson	0.80	260.00	Confer with Babon and Hayes regarding sidewalk maintenance; review items regarding same; confer with Albert regarding erosion issues
08/26/25	A. Willson	0.20	65.00	Confer with Albert and Brletic regarding pond bank erosion items; review same
08/27/25	A. Willson	4.30	1,397.50	Review meeting agenda; prepare materials for board meeting; confer with Hayes regarding same; confer with Brletic regarding pond bank erosion; review items regarding same; attend board meeting; post meeting follow-up
08/28/25	J. Gillis	0.30	63.00	Review RedTree landscaping proposal for warranty provisions; review and revise agreement regarding same; confer with staff regarding same

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Bexley CDD

October 6, 2025

Client Matter No. 2423-1

Invoice No. 3637978

Page 3

08/29/25	A. Willson	0.50	162.50	Confer with Hayes regarding meeting follow-up; review and revise landscape maintenance agreement to incorporate warranty language
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TOTAL HOURS	21.30
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TOTAL FOR SERVICES RENDERED	\$6,485.50
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DISBURSEMENTS

Meals	27.33
Travel Expenses	238.96

TOTAL DISBURSEMENTS	<u>266.29</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$6,751.79</u>
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BEXLEY PARCEL 3

Service Address: **3700 PINE RIBBON RECLAIM DR**
Bill Number: 23137177
Billing Date: 9/29/2025
Billing Period: 7/29/2025 to 8/28/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
0982075	01363593
Please use the 15-digit number below when making a payment through your bank	
098207501363593	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17473091	7/29/2025	42430	8/28/2025	42917	30	487

Usage History		
Water		
August 2025		487
July 2025		509
June 2025		470
May 2025		499
April 2025		394
March 2025		436
February 2025		487
January 2025		398
December 2024		684
November 2024		725
October 2024		445
September 2024		607

Transactions		
Previous Bill		412.29
Payment 09/15/25		-412.29 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	487 Thousand Gals X \$0.81	394.47
Total Current Transactions		394.47
TOTAL BALANCE DUE		\$394.47

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10-01-2025



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Account # 0982075
Customer # 01363593
Balance Forward 0.00
Current Transactions 394.47

Total Balance Due \$394.47
Due Date 10/16/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 10/16/2025.**

BEXLEY PARCEL 3
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
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Bexley CDD
Pasco County Utilities Summary A
10/2/2025
08/12/25 to 09/11/25

<u>Account</u>	<u>Customer</u>	<u>Billing Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Service Address</u>	<u>Code</u>
0966360	01352715	10/2/2025	10/20/2025	\$ 139.32	16821 Vibrant Way	53600-4310
0966370	01352715	10/2/2025	10/20/2025	\$ 65.61	3894 Grand Lakeview Way	53600-4310
0966375	01352715	10/2/2025	10/20/2025	\$ -	3844 Bexley Village Dr	53600-4310
0966380	01352715	10/2/2025	10/20/2025	\$ 436.59	4128 Bexley Village Dr	53600-4310
0966385	01352715	10/2/2025	10/20/2025	\$ 155.52	3988 Grand Lakeview Way	53600-4310
0966390	01352715	10/2/2025	10/20/2025	\$ 410.67	4468 Bexley Village Dr	53600-4310
0966395	01352715	10/2/2025	10/20/2025	\$ -	4273 Ballantrae Blvd	53600-4310
0966400	01352715	10/2/2025	10/20/2025	\$ 130.41	4154 Jensen Lane	53600-4310
0966415	01352715	10/2/2025	10/20/2025	\$ 358.02	4266 Ballantrae Blvd Reclaim	53600-4310
0966425	01352715	10/2/2025	10/20/2025	\$ 327.24	4075 Ballantrae Blvd	53600-4310
0966445	01352715	10/2/2025	10/20/2025	\$ 10.60	4273 Ballantrae Blvd	53600-4310
0966450	01352715	10/2/2025	10/20/2025	\$ 10.60	4266 Ballantrae Blvd	53600-4310
1004190	01352715	10/2/2025	10/20/2025	\$ 18.63	4908 Ballantrae Blvd	53600-4310
1004200	01352715	10/2/2025	10/20/2025	\$ -	4718 Tour Trace	53600-4310
1004205	01352715	10/2/2025	10/20/2025	\$ 341.82	4688 Bexley Village Dr	53600-4310
1004210	01352715	10/2/2025	10/20/2025	\$ 197.64	4368 Tour Trace	53600-4310
1004215	01352715	10/2/2025	10/20/2025	\$ 10.60	4349 Board Porch Run	53600-4310
1004220	01352715	10/2/2025	10/20/2025	\$ 22.68	4177 Tour Trace	53600-4310
1004225	01352715	10/2/2025	10/20/2025	\$ 2.62	4177 Epic Cove	53600-4310
1004230	01352715	10/2/2025	10/20/2025	\$ 21.06	16543 Acoustic Loop	53600-4310
1029135	01352715	10/2/2025	10/20/2025	\$ 42.93	17878 Jersey Pass	53600-4310
1029155	01352715	10/2/2025	10/20/2025	\$ 18.63	4157 Candence Loop	53600-4310
1029160	01352715	10/2/2025	10/20/2025	\$ 39.69	4278 Cadence Loop	53600-4310
1029175	01352715	10/2/2025	10/20/2025	\$ 22.68	17947 Aero Avenue	53600-4310
1029195	01352715	10/2/2025	10/20/2025	\$ 5.67	18092 Frame Bend	53600-4310
1100170	01352715	10/2/2025	10/20/2025	\$ -	5046 Lacewood Ct	53600-4310
1100205	01352715	10/2/2025	10/20/2025	\$ 66.42	3746 Tour Trace	53600-4310
1100210	01352715	10/2/2025	10/20/2025	\$ 110.97	4744 Tour Trace	53600-4310
1100220	01352715	10/2/2025	10/20/2025	\$ 1.62	467 Winged Paged Place	53600-4310
1100260	01352715	10/2/2025	10/20/2025	\$ -	16170 November Rain Ct	53600-4310
1167220	01352715	10/2/2025	10/20/2025	\$ 30.78	18260 Ramble on Way	53600-4310
1167255	01352715	10/2/2025	10/20/2025	\$ 299.70	17616 Everlong Dr	53600-4310
1167260	01352715	10/2/2025	10/20/2025	\$ 1.62	18186 Ramble on Way	53600-4310
1176160	01352715	10/2/2025	10/20/2025	\$ 114.21	Clay Pot Dr	53600-4310
1229980	01352715	10/2/2025	10/20/2025	\$ 16.20	Clay Pot and Balance Cove	53600-4310

TOTAL \$ 3,430.75

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BEXLEY CDD

Service Address: **16821 VIBRANT WAY**

Bill Number: 23143255

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0966360	01352715
Please use the 15-digit number below when making a payment through your bank	
096636001352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16874993	8/12/2025	36632	9/11/2025	36804	30	172

