



Rizzetta & Company

# **Bexley Community Development District**

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**Board of Supervisors' Regular  
Meeting  
January 28, 2026**

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

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

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

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

**BEXLEY COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE – Wesley Chapel, FL 813-994-1001**  
**Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614**  
[WWW.BEXLEYCDD.ORG](http://WWW.BEXLEYCDD.ORG)

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January 21, 2026

**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, January 28, 2026, 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. Monthly Aquatics Report & Quarterly Wetland Report .....Tab 1
    - i. Review of Pond Erosion Report .....Tab 2
  - B. Landscape Inspection Report .....Tab 3
  - C. RedTree Reports  
(Response to December LIS, Weekly Update, Irrigation) .....Tab 4
    - i. Consideration of Landscape Proposals .....Tab 5
    - ii. Consideration of Mulch Proposals .....Tab 6
    - iii. Consideration of Sod Proposals .....Tab 7
      - i. Turf Proposal (under separate cover)
    - iv. Consideration of Proposal for Irrigation Removal .....Tab 8
    - v. Consideration of Proposal for Irrigation Controller .....Tab 9
    - vi. Consideration of Proposal for Watering Truck .....Tab 10
  - D. District Engineer
    - i. Discussion on Public Facilities Report
    - ii. Consideration of Proposals for Road Repair  
(under separate cover)
  - E. District Counsel
    - i. Discussion on Status of Juniper Items
    - ii. Discussion on Parcel Maintenance
  - F. General Manager Report .....Tab 11
    - i. Discussion on Bexley Village Drive - Dead end  
Illegal Dumping
  - G. District Manager Report ..... Tab 12

**4. BUSINESS ITEMS**

- A. Consideration of Reserve Study Proposals..... Tab 13
- B. Discussion on Resident Park Survey ..... Tab 14
- C. Discussion on Resident Communication Methods ..... Tab 15
- D. Discussion on Draft Resolution for Fishing Rules  
Change ..... Tab 16
- E. Discussion of Sprinkler Solutions Well Proposal
- F. Discussion on Dog Park Repairs/updates
- G. Update on Rangeland Expansion
- H. Establishment of Audit Committee and Setting the First  
Audit Committee Meeting

**5. BUSINESS ADMINISTRATION**

- A. Consideration of the Minutes of the Board of Supervisors  
Regular Meeting held on December 17, 2025.....Tab 17
- B. Consideration of Operation and Maintenance for  
December 2025.....Tab 18

**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**

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**Reason for Inspection:**  
Quality Assurance

**Inspection Date:**  
12/17/2025

**Prepared for:**  
Bexley  
Community Development District

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

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## Site Assessments

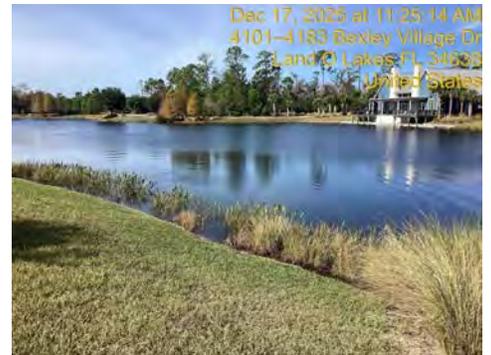
### Pond 1

#### Comments:

Site Looks Good

Pond 1 has continued to look great. The native vegetation around the shoreline perimeter has remained with minimal to no new invasive weed growth.

Treatments have continued to target invasive weeds and shoreline weeds to keep growth to a minimum. No issues were observed with algae, submersed weeds, or shoreline weeds.



### Pond 2

#### Comments:

Site Looks Good

Pond 2 was previously treated for shoreline weeds and Torpedograss around the exposed sediment. Positive results were seen from these treatments. No issues were observed with algae, submersed weeds, or shoreline weeds.



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## Site Assessments

### Pond 3

#### Comments:

Site Looks Good

Pond 3 looks great. Treatments for Torpedograss and other shoreline weeds have kept new invasive growth to a minimum. No issues were observed with algae, submersed weeds, or shoreline weeds.



### Pond 4

#### Comments:

Site Looks Good

Pond 4 continues to remain in great shape. No issues were observed with algae, submersed weeds, or shoreline weeds. A minor amount of invasive plant species such as Torpedograss and Pennywort, were previously treated to maintain the current state of the pond.



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## Site Assessments

### Pond 5

#### Comments:

Site Looks Good

Previously, a minimal amount of algae, Torpedograss, and other shoreline weeds were targeted for treatment and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is currently low.



### Pond 6

#### Comments:

Site Looks Good

Bladderwort and algae were previously targeted for treatment on pond 6. Positive results have been seen and only a trace amount of algae remains. The remaining algae will continue to be targeted for treatment. No issues were observed with submersed weeds or shoreline weeds. Two minor erosion areas were observed.



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## Site Assessments

### Pond 7

#### Comments:

Normal Growth Observed

Algae and Slender Spike Rush growths were previously observed and targeted for treatment. Both have seen a reduction as a result of treatments and only a trace amount of algae was remaining. No issues were observed with submersed weeds or shoreline weeds.



### Pond 8

#### Comments:

Normal Growth Observed

Pond 8 looks good overall. A minimal amount of Planktonic Algae was observed windblown only in the Southeastern corner of the pond. This new growth will be targeted for treatment during the upcoming visits. No other issues were observed with submersed weeds or shoreline weeds. The water level has risen recently and is near a normal level.



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## Site Assessments

### Pond 9

#### Comments:

Site Looks Good

Pond 9 looks great. Previous algae treatments have shown positive results in the reduction of algae. Shoreline weeds were also previously targeted for treatment. No issues were observed with algae, submersed weeds, or shoreline weeds.



### Pond 10

#### Comments:

Site Looks Good

Pond 10 continue to look great. The native vegetation has continued to remain healthy. Shoreline weed treatments have kept new invasive growth minimal to none. No issues were observed with algae, submersed weeds, or shoreline weeds.



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## Site Assessments

### Pond 11

#### Comments:

Site Looks Good

Pond 11 has continued to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. Previously a minimal amount of shoreline weeds were treated around the shoreline perimeter and positive results were seen.



### Pond 12

#### Comments:

Site Looks Good

Pond 12 looks good overall. A trace amount of Pennywort was observed below the water surface due to the recent rise in water. This will be targeted for treatment once water levels recede again. No issues were observed with algae, submersed weeds, or other shoreline weeds.



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## Site Assessments

### Pond 13

#### Comments:

Normal Growth Observed

Algae and Slender Spike Rush growth has been reduced. Previous treatments have targeted this growth. Only a minimal amount remains and will be targeted during the upcoming visits. Shoreline weeds were previously treated and positive results were observed.



### Pond 14

#### Comments:

Site Looks Good

The minimal amount of algae that was previously observed was treated and a reduction was seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The native Gulf Spike Rush has remained robust around the shoreline perimeter.



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## Site Assessments

### Pond 15

#### Comments:

Site Looks Good

Pond 15 looks good. This pond was previously treated for shoreline weeds, including Torpedograss and Alligator weed. Positive results have been seen from this treatment and there were no issues observed with algae, submersed weeds, or shoreline weeds. The water level is at a normal level.



### Pond 16

#### Comments:

Site Looks Good

Pond 16 has continued to look good. No issues were observed with algae, submersed weeds, or shoreline weeds. Previously, shoreline weeds including Torpedograss, were targeted for treatment and positive results have been seen.



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## Site Assessments

### Pond 17

#### Comments:

Site Looks Good

Previously algae and a minimal amount of shoreline weeds were observed around the shoreline perimeter. These were both targeted for treatment and positive results have been seen. No issues were observed during this visit. The native vegetation is robust and thriving on this pond. A minimal amount of trash was observed.



### Pond 18

#### Comments:

Site Looks Good

Pond 18's shoreline perimeter and open water looks great. Shoreline weeds, including Torpedograss and Alligator weed, and algae were previously treated on this pond. Positive results from treatments have been observed. No issues were observed with algae, submersed weeds, or shoreline weeds. The native vegetation continues to develop.