Usage History		
Water		
September 2025		172
August 2025		133
July 2025		237
June 2025		209
May 2025		201
April 2025		254
March 2025		235
February 2025		250
January 2025		257
December 2024		242
November 2024		221
October 2024		143

Transactions		
Previous Bill		107.73
Payment 09/22/25		-107.73 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	172 Thousand Gals X \$0.81	139.32
Total Current Transactions		139.32
TOTAL BALANCE DUE		\$139.32



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Account # 0966360
Customer # 01352715
Balance Forward 0.00
Current Transactions 139.32

Total Balance Due \$139.32
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 10/20/2025.**

BEXLEY CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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BEXLEY CDD

Service Address: **3894 GRAND LAKEVIEW WAY**

Bill Number: 23143256

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0966370	01352715
Please use the 15-digit number below when making a payment through your bank	
096637001352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16874990	8/12/2025	11761	9/11/2025	11842	30	81

Usage History		
Water		
September 2025		81
August 2025		72
July 2025		86
June 2025		86
May 2025		76
April 2025		81
March 2025		99
February 2025		88
January 2025		95
December 2024		79
November 2024		77
October 2024		62

Transactions		
Previous Bill		58.32
Payment 09/22/25		-58.32 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	81 Thousand Gals X \$0.81	65.61
Total Current Transactions		65.61
TOTAL BALANCE DUE		\$65.61



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Account # 0966370
Customer # 01352715
Balance Forward 0.00
Current Transactions 65.61

Total Balance Due \$65.61
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 10/20/2025.**

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BEXLEY CDD

Service Address: **3844 BEXLEY VILLAGE DR**

Bill Number: 23143257

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0966375	01352715
Please use the 15-digit number below when making a payment through your bank	
096637501352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057041	8/12/2025	13148	9/11/2025	13148	30	0

Usage History

Water

September 2025	0
August 2025	143
July 2025	179
June 2025	164
May 2025	151
April 2025	151
March 2025	159
February 2025	150
January 2025	164
December 2024	140
November 2024	143
October 2024	161

Transactions

Previous Bill	115.83
Payment 09/22/25	-115.83 CR
Balance Forward	0.00
TOTAL BALANCE DUE	\$0.00

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Account # 0966375
Customer # 01352715
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 10/20/2025

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

BEXLEY CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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BEXLEY CDD

Service Address: **4128 BEXLEY VILLAGE DR**

Bill Number: 23143258

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0966380	01352715
Please use the 15-digit number below when making a payment through your bank	
096638001352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16874992	8/12/2025	40487	9/11/2025	41026	30	539

Usage History		
Water		
September 2025		539
August 2025		505
July 2025		483
June 2025		474
May 2025		403
April 2025		400
March 2025		344
February 2025		327
January 2025		263
December 2024		294
November 2024		279
October 2024		97

Transactions		
Previous Bill		409.05
Payment 09/22/25		-409.05 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	539 Thousand Gals X \$0.81	436.59
Total Current Transactions		436.59
TOTAL BALANCE DUE		\$436.59



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Account # 0966380
Customer # 01352715
Balance Forward 0.00
Current Transactions 436.59

Total Balance Due \$436.59
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 10/20/2025.**

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BEXLEY CDD

Service Address: **3988 GRAND LAKEVIEW WAY**
Bill Number: 23143259
Billing Date: 10/2/2025
Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0966385	01352715
Please use the 15-digit number below when making a payment through your bank	
096638501352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057046	8/12/2025	21811	9/11/2025	22003	30	192

Usage History		
Water		
September 2025		192
August 2025		122
July 2025		43
June 2025		142
May 2025		160
April 2025		204
March 2025		242
February 2025		255
January 2025		254
December 2024		224
November 2024		124
October 2024		0

Transactions		
Previous Bill		98.82
Payment 09/22/25		-98.82 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	192 Thousand Gals X \$0.81	155.52
Total Current Transactions		155.52
TOTAL BALANCE DUE		\$155.52



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Account # 0966385
Customer # 01352715
Balance Forward 0.00
Current Transactions 155.52

Total Balance Due \$155.52
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 10/20/2025.**

BEXLEY CDD
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BEXLEY CDD

Service Address: **4468 BEXLEY VILLAGE DR**
Bill Number: 23143260
Billing Date: 10/2/2025
Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0966390	01352715
Please use the 15-digit number below when making a payment through your bank	
096639001352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16874996	8/12/2025	57194	9/11/2025	57701	30	507

Usage History		
Water		
September 2025		507
August 2025		481
July 2025		464
June 2025		459
May 2025		441
April 2025		463
March 2025		519
February 2025		559
January 2025		528
December 2024		521
November 2024		498
October 2024		326

Transactions		
Previous Bill		389.61
Payment 09/22/25		-389.61 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	507 Thousand Gals X \$0.81	410.67
Total Current Transactions		410.67
TOTAL BALANCE DUE		\$410.67



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Account # 0966390
Customer # 01352715
Balance Forward 0.00
Current Transactions 410.67

Total Balance Due \$410.67
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 10/20/2025.**

BEXLEY CDD
3434 COLWELL AVENUE STE 200
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BEXLEY CDD

Service Address: **4273 BALLANTRAE BOULEVARD**

Bill Number: 23143261

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0966395	01352715
Please use the 15-digit number below when making a payment through your bank	
096639501352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16874989	8/12/2025	34432	9/11/2025	34432	30	0

Usage History	
Water	
September 2025	0
August 2025	201
July 2025	236
June 2025	322
May 2025	299
April 2025	345
March 2025	402
February 2025	405
January 2025	406
December 2024	416
November 2024	372
October 2024	209

Transactions	
Previous Bill	162.81
Payment 09/22/25	-162.81 CR
Balance Forward	0.00
TOTAL BALANCE DUE	\$0.00



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Account # 0966395
Customer # 01352715
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due	\$0.00
Due Date	10/20/2025

BEXLEY CDD
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Round-Up Donations to Charity	☐
Amount Enclosed	☐

☐ Check this box to participate in Round-Up.

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BEXLEY CDD

Service Address: **4154 JENSEN LANE**

Bill Number: 23143262

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0966400	01352715
Please use the 15-digit number below when making a payment through your bank	
096640001352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16874991	8/12/2025	23932	9/11/2025	24093	30	161

Usage History		
Water		
September 2025	161	
August 2025	181	
July 2025	158	
June 2025	160	
May 2025	140	
April 2025	119	
March 2025	82	
February 2025	90	
January 2025	80	
December 2024	75	
November 2024	76	
October 2024	82	

Transactions		
Previous Bill		146.61
Payment 09/22/25		-146.61 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	161 Thousand Gals X \$0.81	130.41
Total Current Transactions		130.41
TOTAL BALANCE DUE		\$130.41



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Account # 0966400
Customer # 01352715
Balance Forward 0.00
Current Transactions 130.41

Total Balance Due \$130.41
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
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BEXLEY CDD

Service Address: **4266 BALLANTRAE BOULEVARD**

Bill Number: 23143263

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0966415	01352715
Please use the 15-digit number below when making a payment through your bank	
096641501352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16874995	8/12/2025	29815	9/11/2025	30257	30	442

Usage History		
Water		
September 2025		442
August 2025		334
July 2025		306
June 2025		305
May 2025		340
April 2025		187
March 2025		106
February 2025		100
January 2025		348
December 2024		253
November 2024		164
October 2024		0

Transactions		
Previous Bill		270.54
Payment 09/22/25		-270.54 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	442 Thousand Gals X \$0.81	358.02
Total Current Transactions		358.02
TOTAL BALANCE DUE		\$358.02



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Account # 0966415
Customer # 01352715
Balance Forward 0.00
Current Transactions 358.02

Total Balance Due \$358.02
Due Date 10/20/2025

10% late fee will be applied if paid after due date

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BEXLEY CDD

Service Address: **4075 BALLANTRAE BOULEVARD**

Bill Number: 23143264

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0966425	01352715
Please use the 15-digit number below when making a payment through your bank	
096642501352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057042	8/12/2025	30368	9/11/2025	30772	30	404

Usage History

Water

September 2025	404
August 2025	532
July 2025	578
June 2025	456
May 2025	413
April 2025	434
March 2025	368
February 2025	409
January 2025	483
December 2024	64
November 2024	0
October 2024	0

Transactions

Previous Bill	430.92
Payment 09/22/25	-430.92 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	404 Thousand Gals X \$0.81 327.24
Total Current Transactions	327.24
TOTAL BALANCE DUE	\$327.24

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Account # 0966425
Customer # 01352715
Balance Forward 0.00
Current Transactions 327.24

Total Balance Due \$327.24
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
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BEXLEY CDD

Service Address: **4273 BALLANTRAE BOULEVARD**

Bill Number: 23143265

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Account #	Customer #
0966445	01352715
Please use the 15-digit number below when making a payment through your bank	
096644501352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	16853916	8/12/2025	97	9/11/2025	97	30	0

Usage History

	Water
September 2025	0
August 2025	0
July 2025	0
June 2025	0
May 2025	0
April 2025	1
March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	1
October 2024	0

Transactions

Previous Bill	10.60
Payment 09/22/25	-10.60 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.60
Total Current Transactions	10.60
TOTAL BALANCE DUE	\$10.60

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Account # 0966445
Customer # 01352715
Balance Forward 0.00
Current Transactions 10.60

Total Balance Due \$10.60
Due Date 10/20/2025

10% late fee will be applied if paid after due date

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BEXLEY CDD

Service Address: **4266 BALLANTRAE BOULEVARD**

Bill Number: 23143266

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0966450	01352715
Please use the 15-digit number below when making a payment through your bank	
096645001352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	16550927	8/12/2025	78	9/11/2025	78	30	0

Usage History

	Water
September 2025	0
August 2025	0
July 2025	0
June 2025	0
May 2025	0
April 2025	0
March 2025	0
February 2025	1
January 2025	0
December 2024	70
November 2024	0
October 2024	0

Transactions

Previous Bill	10.60
Payment 09/22/25	-10.60 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.60
Total Current Transactions	10.60
TOTAL BALANCE DUE	\$10.60

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Account # 0966450
Customer # 01352715
Balance Forward 0.00
Current Transactions 10.60

Total Balance Due \$10.60
Due Date 10/20/2025

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BEXLEY CDD

Service Address: **4908 BALLANTRAE BOULEVARD**

Bill Number: 23143778

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Account #	Customer #
1004190	01352715
Please use the 15-digit number below when making a payment through your bank	
100419001352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18488761	8/12/2025	2311	9/11/2025	2334	30	23

Usage History

Water

September 2025	23
August 2025	23
July 2025	24
June 2025	29
May 2025	23
April 2025	32
March 2025	25
February 2025	25
January 2025	23
December 2024	30
November 2024	26
October 2024	21

Transactions

Previous Bill	18.63
Payment 09/22/25	-18.63 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	23 Thousand Gals X \$0.81
18.63	
Total Current Transactions	18.63
TOTAL BALANCE DUE	\$18.63

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Account # 1004190
Customer # 01352715

Balance Forward 0.00
Current Transactions 18.63

Total Balance Due \$18.63
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
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BEXLEY CDD

Service Address: **4718 TOUR TRACE**

Bill Number: 23143779

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1004200	01352715
Please use the 15-digit number below when making a payment through your bank	
100420001352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	180234868	8/12/2025	460	9/11/2025	460	30	0

Usage History

Water

September 2025	0
August 2025	0
July 2025	0
June 2025	0
May 2025	0
April 2025	0
March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	0

Transactions

Previous Bill	-150.00 CR
Balance Forward	-150.00 CR
TOTAL BALANCE DUE	-\$150.00 CR



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Account #	1004200
Customer #	01352715
Balance Forward	-150.00 CR
Current Transactions	-150.00 CR
Total Balance Due	-\$150.00 CR

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BEXLEY CDD

Service Address: **4688 BEXLEY VILLAGE DR**
Bill Number: 23143780
Billing Date: 10/2/2025
Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1004205	01352715
Please use the 15-digit number below when making a payment through your bank	
100420501352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18809792	8/12/2025	30564	9/11/2025	30986	30	422

Usage History		
Water		
September 2025		422
August 2025		405
July 2025		375
June 2025		370
May 2025		346
April 2025		411
March 2025		541
February 2025		580
January 2025		550
December 2024		117
November 2024		0
October 2024		0

Transactions		
Previous Bill		328.05
Payment 09/22/25		-328.05 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	422 Thousand Gals X \$0.81	341.82
Total Current Transactions		341.82
TOTAL BALANCE DUE		\$341.82



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Account # 1004205
Customer # 01352715
Balance Forward 0.00
Current Transactions 341.82

Total Balance Due \$341.82
Due Date 10/20/2025

10% late fee will be applied if paid after due date

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BEXLEY CDD

Service Address: **4368 TOUR TRACE**

Bill Number: 23143781

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1004210	01352715
Please use the 15-digit number below when making a payment through your bank	
100421001352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18605312	8/12/2025	26543	9/11/2025	26787	30	244

Usage History		
Water		
September 2025		244
August 2025		210
July 2025		161
June 2025		158
May 2025		211
April 2025		274
March 2025		219
February 2025		231
January 2025		179
December 2024		158
November 2024		153
October 2024		102

Transactions		
Previous Bill		170.10
Payment 09/22/25		-170.10 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	244 Thousand Gals X \$0.81	197.64
Total Current Transactions		197.64
TOTAL BALANCE DUE		\$197.64



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Account # 1004210
Customer # 01352715
Balance Forward 0.00
Current Transactions 197.64