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## Site Assessments

### Pond 19

#### Comments:

Site Looks Good

Pond 19 continues to look good. Previously minimal amounts of shoreline weeds and Torpedograss were targeted for treatment around the shoreline perimeter and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



### Pond 20

#### Comments:

Site Looks Good

Pond 20 looks great. Previously invasive growth including Torpedograss and other shoreline weeds were targeted for treatment and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



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## Site Assessments

### Pond 21

#### Comments:

Site Looks Good

The minimal algae growth that was previously present has been targeted for treatment. Positive results and a reduction have been seen. Shoreline weeds and Torpedograss were also treated and positive results were viewed. No issues were observed with algae, submersed weeds, or shoreline weeds.



### Pond 23

#### Comments:

Site Looks Good

Pond 23 looks good. Shoreline weeds were previously targeted for treatment and positive results were seen. Only a trace amount of Torpedograss was observed around a few spots on the shoreline perimeter. No issues were observed with algae or submersed weeds.



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## Site Assessments

### Pond 24

#### Comments:

Site Looks Good

Pond 24 looks great. No issues were observed with algae, submersed weeds, or shoreline weeds. Previously a minimal amount of Torpedograss was targeted for treatment and positive results were seen.



### Pond 25

#### Comments:

Site Looks Good

Pond 25 continues to look good. Previously a minimal amount of Torpedograss and shoreline weeds were treated and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. Some minor erosion areas were observed along the northern bank.



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## Management Summary/Recommendations

Ponds within the Bexley community have remained in excellent condition and only a minimal growth of algae or shoreline weeds were observed within a select few ponds. For the minimal amount of growth that was observed, the amounts were not excessive and were an amount that could be expected. The growth was kept to a minimum before being reduced by timely and proactive treatments.

Recently, many of the ponds have experienced a significant rise in water level to bring most back to a near normal level. Many of the ponds were previously at very low levels, leaving several feet of exposed sediment. As we continue through the winter months, we can expect that the water levels will again drop. As this occurs we will continue to monitor these exposed sediment areas for erosion and report back if any areas need to be addressed. Some minor areas of cold impact on the native vegetation were also observed. This is normal, the plants will tend to thin out during the winter months and bounce back strong during spring.

Advanced Aquatic remains committed to being proactive and providing professional, proper, and timely treatments. As a result of this, our goal is to keep new growth of algae and invasive weeds to a minimum, to maintain an overall excellent condition of the ponds within the entire Bexley community. Thank you for your continued partnership and allowing Advanced Aquatics to provide all your aquatic and wetland management needs.

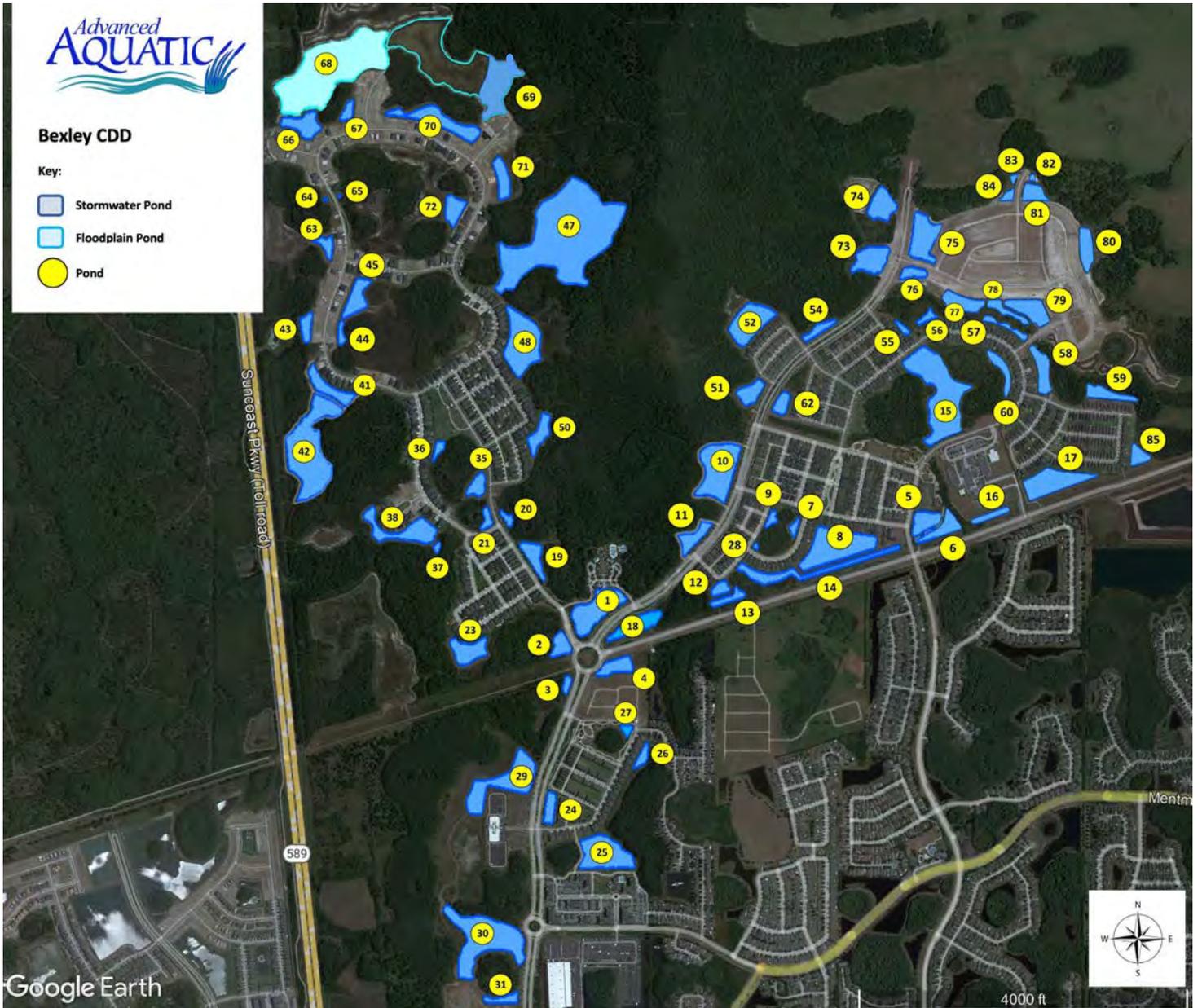


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Map



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## **Bexley Community Development District Quarterly Wetland Inspection Report**

---

**Reason for Inspection:**

Quality Assurance

**Inspection Date(s):**

1/5/26

**Prepared for:**

Bexley  
Community Development District

**Prepared by:**

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

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## Site Assessments

### Floodplain Pond 1A

#### Comments:

Site Looks Good

Invasive grasses and other invasive species were targeted for treatment and positive results have been seen.

Waterflow in and around the structures are open and free to flow.

Native vegetation observed:

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



### Floodplain Pond 1B

#### Comments:

Site Looks Good

Invasive grasses and other invasive weed growth was hand removed from this site. No issues were observed with invasive growth.

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

Native vegetation observed:

Arrowhead, pickerelweed, saltbush, Wax Myrtle.



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## Site Assessments

### Wetland Buffer 2

#### Comments:

Site Looks Good

Thalia on this site shows signs of cold damage. This will recover in spring. Previously Chinese Tallow, Primrose, invasive grasses, and invasive vines were targeted for treatment. This site looks good and minimal to no new growth was observed.

Native vegetation observed:

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



### Wetland Buffer 3

#### Comments:

Site Looks Good

Cattail growth and invasive grasses were previously treated and positive results were viewed. A minimal amount of new cattail growth was observed and will be targeted for treatment. No other issues were observed and the site is currently holding water.

Native vegetation observed:

Saltbush, Red Maple tree, Cypress tree.



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## Site Assessments

### Wetland Buffer 4

**Comments:**

Site Looks Good

This site was previously treated for invasive grass growth including Torpedograss, Dog Fennel, and other invasive weeds. Positive results have been seen and the site is currently holding water.

Native species observed:

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



### Wetland Buffer 5

**Comments:**

Normal Growth Observed

Minimal new invasive growth was observed. This growth consisted of Pennywort, Camphorweed, and Rag weed. These will be targeted for treatment.

Native vegetation observed:

Red Maple tree, Saltbush, and Cypress tree.



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## Site Assessments

### Wetland Buffer 6

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted invasive grasses, Dog Fennel, and Caesar weed.

Native vegetation observed:

Saltbush, Cypress tree, and Pine tree.



### Wetland Buffer 7

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Caesar Weed, Dog Fennel, and Chinese Tallow. Positive results have been seen.

Native vegetation observed:

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



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## Site Assessments

### Wetland Buffer 8

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss and other minor invasive terrestrial growth.

Native vegetation observed:  
Saltbush, Pine, Red Maple, Cypress,  
and Wax Myrtle.



### Wetland Buffer 9

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss and other minor invasive terrestrial growth.

Native Vegetation noted:  
Oak, Pine, Saltbush, Cypress, and Red  
Maple.



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## Site Assessments

### Wetland Buffer 10

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss and other minor invasive terrestrial growth.

Native vegetation observed:

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



### Wetland Buffer 11

#### Comments:

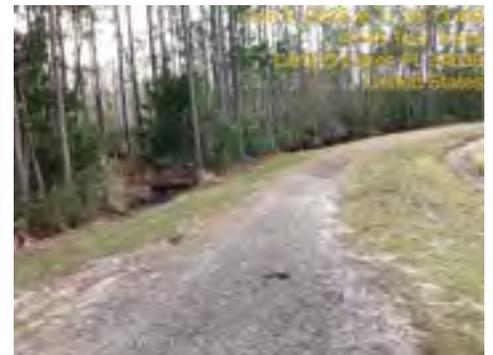
Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Dog Fennel, Sesbania, and other minor invasive terrestrial growth.

Native vegetation observed:

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



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## Site Assessments

### Wetland Buffer 12

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Dog Fennel, and other minor invasive terrestrial growth.

Native vegetation observed:

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



### Wetland Buffer 13

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss and other minor invasive terrestrial growth.

Native vegetation observed:

Saltbush, Carolina Willow.



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## Site Assessments

### Wetland Buffer 14

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Dog Fennel, Caesar Weed, and other minor invasive terrestrial growth.

Native vegetation observed:

Pine, Saltbush, and Wax Myrtle.



### Wetland Buffer 15

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Dog Fennel, and other minor invasive terrestrial growth.

Native vegetation observed:

Pine, Saltbush, Palmetto, and Wax Myrtle.



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## Site Assessments

### Wetland Buffer 16

**Comments:**

Normal Growth Observed

Minor growth of Torpedograss and other invasive grasses. These will be targeted for treatment along the buffer area. Previous treatments have targeted Torpedograss and Dog Fennel.

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



### Wetland Buffer 17

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Dog Fennel, and other minor invasive terrestrial growth.

Native vegetation observed:  
Pine, Saltbush, Cypress, Palmetto, and Wax Myrtle.



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**Site Assessments**

**Wetland Buffer 18**

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss and other minor invasive terrestrial growth.

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



**Wetland Buffer 19**

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss and other minor invasive terrestrial growth.

Native vegetation observed:  
Saltbush, Pine, Carolina Willow, Arrowhead.



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**Site Assessments**

**Wetland Buffer 20**

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss, Dog Fennel, Thistle, and other minor invasive terrestrial growth.

Native vegetation observed:  
Pine, Wax Myrtle, Carolina Willow, Saltbush, Thalia.



**Wetland Buffer 21**

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss, Dog Fennel, Caesar Weed, invasive vines, and other minor invasive terrestrial growth.

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



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**Site Assessments**

**Wetland Buffer 22**

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Dog Fennel, invasive vines, and other minor invasive terrestrial growth.

Native vegetation observed:

Oak, Pine, Cypress, Palmettos, and Saltbush.



**Wetland Buffer 23**

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Dog Fennel, invasive vines, and other minor invasive terrestrial growth.

Native vegetation observed:

Oak, Pine, Cypress, Palmettos, and Saltbush.



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## Site Assessments

### Wetland Buffer 24

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Dog Fennel, Caesar Weed, invasive vines, and other minor invasive terrestrial growth.

Native vegetation observed:

Oak, Pine, Cypress, Palmettos, and Saltbush.



### Wetland Buffer 25

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Dog Fennel, invasive vines, and other minor invasive terrestrial growth.

Native vegetation observed:

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



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## Site Assessments

### Wetland Buffer 26

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss, Dog Fennel, and other minor invasive terrestrial growth.

Native vegetation observed:  
Cordgrass, Saltbush, Pine, and Red Maple.



### Wetland Buffer 27

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss, Dog Fennel, Caesar Weed, and other minor invasive terrestrial growth.

Native vegetation observed:  
Red Maple, Palmetto, Saltbush, and Cypress.



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**Site Assessments**

**Wetland Buffer 28**

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss, Dog Fennel, Caesar Weed, and other minor invasive terrestrial growth.

Native vegetation observed:  
Carolina Willow, Saltbush, Pine, Palmetto, and Red Maple.



**Wetland Buffer 29**

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss, Dog Fennel, invasive vines, Caesar Weed, and other minor invasive terrestrial growth.

Native vegetation observed:  
Lizards tongue, Arrowhead, Saltbush, Oak, and Pine.



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## Site Assessments

### Wetland Buffer 30

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Dog Fennel, Chinese Tallow, Caesar Weed, and other minor invasive terrestrial growth.

Native vegetation observed:

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



### Wetland Buffer 31

#### Comments:

Site Looks Good

A very minimal amount of Torpedograss was observed on this buffer area. This new growth will be targeted for treatment during the upcoming visits. Previous treatments have targeted Torpedograss, Dog Fennel, and Pennywort.

Native vegetation observed:

Pickerelweed, Saltbush, Native Ferns, and Cypress.



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## Site Assessments

### Wetland Buffer 32

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Dog Fennel and other minor invasive terrestrial growth.

Native vegetation observed:  
Saltbush, Arrowhead, and Red Maple.



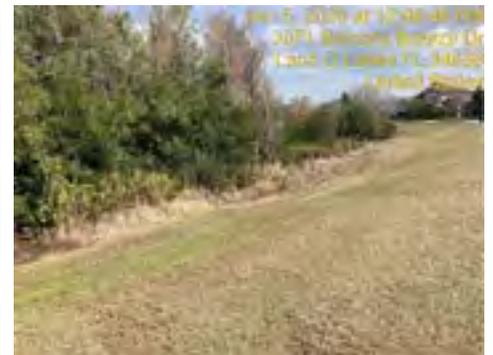
### Wetland Buffer 33

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss, Dog Fennel, Chinese Tallow, Caesar Weed, and other minor invasive terrestrial growth.

Native vegetation observed:  
Ferns, Cypress, Saltbush, Arrowhead, and Red Maple.



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## Site Assessments

### Wetland Buffer 34

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, invasive vines, Chinese Tallow, Caesar Weed, and other minor invasive terrestrial growth.

Native vegetation observed.

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



### Wetland Buffer 35

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, invasive vines, Chinese Tallow, and other minor invasive terrestrial growth.

Native vegetation observed:

Oak, Red Maple, Pine, and Ferns



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## Site Assessments

### Wetland Buffer 36

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss, Dog Fennel, and other minor invasive terrestrial growth.

Native vegetation observed:  
Pine, Cypress, and Saltbush.



### Wetland Buffer 37

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss, Dog Fennel, and other minor invasive terrestrial growth.

Native vegetation observed:  
Pine, Cypress, Saltbush, and Oak.



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**Site Assessments**

**Wetland Buffer 38**

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss and other minor invasive terrestrial growth.

Native vegetation observed:  
Arrowhead, Saltbush, Red Maple, Ferns, and Pine.



**Wetland Buffer 39**

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss, Dog Fennel, Caesar Weed, invasive vines, and other minor invasive terrestrial growth.

Native vegetation observed:  
Red Maple, Saltbush, and Pine.



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**Site Assessments**

**Wetland Buffer 40**

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss, Dog Fennel, Caesar weed, and other minor invasive terrestrial growth.

Natives present:

Pine, Saltbush, Oak, and Fern.



**Wetland Buffer 41**

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss, Brazilian Pepper, Primrose Willow, Caesar weed, and other minor invasive vine growth.

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



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## Site Assessments

### Wetland Buffer 42

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Dog Fennel, Caesar weed, and other minor invasive terrestrial growth.