Total Balance Due \$197.64
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
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BEXLEY CDD

Service Address: **4349 BROAD PORCH RUN**

Bill Number: 23143782

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1004215	01352715
Please use the 15-digit number below when making a payment through your bank	
100421501352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	18742538	8/12/2025	2	9/11/2025	2	30	0

Usage History

	Water
September 2025	0
August 2025	0
July 2025	0
June 2025	0
May 2025	1
April 2025	0
March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	0

Transactions

Previous Bill	10.60
Payment 09/22/25	-10.60 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.60
Total Current Transactions	10.60
TOTAL BALANCE DUE	\$10.60

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Account # 1004215
Customer # 01352715
Balance Forward 0.00
Current Transactions 10.60

Total Balance Due \$10.60
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
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BEXLEY CDD

Service Address: **4177 TOUR TRACE**

Bill Number: 23143783

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1004220	01352715
Please use the 15-digit number below when making a payment through your bank	
100422001352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18488764	8/12/2025	2317	9/11/2025	2345	30	28

Usage History		
Water		
September 2025		28
August 2025		29
July 2025		17
June 2025		14
May 2025		12
April 2025		18
March 2025		24
February 2025		21
January 2025		24
December 2024		22
November 2024		22
October 2024		21

Transactions		
Previous Bill		23.49
Payment 09/22/25		-23.49 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	28 Thousand Gals X \$0.81	22.68
Total Current Transactions		22.68
TOTAL BALANCE DUE		\$22.68



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Account # 1004220
Customer # 01352715
Balance Forward 0.00
Current Transactions 22.68

Total Balance Due \$22.68
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
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Service Address: **4177 EPIC COVE**

Bill Number: 23143784

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1004225	01352715
Please use the 15-digit number below when making a payment through your bank	
100422501352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18488757	8/12/2025	449	9/11/2025	454	30	5

Usage History

Water

September 2025	5
August 2025	5
July 2025	5
June 2025	6
May 2025	5
April 2025	7
March 2025	5
February 2025	6
January 2025	5
December 2024	6
November 2024	5
October 2024	5

Transactions

Previous Bill	-1.43 CR
Balance Forward	-1.43 CR
Current Transactions	
Reclaimed	
Reclaimed	5 Thousand Gals X \$0.81 4.05
Total Current Transactions	4.05
TOTAL BALANCE DUE	\$2.62



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Account # 1004225
Customer # 01352715

Balance Forward -1.43 CR
Current Transactions 4.05

Total Balance Due \$2.62
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
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BEXLEY CDD

Service Address: **16543 ACOUSTIC LOOP**

Bill Number: 23143785

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1004230	01352715
Please use the 15-digit number below when making a payment through your bank	
100423001352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18488758	8/12/2025	3265	9/11/2025	3291	30	26

Usage History		
Water		
September 2025		26
August 2025		27
July 2025		8
June 2025		4
May 2025		10
April 2025		27
March 2025		24
February 2025		25
January 2025		30
December 2024		28
November 2024		37
October 2024		30

Transactions		
Previous Bill		21.87
Payment 09/22/25		-21.87 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	26 Thousand Gals X \$0.81	21.06
Total Current Transactions		21.06
TOTAL BALANCE DUE		\$21.06



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Account # 1004230
Customer # 01352715
Balance Forward 0.00
Current Transactions 21.06

Total Balance Due \$21.06
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
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BEXLEY CDD

Service Address: **17878 JERSEY PASS**

Bill Number: 23144035

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1029135	01352715
Please use the 15-digit number below when making a payment through your bank	
102913501352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101943	8/12/2025	3863	9/11/2025	3916	30	53

Usage History
Water

September 2025	53
August 2025	47
July 2025	47
June 2025	28
May 2025	38
April 2025	41
March 2025	47
February 2025	27
January 2025	25
December 2024	39
November 2024	37
October 2024	23

Transactions

Previous Bill	38.07
Payment 09/22/25	-38.07 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	53 Thousand Gals X \$0.81 42.93
Total Current Transactions	42.93
TOTAL BALANCE DUE	\$42.93



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Account # 1029135
Customer # 01352715
Balance Forward 0.00
Current Transactions 42.93

Total Balance Due \$42.93
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
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BEXLEY CDD

Service Address: **4157 CADENCE LOOP**

Bill Number: 23144036

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1029155	01352715
Please use the 15-digit number below when making a payment through your bank	
102915501352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101950	8/12/2025	1542	9/11/2025	1565	30	23

Usage History		
Water		
September 2025		23
August 2025		20
July 2025		18
June 2025		18
May 2025		20
April 2025		20
March 2025		15
February 2025		17
January 2025		14
December 2024		15
November 2024		15
October 2024		15

Transactions		
Previous Bill		16.20
Payment 09/22/25		-16.20 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	23 Thousand Gals X \$0.81	18.63
Total Current Transactions		18.63
TOTAL BALANCE DUE		\$18.63



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Account # 1029155
Customer # 01352715
Balance Forward 0.00
Current Transactions 18.63

Total Balance Due \$18.63
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
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BEXLEY CDD

Service Address: **4278 CADENCE LOOP**

Bill Number: 23144039

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1029160	01352715
Please use the 15-digit number below when making a payment through your bank	
102916001352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101945	8/12/2025	6094	9/11/2025	6143	30	49

Usage History		
Water		
September 2025		49
August 2025		48
July 2025		46
June 2025		76
May 2025		68
April 2025		79
March 2025		74
February 2025		77
January 2025		73
December 2024		75
November 2024		75
October 2024		73

Transactions		
Previous Bill		38.88
Payment 09/22/25		-38.88 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	49 Thousand Gals X \$0.81	39.69
Total Current Transactions		39.69
TOTAL BALANCE DUE		\$39.69



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Account # 1029160
Customer # 01352715
Balance Forward 0.00
Current Transactions 39.69

Total Balance Due \$39.69
Due Date 10/20/2025

10% late fee will be applied if paid after due date

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Service Address: **17947 AERO AVENUE**

Bill Number: 23144038

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1029175	01352715
Please use the 15-digit number below when making a payment through your bank	
102917501352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101951	8/12/2025	2612	9/11/2025	2640	30	28

Usage History		
Water		
September 2025		28
August 2025		26
July 2025		25
June 2025		24
May 2025		26
April 2025		30
March 2025		25
February 2025		29
January 2025		26
December 2024		27
November 2024		28
October 2024		26

Transactions		
Previous Bill		21.06
Payment 09/22/25		-21.06 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	28 Thousand Gals X \$0.81	22.68
Total Current Transactions		22.68
TOTAL BALANCE DUE		\$22.68



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Account # 1029175
Customer # 01352715
Balance Forward 0.00
Current Transactions 22.68