Native Vegetation observed:

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



### Wetland Buffer 43

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Primerose Willow, Cattails, and other minor invasive terrestrial growth.

Native vegetation observed:

Arrowhead, Saltbush, and Cypress.



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## Site Assessments

### Wetland Buffer 44

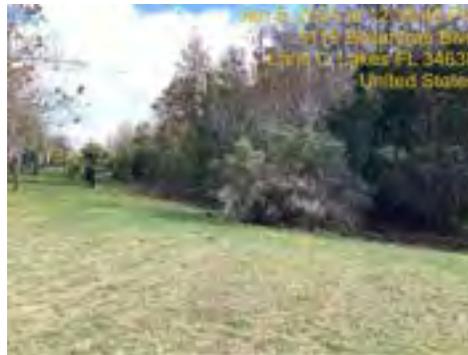
#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Dog Fennel, Caesar weed, Chinese Tallow, Primrose Willow, and other minor invasive terrestrial growth.

Native vegetation observed: Cypress, Pine, Red Maple, Fern, and Saltbush.



### Wetland Buffer 45

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Caesar weed, Chinese Tallow, invasive vines, Dog Fennel, and other minor invasive terrestrial growth.

Native Vegetation observed:

Pine, Oak, Cypress, Fern, and Saltbush.



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## Site Assessments

### Wetland Mitigation 46

#### Comments:

Normal Growth Observed

Some Torpedograss growth was observed. This will continue to be targeted for treatment. Previously Torpedograss and Primrose Willow growth was targeted for treatment.

Native vegetation observed:

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



### 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.

A minimal amount Torpedograss growth is present.

Cold damage has appeared to effect some native species, but they will recover in the spring.



### Wetland Mitigation 49

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Dog Fennel, Caesar weed, Primrose Willow, and other minor invasive terrestrial growth.

Native vegetation observed:

Saltbush, Pickerelweed, and Carolina willow.



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## Site Assessments

### Wetland Mitigation 50

**Comments:**

Site Looks Good

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

A minor Cattail growth in the center area of this site was observed. These will be targeted for treatment.

Previously, Torpedograss and Cattail growth around the perimeter areas were targeted.

Native vegetation observed:

Carolina willow, Arrowhead, and Gulf Spike Rush.



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## Site Assessments

### Floodplain Pond 54

**Comments:**

Site Looks Good

Previously the interior areas of this site were treated for Torpedograss, other invasive grasses, Dog Fennel, and Sesbania. Treatments will continue to reduce invasive growth.

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



### Wetland & Floodplain Pond Buffer 55

**Comments:**

Normal Growth Observed

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

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss and other minor invasive terrestrial growth.

Native vegetation observed:

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



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## Site Assessments

### Wetland Buffer 58

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss and other minor invasive terrestrial growth.

Native vegetation observed:  
Pine, Saltbush, Cypress, Palmetto, native ferns, and Wax Myrtle.



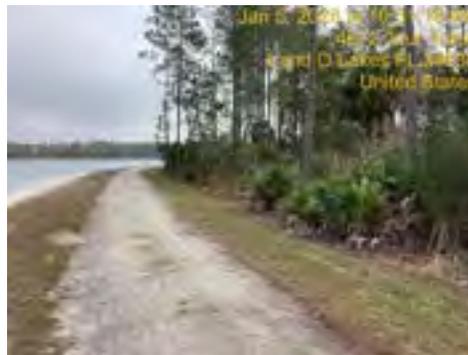
### Wetland and Floodplain Pond Buffer 59

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss, Caesar Weed, Dog Fennel, and other minor invasive terrestrial growth.

Native vegetation observed:  
Palmettos, Pine, Cypress, and Ferns.



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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.

Minimal amounts of Torpedograss and invasive vines are present.



### Wetland Buffer 61

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Dog Fennel, Rag weed, and other minor invasive terrestrial growth.

Native vegetation observed:

Pine, Saltbush, Palmetto, and Ferns.



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## Site Assessments

### Wetland Buffer 62

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Dog Fennel, Rag weed, and other minor invasive terrestrial growth.

Native vegetation observed:

Pine, Saltbush, Palmetto, and Wax Myrtle.



### Wetland Buffer 63

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss and other minor invasive terrestrial growth.

Native vegetation observed:

Saltbush, Wax Myrtle, Pine, Ferns.



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**Site Assessments**

**Wetland Buffer 64**

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss, Dog Fennel, and other minor invasive terrestrial growth.

Native vegetation observed:  
Pine, Palmetto, Wax Myrtle, Maple.



**Wetland Buffer 65**

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss, Dog Fennel, and other minor invasive terrestrial growth.

Native vegetation observed:  
Oak, Maple, Cypress, Palmetto, and Saltbush.



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**Site Assessments**

**Wetland Buffer 66**

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Dog Fennel, and other minor invasive terrestrial growth. A bag of yard waste was dumped, can be seen on the picture on the left.

Native vegetation observed:

Saltbush, Oak, Maple, Cypress, and Palmetto.



**Wetland Buffer 67**

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Dog Fennel, and other minor invasive terrestrial growth. One Brazilian pepper tree was observed.

This will be targeted for treatment.

Native vegetation observed:

Maple, Saltbush, Oak, Palmetto, and Cypress.



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## Site Assessments

### Wetland Buffer 68

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Dog Fennel, and other minor invasive terrestrial growth.

Native vegetation observed:  
Saltbush and Oak.



### Wetland Buffer 69

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Caesar weed, Dog Fennel, and other minor invasive terrestrial growth.

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



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## Site Assessments

### Wetland Buffer 70

**Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good. Previous treatments have targeted Torpedograss, Caesar weed, Dog Fennel, and other minor invasive terrestrial growth.

Native vegetation observed:  
Oak, Pine, and Saltbush.

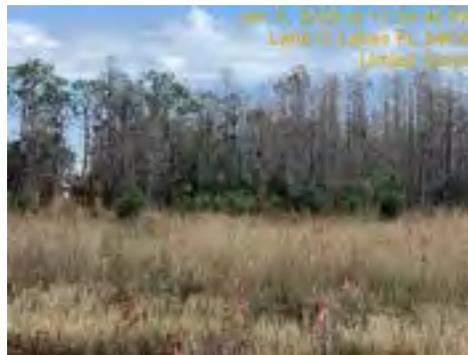


### Wetland Buffer 71

**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 from the exterior.



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## Site Assessments

### Wetland Buffer 72

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. This site looks good.

Previous treatments have targeted Torpedograss, Thistle, Dog Fennel, and other minor invasive terrestrial growth.

Native vegetation observed:  
Pine, Cypress, and Saltbush.



### Floodplain Pond 73

#### Comments:

Normal Growth Observed

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

Minimal amounts of invasive vines 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.

Minor Torpedograss growth was observed. Native growth growing along shoreline.



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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.

Minor Torpedograss growth was observed. Native growth growing along shoreline.



### Wetland Mitigation 77

#### Comments:

Site Looks Good

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

Torpedograss was observed.

Cold damage to the native species was observed. This will recover in the spring.



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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.



**Wetland Mitigation 81**

**Comments:**

Normal growth observed.

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

Sesbania, Dog Fennel, and Torpedograss growth was observed.





## Wetland Inspection Report | Page 42

### Site Assessments

#### Wetland Mitigation 82

**Comments:**

Normal growth observed.

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

Trace amount of Torpedograss growth.



#### Wetland Mitigation 83

**Comments:**

Normal growth observed.

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

Some vine growth.

Abundance of young Pine growth.



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Map



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## 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>
Pickerelweed	<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 Beggartick, 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 elliottii*)  
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 2**



## **Bexley Community Development District**

---

**Reason for Inspection:**  
Pond Erosion

**Inspection Date:**  
11/5/2025-12/17/25

**Prepared for:**  
Bexley  
Community Development District

**Prepared by:**  
Jacob Adams, Project Manager & Biologist

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**Bexley CDD**

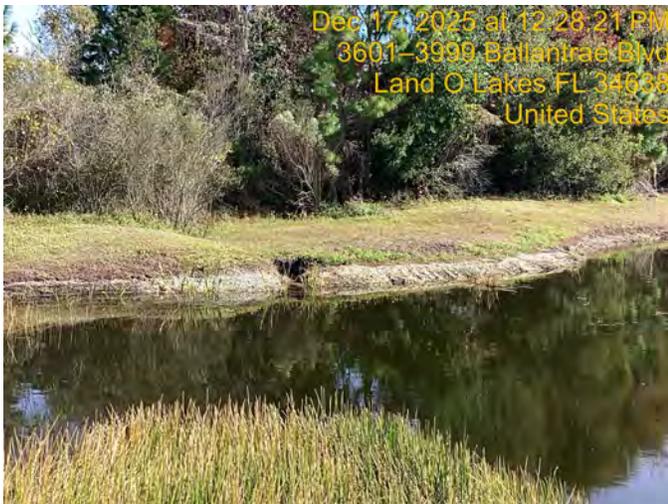
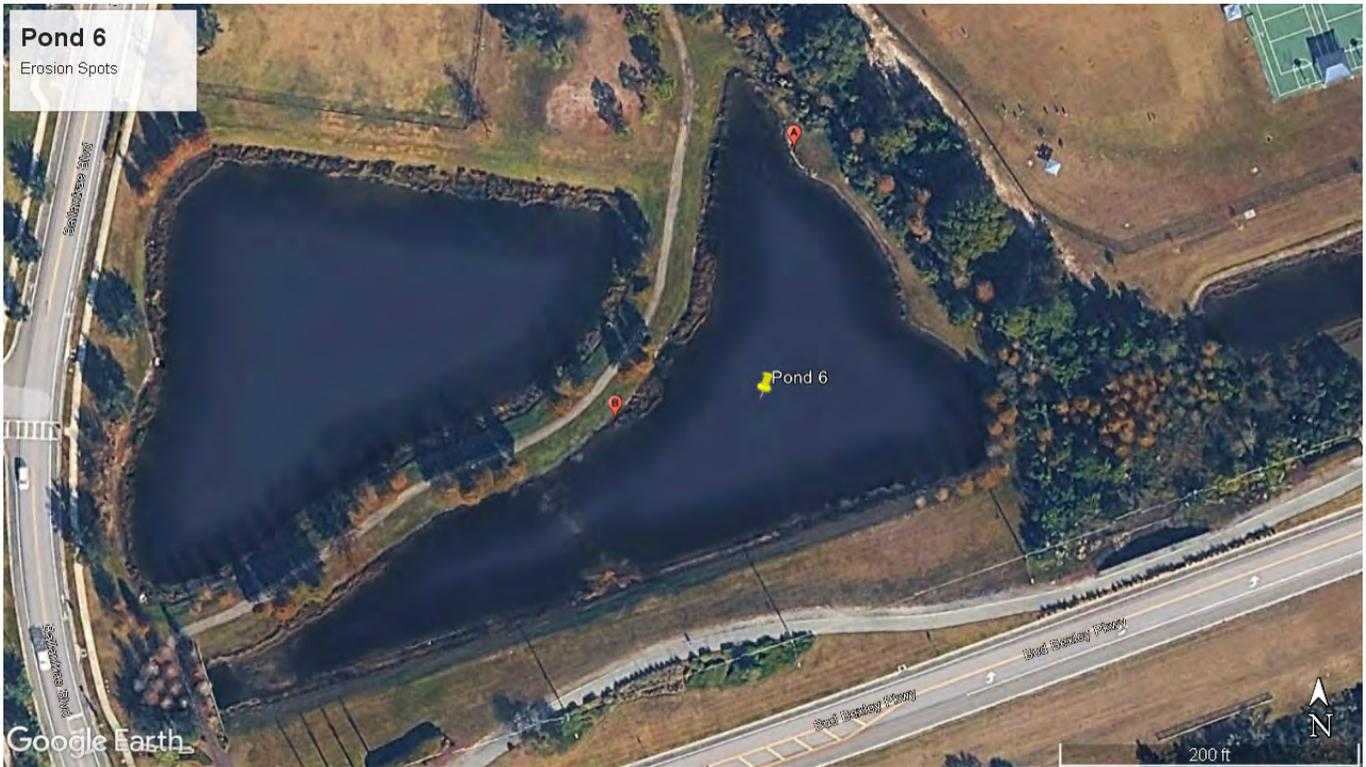
Key:

-  Stormwater Pond
-  Floodplain Pond
-  Pond



Pond Number	Number of Spots	Level of Concern	Size of Area	Cause of Erosion
6	2	Yellow	<5ft	Drainage from Wetland into pond, and sheet flow.
8	1	Yellow	≈20ft	Wind wave action.
25	2	Red and Yellow	5-10ft spots	Sheet flow from inbetween houses.
26	1	Yellow	≈10ft	Sheet flow from inbetween houses.
38	2	Yellow	≤5ft	Sheet flow from inbetween houses.
42	1	Yellow/Red	≈20ft	Combination of wind wave action and sheet flow.
47	5+	Red and Yellow	Various Sizes	Combination of wind wave action and sheet flow.
50	1	Yellow	5-10ft	Sheet flow from inbetween houses.
51	1	Yellow/Green	≈5ft	Sheet flow.
52	2	Red and Yellow	5ft and 20ft	Sheet flow issues.
59	1-2	Yellow and Green	≤5ft	Sheet flow from inbetween houses.
60	1	Green	≤5ft	Sheet flow from inbetween houses.
63	3	Yellow/Red	2ft-10ft	Sheet flow issues.
66	3	Red, Yellow, and Green	5ft-15ft	Sheet flow from inbetween houses and new pool construction.
67	1	Yellow/Green	≈5ft	Sheet flow issues.
68	2	Green	5ft-15ft	Sheet flow issues.
71	1	Red	≈5ft	Sheet flow from inbetween houses.
73	3+	Red	5ft-15ft	Sheet flow from inbetween houses.
75	1	Yellow	2ft-3ft	Trench, sheet flow or irrigation issue.
77	1	Yellow	≤5ft	Sheet flow issues.
79	3	Red and Yellow	5ft-20ft	Sheet flow from inbetween houses.
80	1	Yellow	≤5ft	Sheet flow from inbetween houses.
81	4+	Yellow	5ft-10ft	Sheet flow from inbetween houses.

# Pond 6



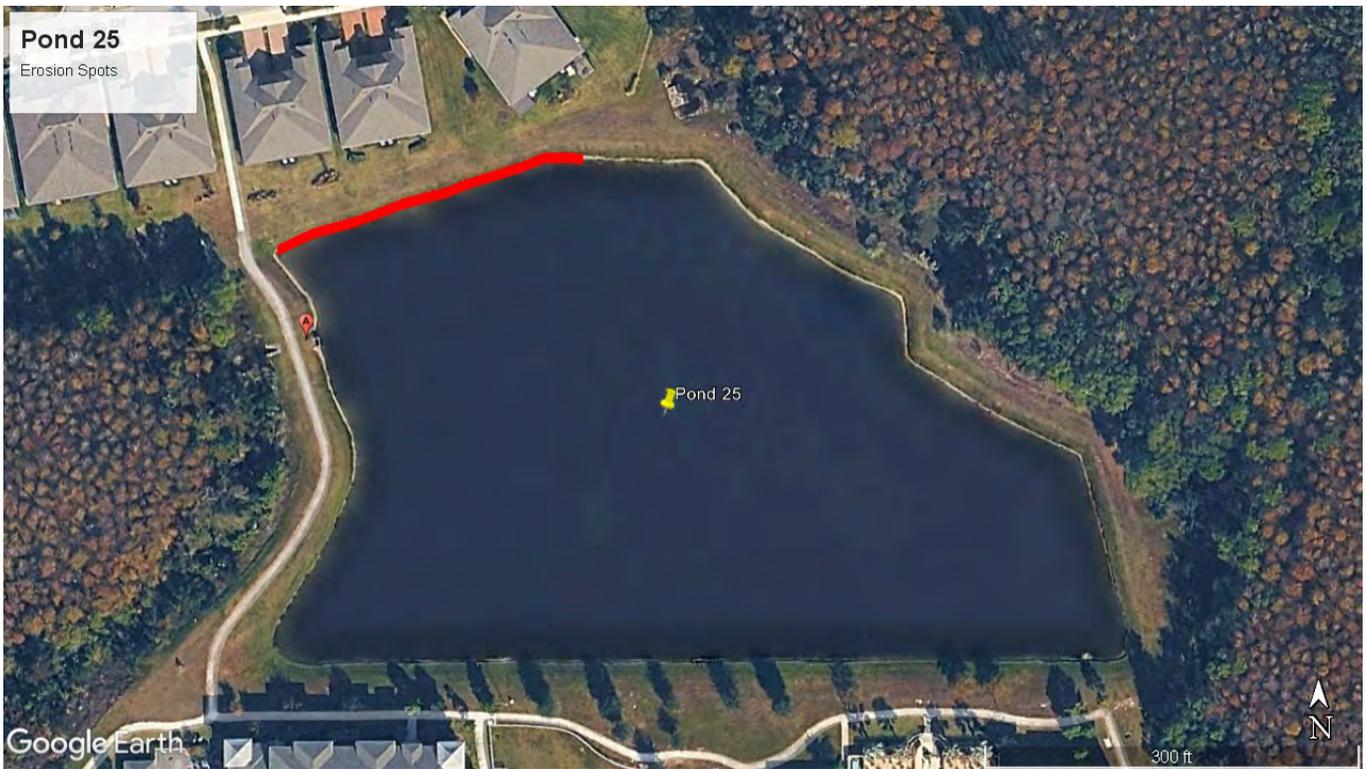
Pond 6 has two areas with erosion observed. The area pictured on the left looks to be caused by the flow of out of the wetland area and into the pond. The area pictured in the right image was caused by sheet flow issues. Both of these areas do not appear to have any changes recently, but could potentially worsen over time.