Total Balance Due \$22.68
Due Date 10/20/2025

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BEXLEY CDD

Service Address: **18092 FRAME BEND**

Bill Number: 23144040

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1029195	01352715
Please use the 15-digit number below when making a payment through your bank	
102919501352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101938	8/12/2025	1973	9/11/2025	1980	30	7

Usage History		
Water		
September 2025	7	
August 2025	12	
July 2025	10	
June 2025	20	
May 2025	16	
April 2025	19	
March 2025	15	
February 2025	8	
January 2025	15	
December 2024	24	
November 2024	22	
October 2024	11	

Transactions		
Previous Bill		9.72
Payment 09/22/25		-9.72 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	7 Thousand Gals X \$0.81	5.67
Total Current Transactions		5.67
TOTAL BALANCE DUE		\$5.67



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Account # 1029195
Customer # 01352715
Balance Forward 0.00
Current Transactions 5.67

Total Balance Due \$5.67
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
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BEXLEY CDD

Service Address: **5046 LACEWOOD CT**

Bill Number: 23144347

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Account #	Customer #
1100170	01352715
Please use the 15-digit number below when making a payment through your bank	
110017001352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190492059	8/12/2025	119	9/11/2025	119	30	0

Usage History
Water

September 2025	0
August 2025	0
July 2025	0
June 2025	0
May 2025	0
April 2025	0
March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	0

Transactions

0.00

TOTAL BALANCE DUE

\$0.00



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Account # 1100170

Customer # 01352715

Balance Forward 0.00

Current Transactions 0.00

Total Balance Due \$0.00

Due Date 10/20/2025

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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BEXLEY CDD

Service Address: **3746 TOUR TRACE**

Bill Number: 23144350

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1100205	01352715
Please use the 15-digit number below when making a payment through your bank	
110020501352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190492043	8/12/2025	6033	9/11/2025	6115	30	82

Usage History		
Water		
September 2025		82
August 2025		91
July 2025		78
June 2025		84
May 2025		76
April 2025		83
March 2025		78
February 2025		83
January 2025		89
December 2024		74
November 2024		89
October 2024		58

Transactions		
Previous Bill		73.71
Payment 09/22/25		-73.71 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	82 Thousand Gals X \$0.81	66.42
Total Current Transactions		66.42
TOTAL BALANCE DUE		\$66.42



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Account # 1100205
Customer # 01352715
Balance Forward 0.00
Current Transactions 66.42

Total Balance Due \$66.42
Due Date 10/20/2025

10% late fee will be applied if paid after due date

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BEXLEY CDD

Service Address: **4744 TOUR TRACE**

Bill Number: 23144351

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1100210	01352715
Please use the 15-digit number below when making a payment through your bank	
110021001352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101946	8/12/2025	9291	9/11/2025	9428	30	137

Usage History		
Water		
September 2025		137
August 2025		111
July 2025		102
June 2025		117
May 2025		123
April 2025		134
March 2025		130
February 2025		130
January 2025		144
December 2024		164
November 2024		137
October 2024		92

Transactions		
Previous Bill		89.91
Payment 09/22/25		-89.91 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	137 Thousand Gals X \$0.81	110.97
Total Current Transactions		110.97
TOTAL BALANCE DUE		\$110.97



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Account # 1100210
Customer # 01352715
Balance Forward 0.00
Current Transactions 110.97

Total Balance Due \$110.97
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 10/20/2025.**

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BEXLEY CDD

Service Address: **4967 WINGED PAGE PLACE**

Bill Number: 23144352

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1100220	01352715
Please use the 15-digit number below when making a payment through your bank	
110022001352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190492038	8/12/2025	168	9/11/2025	170	30	2

Usage History		
Water		
September 2025	2	
August 2025	2	
July 2025	3	
June 2025	3	
May 2025	3	
April 2025	4	
March 2025	3	
February 2025	4	
January 2025	3	
December 2024	4	
November 2024	3	
October 2024	3	

Transactions		
Previous Bill		1.62
Payment 09/22/25		-1.62 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	2 Thousand Gals X \$0.81	1.62
Total Current Transactions		1.62
TOTAL BALANCE DUE		\$1.62



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Account # 1100220
Customer # 01352715
Balance Forward 0.00
Current Transactions 1.62

Total Balance Due \$1.62
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 10/20/2025.**

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TAMPA FL 33614

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BEXLEY CDD

Service Address: **18260 RAMBLE ON WAY**

Bill Number: 23144558

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1167220	01352715
Please use the 15-digit number below when making a payment through your bank	
116722001352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	210789088	8/12/2025	4727	9/11/2025	4765	30	38

Usage History		
Water		
September 2025		38
August 2025		43
July 2025		36
June 2025		39
May 2025		106
April 2025		141
March 2025		59
February 2025		57
January 2025		53
December 2024		56
November 2024		68
October 2024		62

Transactions		
Previous Bill		34.83
Payment 09/22/25		-34.83 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	38 Thousand Gals X \$0.81	30.78
Total Current Transactions		30.78
TOTAL BALANCE DUE		\$30.78



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Account # 1167220
Customer # 01352715
Balance Forward 0.00
Current Transactions 30.78

Total Balance Due \$30.78
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 10/20/2025.**

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BEXLEY CDD

Service Address: **17616 EVERLONG DR**

Bill Number: 23144559

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1167255	01352715
Please use the 15-digit number below when making a payment through your bank	
116725501352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	210820126	8/12/2025	17523	9/11/2025	17893	30	370

Usage History		
Water		
September 2025		370
August 2025		416
July 2025		385
June 2025		448
May 2025		503
April 2025		326
March 2025		336
February 2025		278
January 2025		335
December 2024		364
November 2024		38
October 2024		26

Transactions		
Previous Bill		336.96
Payment 09/22/25		-336.96 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	370 Thousand Gals X \$0.81	299.70
Total Current Transactions		299.70
TOTAL BALANCE DUE		\$299.70



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Account # 1167255
Customer # 01352715
Balance Forward 0.00
Current Transactions 299.70

Total Balance Due \$299.70
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 10/20/2025.**

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BEXLEY CDD

Service Address: **18186 RAMBLE ON WAY**
Bill Number: 23144560
Billing Date: 10/2/2025
Billing Period: 8/12/2025 to 9/11/2025

Account #	Customer #
1167260	01352715
Please use the 15-digit number below when making a payment through your bank	
116726001352715	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	210789086	8/12/2025	262	9/11/2025	264	30	2

Usage History		
Water		
September 2025	2	
August 2025	3	
July 2025	2	
June 2025	3	
May 2025	2	
April 2025	4	
March 2025	2	
February 2025	4	
January 2025	2	
December 2024	4	
November 2024	3	
October 2024	3	

Transactions		
Previous Bill		2.43
Payment 09/22/25		-2.43 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	2 Thousand Gals X \$0.81	1.62
Total Current Transactions		1.62
TOTAL BALANCE DUE		\$1.62