# Pond 8



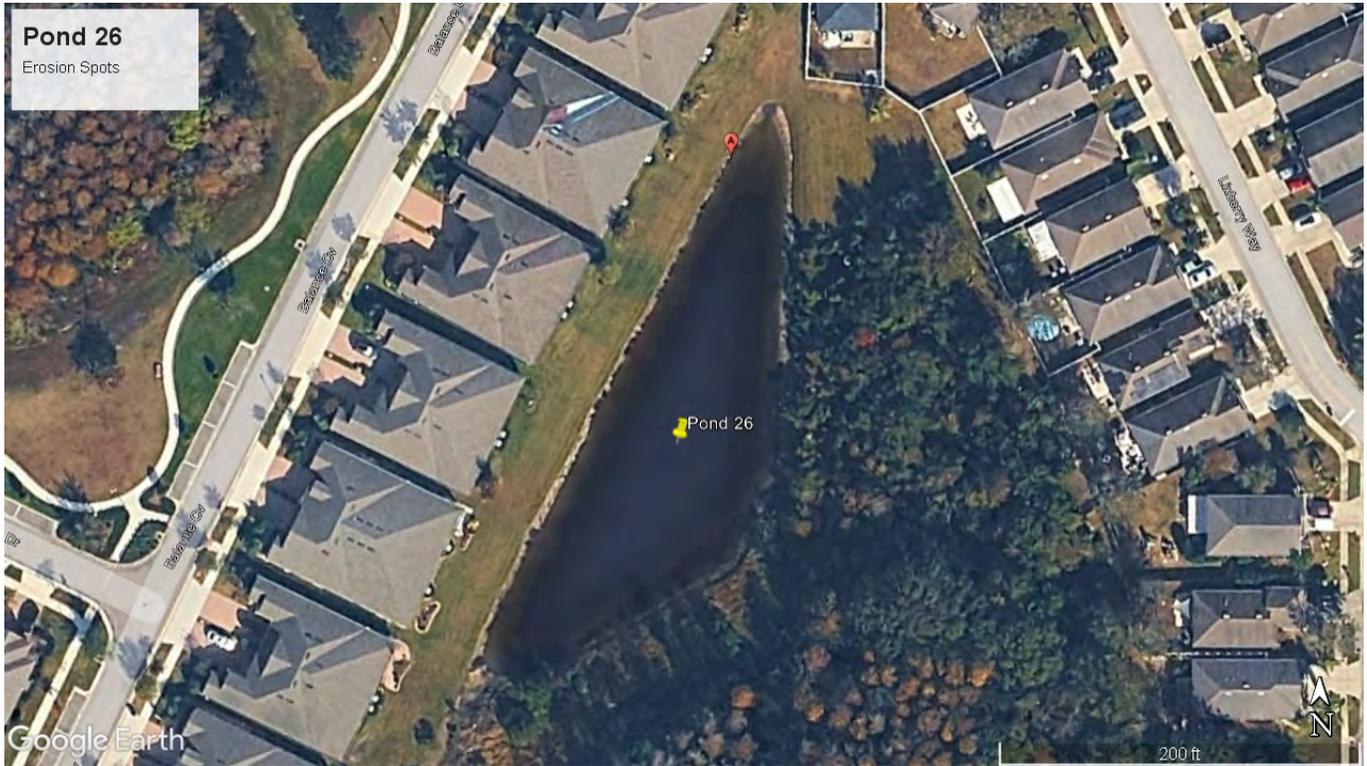
Pond 8 has one area where erosion was observed. The south western bank has minor wind wave action erosion along the shoreline.

# Pond 25



Pond 25 has two main areas where erosion was observed. In the left picture, a section of the north western shoreline can be seen with several erosion pockets that have been caused by sheet flow issues. In the left picture another sheet flow issue has lead to erosion near the outflow structure and is a hole. The area near the outflow structure should be addressed soon.

# Pond 26



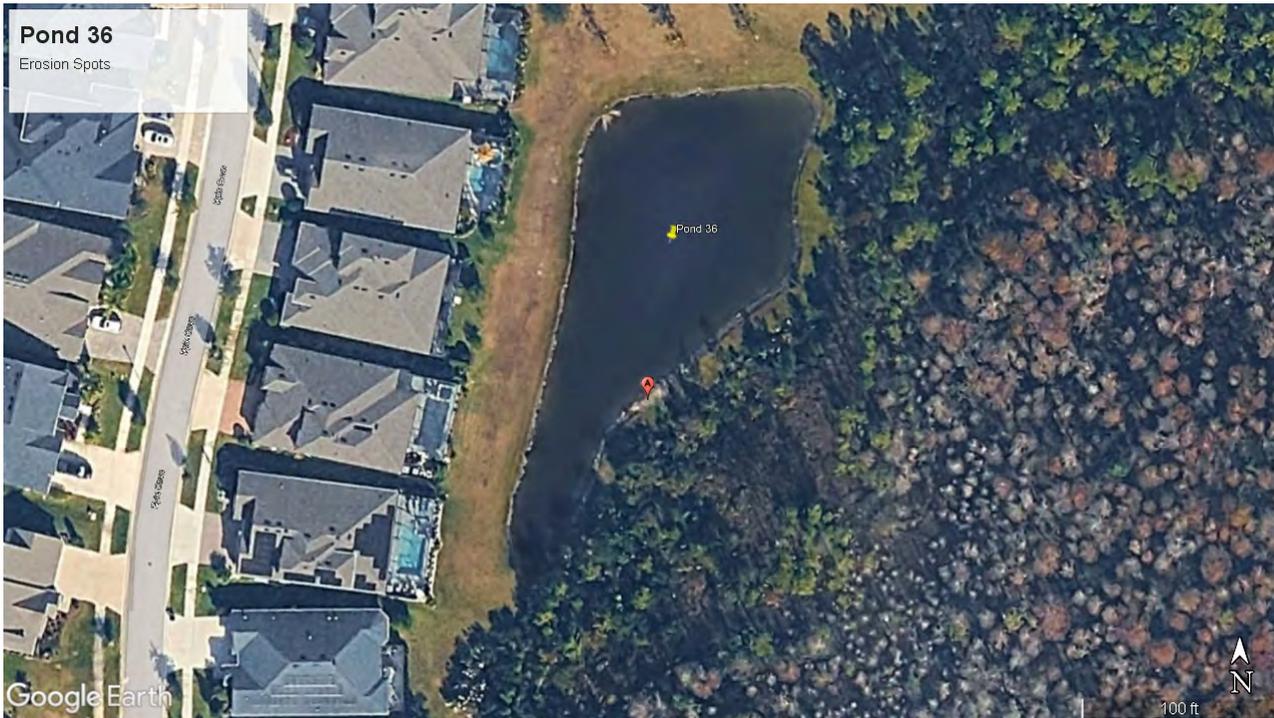
Pond 26 has one area of erosion that was observed. This area is a roughly 10ft length, where the shoreline has receded back 1-2ft. This area is located near the north western corner of the pond.

# Pond 30



The rock area should be filled in more.

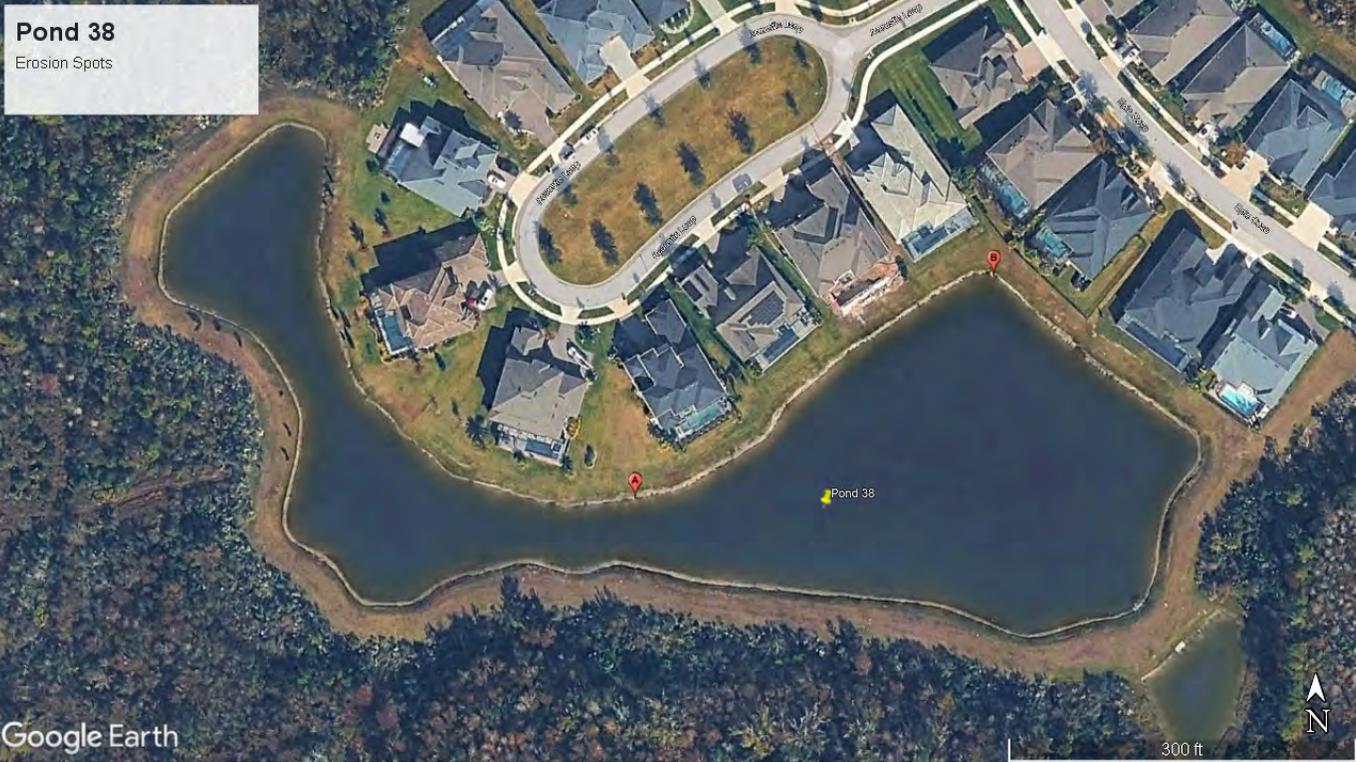
# Pond 36



The rock area should be filled in more.

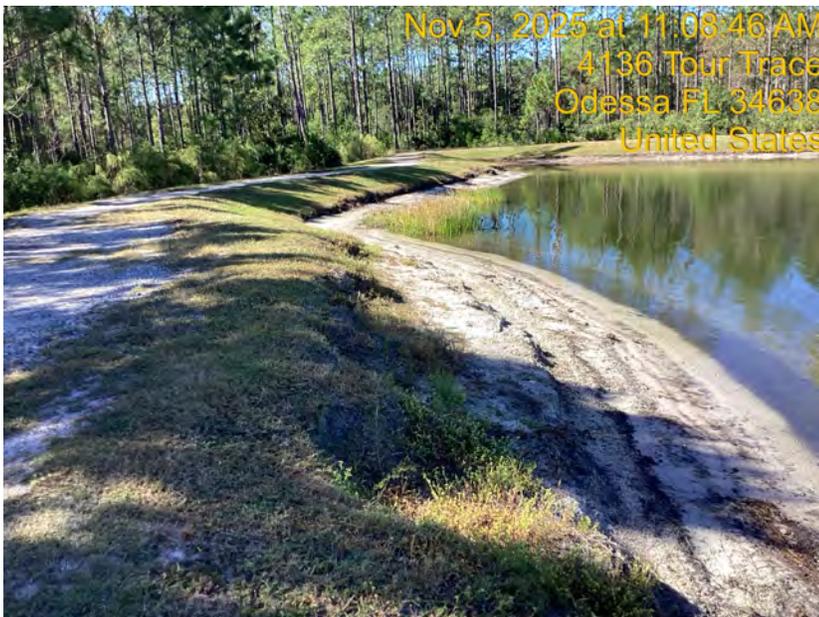
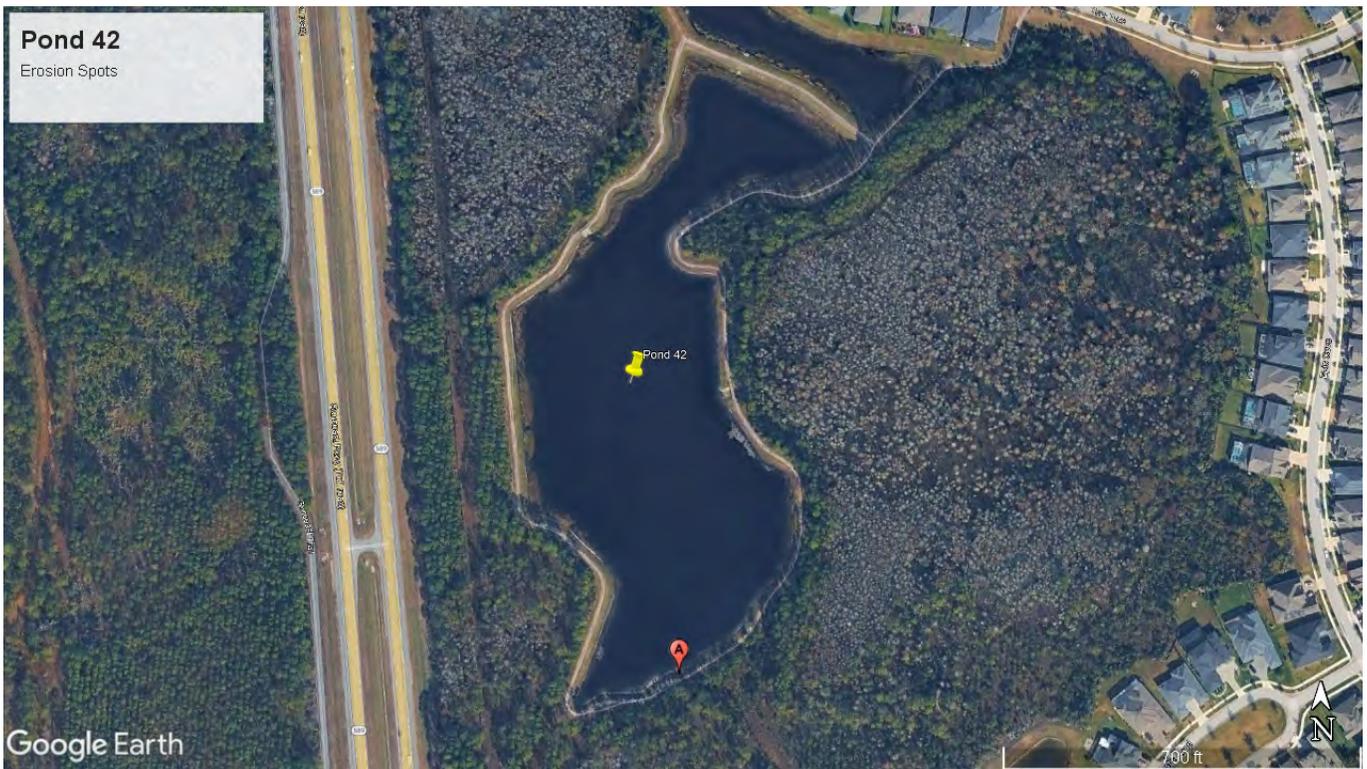
# Pond 38

**Pond 38**  
Erosion Spots



Two areas where observed with erosion on pond 38. Both locations appear to be caused from sheet flow issues from between houses.