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Account # 1167260
Customer # 01352715
Balance Forward 0.00
Current Transactions 1.62

Total Balance Due \$1.62
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 10/20/2025.**

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BEXLEY CDD

Service Address: **CLAY POT DR**

Bill Number: 23144639

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1176160	01352715
Please use the 15-digit number below when making a payment through your bank	
117616001352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	220306258	8/12/2025	3229	9/11/2025	3370	30	141

Usage History		
Water		
September 2025		141
August 2025		143
July 2025		137
June 2025		146
May 2025		120
April 2025		53
March 2025		61
February 2025		46
January 2025		8

Transactions		
Previous Bill		115.83
Payment 09/22/25		-115.83 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	141 Thousand Gals X \$0.81	114.21
Total Current Transactions		114.21
TOTAL BALANCE DUE		\$114.21

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Account # 1176160
Customer # 01352715
Balance Forward 0.00
Current Transactions 114.21

Total Balance Due \$114.21
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 10/20/2025.**

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BEXLEY CDD

Service Address: **CLAY POT AND BALANCE COVE**

Bill Number: 23144880

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1229980	01352715
Please use the 15-digit number below when making a payment through your bank	
122998001352715	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101935	8/12/2025	1653	9/11/2025	1673	30	20

Usage History		
Water		
September 2025		20
August 2025		34
July 2025		24
June 2025		24
May 2025		25
April 2025		33
March 2025		20
February 2025		15
January 2025		9
December 2024		20
November 2024		36
October 2024		20

Transactions		
Previous Bill		27.54
Payment 09/22/25		-27.54 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	20 Thousand Gals X \$0.81	16.20
Total Current Transactions		16.20
TOTAL BALANCE DUE		\$16.20



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Account # 1229980
Customer # 01352715
Balance Forward 0.00
Current Transactions 16.20

Total Balance Due \$16.20
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 10/20/2025.**

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Bexley CDD
Pasco County Utilities Summary B
10/2/2025
08/12/25 to 09/11/25

<u>Account</u>	<u>Customer</u>	<u>Billing Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Service Address</u>	<u>Code</u>
0982065	01363593	10/2/2025	10/20/2025	\$ 10.60	16883 Storyline Dr	53600-4310
0982070	01363593	10/2/2025	10/20/2025	\$ 9.72	16928 Solace Reclaim Run	53600-4310
0982080	01363593	10/2/2025	10/20/2025	\$ 384.75	3462 Bexley Village Reclaim Dr	53600-4310
0982095	01363593	10/2/2025	10/20/2025	\$ 19.44	16915 Balance Reclaim Cove	53600-4310
TOTAL				\$ 424.51		

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10-03-2025



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BEXLEY PARCEL 3

Service Address: **16883 STORYLINE DRINKING FOUNTAIN DR**

Bill Number: 23143481

Billing Date: 10/2/2025

Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0982065	01363593
Please use the 15-digit number below when making a payment through your bank	
098206501363593	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14369838	8/12/2025	74	9/11/2025	74	30	0

Usage History

	Water
September 2025	0
August 2025	0
July 2025	0
June 2025	0
May 2025	0
April 2025	0
March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	65

Transactions

Previous Bill	10.60
Payment 09/22/25	-10.60 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.60
Total Current Transactions	10.60
TOTAL BALANCE DUE	\$10.60

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Account # 0982065
Customer # 01363593
Balance Forward 0.00
Current Transactions 10.60

Total Balance Due \$10.60
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 10/20/2025.**

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BEXLEY PARCEL 3

Service Address: **16928 SOLACE RECLAIM RUN**
Bill Number: 23143482
Billing Date: 10/2/2025
Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0982070	01363593
Please use the 15-digit number below when making a payment through your bank	
098207001363593	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17473093	8/12/2025	23201	9/11/2025	23213	30	12

Usage History		
Water		
September 2025	12	
August 2025	287	
July 2025	267	
June 2025	291	
May 2025	201	
April 2025	130	
March 2025	164	
February 2025	207	
January 2025	179	
December 2024	182	
November 2024	174	
October 2024	130	

Transactions		
Previous Bill		232.47
Payment 09/22/25		-232.47 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	12 Thousand Gals X \$0.81	9.72
Total Current Transactions		9.72
TOTAL BALANCE DUE		\$9.72



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Account # 0982070
Customer # 01363593
Balance Forward 0.00
Current Transactions 9.72

Total Balance Due \$9.72
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 10/20/2025.**

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BEXLEY PARCEL 3

Service Address: **3462 BEXLEY VILLAGE RECLAIM DR**
Bill Number: 23143483
Billing Date: 10/2/2025
Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0982080	01363593
Please use the 15-digit number below when making a payment through your bank	
098208001363593	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17473095	8/12/2025	40971	9/11/2025	41446	30	475

Usage History		
Water		
September 2025		475
August 2025		434
July 2025		380
June 2025		378
May 2025		270
April 2025		293
March 2025		340
February 2025		319
January 2025		451
December 2024		474
November 2024		37
October 2024		26

Transactions		
Previous Bill		351.54
Payment 09/22/25		-351.54 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	475 Thousand Gals X \$0.81	384.75
Total Current Transactions		384.75
TOTAL BALANCE DUE		\$384.75



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Account # 0982080
Customer # 01363593
Balance Forward 0.00
Current Transactions 384.75

Total Balance Due \$384.75
Due Date 10/20/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
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3434 COLWELL AVENUE STE 200
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BEXLEY PARCEL 3

Service Address: **16915 BALANCE RECLAIM COVE**
Bill Number: 23143484
Billing Date: 10/2/2025
Billing Period: 8/12/2025 to 9/11/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0982095	01363593
Please use the 15-digit number below when making a payment through your bank	
098209501363593	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057060	8/12/2025	5284	9/11/2025	5308	30	24

Usage History		
Water		
September 2025		24
August 2025		27
July 2025		16
June 2025		41
May 2025		53
April 2025		45
March 2025		33
February 2025		45
January 2025		48
December 2024		43
November 2024		42
October 2024		29

Transactions		
Previous Bill		21.87
Payment 09/22/25		-21.87 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	24 Thousand Gals X \$0.81	19.44
Total Current Transactions		19.44
TOTAL BALANCE DUE		\$19.44



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Account # 0982095
Customer # 01363593
Balance Forward 0.00
Current Transactions 19.44

Total Balance Due \$19.44
Due Date 10/20/2025

10% late fee will be applied if paid after due date

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INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Bexley CDD
3434 Colwell Ave, Suit 200
Tampa, Florida 33614

Ship to
Bexley CDD
3434 Colwell Ave, Suit 200
Tampa, Florida 33614

Invoice details

Invoice no.: 31810
Terms: Due on receipt
Invoice date: 10/08/2025
Due date: 10/08/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 10.1.25 Controller-10, Zone-5. Scope of Work: *Due to a fault/ short, replace the decoder and solenoid.			
2.		Sales	Hunter Decoder	1	\$250.00	\$250.00
3.		Sales	Hunter Solenoid	1	\$61.00	\$61.00
4.		Sales	DBRY	2	\$2.63	\$5.26
5.		Sales	Blue King Wire nuts	2	\$2.25	\$4.50
6.		Sales	Labor-technician	0.5	\$75.00	\$37.50
Total						\$358.26

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10-08-2025

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

Invoice

Date	Invoice #
10/2/2025	INV0000103595

Bill To:

BEXLEY CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
October	Upon Receipt	00547

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,834.08	\$1,834.08
Administrative Services	1.00	\$449.33	\$449.33
Dissemination Services	1.00	\$416.67	\$416.67
Financial & Revenue Collections	1.00	\$478.00	\$478.00
Landscape Consulting Services	1.00	\$1,100.00	\$1,100.00
Management Services	1.00	\$2,103.33	\$2,103.33
Website Compliance & Management	1.00	\$100.00	\$100.00
Excess Meeting Time (over contract limit) 9-24-2025	2.00	\$175.00	\$350.00
		Subtotal	\$6,831.41
		Total	\$6,831.41

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09-29-2025

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

Invoice

Date	Invoice #
10/3/2025	INV0000103707

Bill To:

BEXLEY CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
October	Upon Receipt	00547

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,965.00	\$5,965.00
Subtotal			\$5,965.00
Total			\$5,965.00

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09-29-2025



INVOICE

Bexley CDD
12752 Citrus Park Lane
Tampa FL 33625
United States

Invoice # INV-SN-995
Invoice Date: 9/25/2025
Due Date: 10/25/2025
PO#:

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$937.50
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$600.00
Subtotal:		\$1,537.50
Tax Total:		
Total:		\$1,537.50
Amount Paid:		\$0.00
Direct Deposit Instruction:		Amount Due: \$1,537.50

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10-01-2025

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P.O. Box 771470
St. Louis, MO 63177-9816
United States

September 24, 2025

Invoice Number: 1410986092425

Account Number: **8337 13 062 1410986**

Auto Pay Notice

Service At: 16950 VIBRANT WAY BLDG DOG
LAND O LAKES FL 34638-3532

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

Summary

*Service from 09/24/25 through 10/23/25
details on following pages*

Previous Balance	124.98
Payments Received -Thank You!	-124.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	124.98
Other Charges	0.00
Current Charges	\$124.98
<i>YOUR AUTO PAY WILL BE PROCESSED 10/10/25</i>	
Total Due by Auto Pay	\$124.98

RECEIVED
09-25-2025

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 24 09252025 NNNNNNNN 01 998739

BEXLEY HOME OWNERS - DOG PARK
BEXLEY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

September 24, 2025

BEXLEY HOME OWNERS - DOG PARK

Invoice Number: 1410986092425

Account Number: 8337 13 062 1410986

Service At: 16950 VIBRANT WAY BLDG DOG
LAND O LAKES FL 34638-3532

Total Due by Auto Pay \$124.98

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713062141098600124982



Invoice Number: 1410986092425
Account Number: 8337 13 062 1410986

BEXLEY HOME OWNERS - DOG PARK

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 24 09252025 NNNNNNNN 01 998739

Charge Details

Previous Balance		124.98
EFT Payment	09/10	-124.98
Remaining Balance		\$0.00

Payments received after 09/24/25 will appear on your next bill.

Service from 09/24/25 through 10/23/25

Spectrum Business™ Internet

Modem	0.00
Business Internet	109.99
100Mx10M	
1 Static IP Address	14.99
	\$124.98

Spectrum Business™ Internet Total **\$124.98**

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges **\$124.98**

Total Due by Auto Pay **\$124.98**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Local Spectrum Store: 3302 Redeemer Way, New Port Richey FL 34655 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



For questions or concerns, please call **1-866-519-1263**.





U.S. Department of Agriculture
Animal and Plant Health Inspection Service (APHIS)

1 of 2

3408642
3005483210

10/01/2025

CUSTOMER NUMBER: 3408642
BILL NUMBER: 3005483210
P.O. NUMBER:
BILL DATE: 10/01/2025
SALES ORDER NUMBER: 6100039114

Due Date: 10/31/2025

BEXLEY COMMUNITY DEVELOPMENT DIS
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-0000

PRINCIPAL:	\$	6,175.32
INTEREST:	\$	0.00
PENALTY:	\$	0.00
ADMINISTRATIVE COSTS:	\$	0.00
CURRENT CHARGES:	\$	6,175.32
ADVANCE APPLIED:	\$	0.00

Amount Due: \$ 6,175.32

For inquiries, write to the address on page 2 or contact:

ABSHELPLINE@USDA.GOV

Failure to make payment by the due date will result in the assessment of late payment charges (interest, penalty charges, and/or administrative costs) in accordance with your contract, permit or the debt collection act of 1982, as amended. Postmarks are not honored. Late fees do not apply for billings in advance of receipt of goods or services.

Current charges on this invoice include unbilled activity through 09/30/2025

Description	Current Charges
Personnel Compensation	4,786.73
Supplies and Materials	70.00
Program Support	1,318.59
Total Charges	6,175.32

Agency Reference: 25-7212-8112-Q AP.RA.RX12.72.0208/25XX



**Payment
Coupon**

BEXLEY COMMUNITY DEVELOPMENT DIS
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-0000

* Payer Code/Customer Vendor Number: 3408642
* Bill Number/Document Number: 3005483210

Due Date: 10/31/2025

AMOUNT ENCLOSED:
\$

Make checks payable to the U.S. Department of Agriculture.
To ensure proper credit, include the Payer Code/Customer Number and Bill Number on all payments and correspondence.

REMIT TO:

USDA, APHIS, General
PO Box 979043
St Louis MO 63197-9000

OR electronically via

Pay.gov

<https://www.pay.gov/public/form/start/25982092>



CC093025-547

0 BEXLEY CDD 0

ACCOUNT SUMMARY

Credit Limit \$10,000.00
Credit Available \$9,661.00
Statement Closing Date September 30, 2025
Days in Billing Cycle 30
Previous Balance \$638.41
Payments & Credits \$638.41
Purchases & Other Charges \$338.49
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$338.49
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 \$338.49
Minimum Payment Due \$338.49
Payment Due Date October 27, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$638.41-	
09/25	09/25	F1515008C00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	638.41-
		MICHELLE WHITE	\$0.00	
		JESSICA	\$338.49	
		ROSA-MELENDEZ		
09/15	09/15	5543286825XLXEGHA	AMAZON MKTPL*ZT4HH1IK3 AMZN.COM/BILL WA	270.24
			MCC: 5942 MERCHANT ZIP:	
09/19	09/19	054101987WBR85WY0	RACETRAC2458 00024588 LUTZ FL	36.16
			MCC: 5542 MERCHANT ZIP:	
09/26	09/26	05410198EWBR893DQ	RACETRAC2458 00024588 LUTZ FL	32.09
			MCC: 5542 MERCHANT ZIP:	

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date October 27, 2025
New Balance \$338.49
Minimum Payment Due \$338.49
Past Due Amount \$0.00

Make Check
Payable to:

Amount Enclosed:

\$

0 BEXLEY CDD 0
BEXLEY COMMUNITY DEVELOPMENT DISTR
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

IMPORTANT ACCOUNT INFORMATION

\$0 - \$338.49 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 10/27/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$12.53	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.85	\$0-\$500,000 = 0.25%
New Cashback Balance	\$13.38	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 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.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing.
See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

Bexley CDD
Crdit Card - J.R. Melendez
Closing Date
Payment Date

30-Sep-25
27-Oct-25

All Expenditures must be supported by receipts in order to be eligible for reimbursement.
Attach all receipts to this form.

Date	Vendor Name	Description	Amount	GEM Car Maintenance	Miscellaneous Contingency
9/15/2025	Amazon	Supplies	270.24		270.24
9/19/2025	RaceTrac	Gas for Utility Cart & Equipment	36.16	36.16	
9/30/2025	RaceTrac	Supplies	32.09	32.09	
TOTAL			\$ 338.49	\$ 68.25	\$ 270.24
				57200-4528	57900-6409



Final Details for Order #113-1394470-5197810

Order Placed: September 15, 2025
PO number : Bexley CDD - 9/15/25
Amazon.com order number: 113-1394470-5197810
Order Total: \$270.24

Business order information
Project code: Janitorial Supplies Department: CDD Expense

Shipped on September 15, 2025	
Items Ordered	Price
1 of: Reli. 40 to 45 Gallon Trash Bags Heavy Duty 250 Trash Bags Super Sizeable, Black, Garbage for Serious Cleanup Sold by: Reli. (seller profile) Business Price Condition: New	\$53.20
4 of: ForPro Professional Collection Disposable Nitrile Gloves, Chemical Resistant, Powder-Free, Latex-Free, Non-Sterile, Food Safe, 4 Mil, Black, Large, 100-Count Sold by: TNG Worldwide (seller profile) Business Price Condition: New	\$9.94
Shipping Address: BEXLEY CDD c/o Jessica Rosa Melendez 16950 VIBRANT WAY LAND O LAKES, FL 34638-3532 United States	Item(s) Subtotal: \$92.96 Shipping & Handling: \$1.86 Free Shipping: -\$1.86 ----- Total before tax: \$92.96 Sales Tax: \$6.52 ----- Total for This Shipment: \$99.48 -----
Shipping Speed: Rush Shipping	

Shipped on September 15, 2025	
Items Ordered	Price
1 of: Reli. 40 to 45 Gallon Trash Bags Heavy Duty 250 Trash Bags Super Sizeable, Black, Garbage for Serious Cleanup Sold by: Reli. (seller profile) Business Price Condition: New	\$53.20
Shipping Address: BEXLEY CDD c/o Jessica Rosa Melendez 16950 VIBRANT WAY LAND O LAKES, FL 34638-3532 United States	Item(s) Subtotal: \$53.20 Shipping & Handling: \$0.38 Free Shipping: -\$0.38 ----- Total before tax: \$53.20 Sales Tax: \$3.72
Shipping Speed:	

Rush Shipping

Total for This Shipment: \$56.92

Shipped on September 15, 2025

Items Ordered

Price

1 of: Reli. 40 to 45 Gallon Trash Bags Heavy Duty | 250 Trash Bags | Super Sizeable, Black, Garbage for Serious Cleanup

\$53.20

Sold by: Reli. [\(seller profile\)](#)

Business Price

Condition: New

Shipping Address:

BEXLEY CDD c/o Jessica Rosa Melendez
16950 VIBRANT WAY
LAND O LAKES, FL 34638-3532
United States

Item(s) Subtotal: \$53.20

Shipping & Handling: \$0.37

Free Shipping: -\$0.37

Total before tax: \$53.20

Sales Tax: \$3.72

Shipping Speed:

Rush Shipping

Total for This Shipment: \$56.92

Shipped on September 15, 2025

Items Ordered

Price

1 of: Reli. 40 to 45 Gallon Trash Bags Heavy Duty | 250 Trash Bags | Super Sizeable, Black, Garbage for Serious Cleanup

\$53.20

Sold by: Reli. [\(seller profile\)](#)

Business Price

Condition: New

Shipping Address:

BEXLEY CDD c/o Jessica Rosa Melendez
16950 VIBRANT WAY
LAND O LAKES, FL 34638-3532
United States

Item(s) Subtotal: \$53.20

Shipping & Handling: \$0.38

Free Shipping: -\$0.38

Total before tax: \$53.20

Sales Tax: \$3.72

Shipping Speed:

Rush Shipping

Total for This Shipment: \$56.92

Payment information

Payment Method:

MasterCard | Last digits: 2451

Item(s) Subtotal: \$252.56

Shipping & Handling: \$2.99

Promotion applied: -\$2.99

Billing address

BEXLEY HOA HOA c/o Jessica Rosa Melendez
16950 VIBRANT WAY
LAND O LAKES, FL 34638-3532
United States

Total before tax: \$252.56

Estimated Tax: \$17.68

Grand Total: \$270.24

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.

RaceTrac 2458
16707 State Road 54
Lutz FL 33558

Term: XXXXXXXXXX3006
Appr: 019397
Seq#: 042347
PUMP No. 12
Grade: Unl-87
Gallons: 11.303 G
Price: \$3.199/Gal
TOTAL SALE \$36.16
Capture

MasterCard
XXXXXXXXXXXX2451
Contactless

USD\$ 36.16

Mastercard
Mode: Issuer
AID: A00000000041010
TVR: 0000008001
IAD:
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
TSI: E800
ARC: 00
ARQC:
839249D2E4FF2411

09/19/2025 10:18:05
HOW ARE WE DOING?
Call 888.636.5589
GUEST@RACETRAC.COM

RaceTrac 2458
16707 FL-54
Land O' Lakes, FL 34

Date: 09/26/25
Time: 11:20:09

Invoice: 1189

Pump	Gallons	Price
8	10.845	\$ 2.959
Product	Amount	
Fuel Regul	\$ 32.09	

Mastercard \$ 32.09
TOTAL SALE \$ 32.09

MERCH. ID: 20483
TERM. ID: 00000058
PURCHASE \$32.09

CHIP CONTACTLESS
*****2451

MC

Seq#: 1189
REF#: 118901
ApprCode: 026677
APPROVED

ARQC - 319811E4B20A5

Mode: Issuer
AID: A00000000041010
TVR: 0000008001
IAD: 0110A0400122000
TSI: E800 ARC: 00

Download our app!

HOW ARE WE DOING?
GUEST@RACETRAC.COM