# Pond 42



One area of erosion was observed along the southern bank. This section is roughly 20ft in length. A combination of sheet flow issues and wind wave action when the water levels were high were the most likely cause.

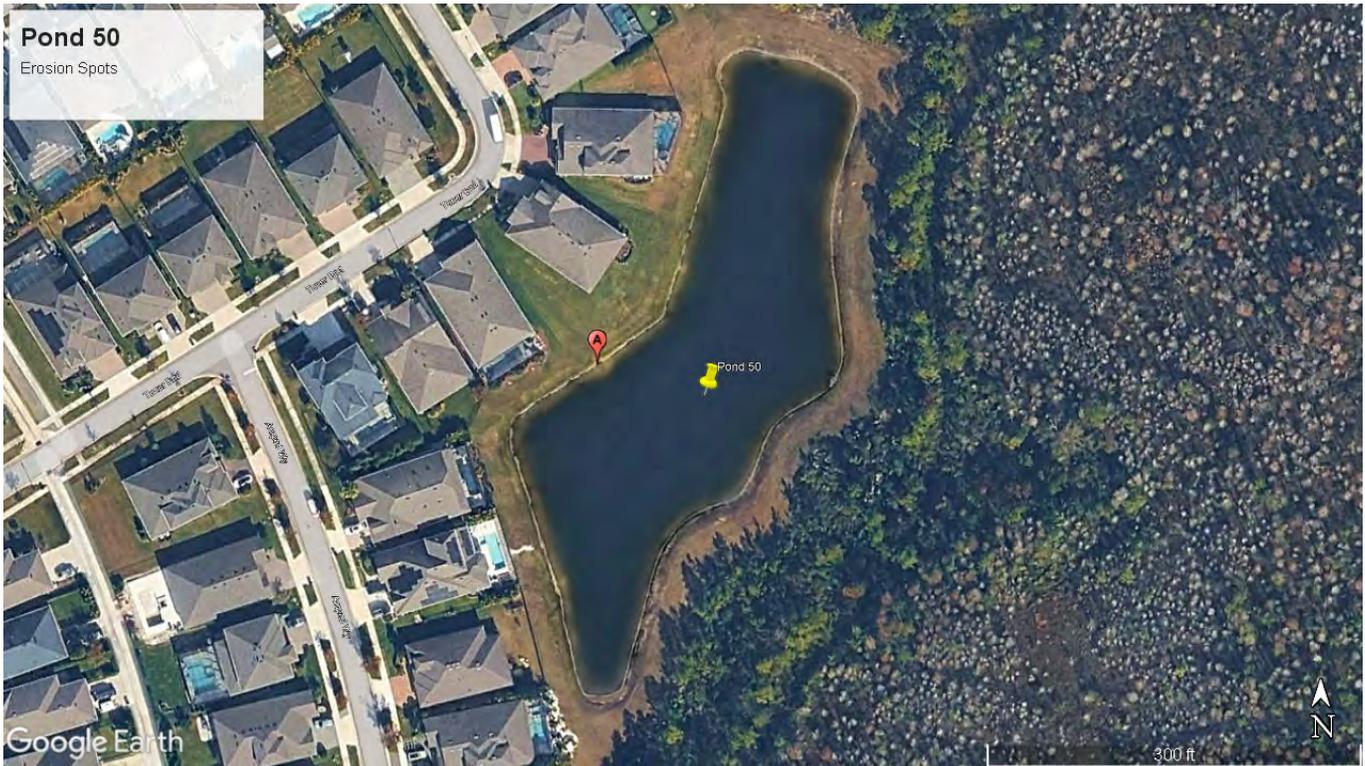
# Pond 47



# Pond 47 (cont.)

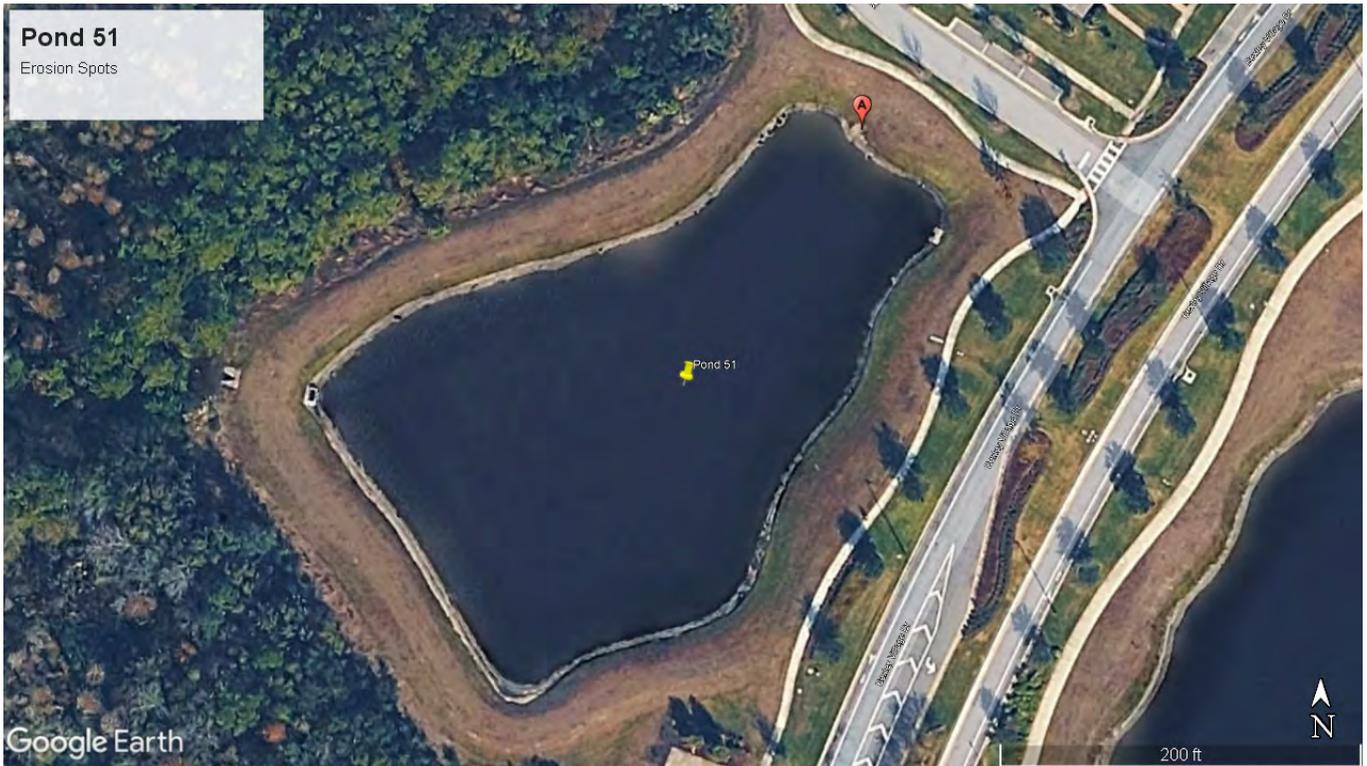
Pond 47 has several areas of erosion that were observed. The causes for erosion in many of these areas are a combination of sheet flow issues and wind wave action when water levels were at a high level. All sizes and degrees of severity were observed. Some of these areas have also encroached into the walking path and have begun to erode the pathway. Another contributing factor to some of these areas are that with the water level being low consistently, several feet of sediment has been exposed over a prolonged period of time. Since this sandy sediment has no structural support, most rain events have potential to results in erosion.

# Pond 50



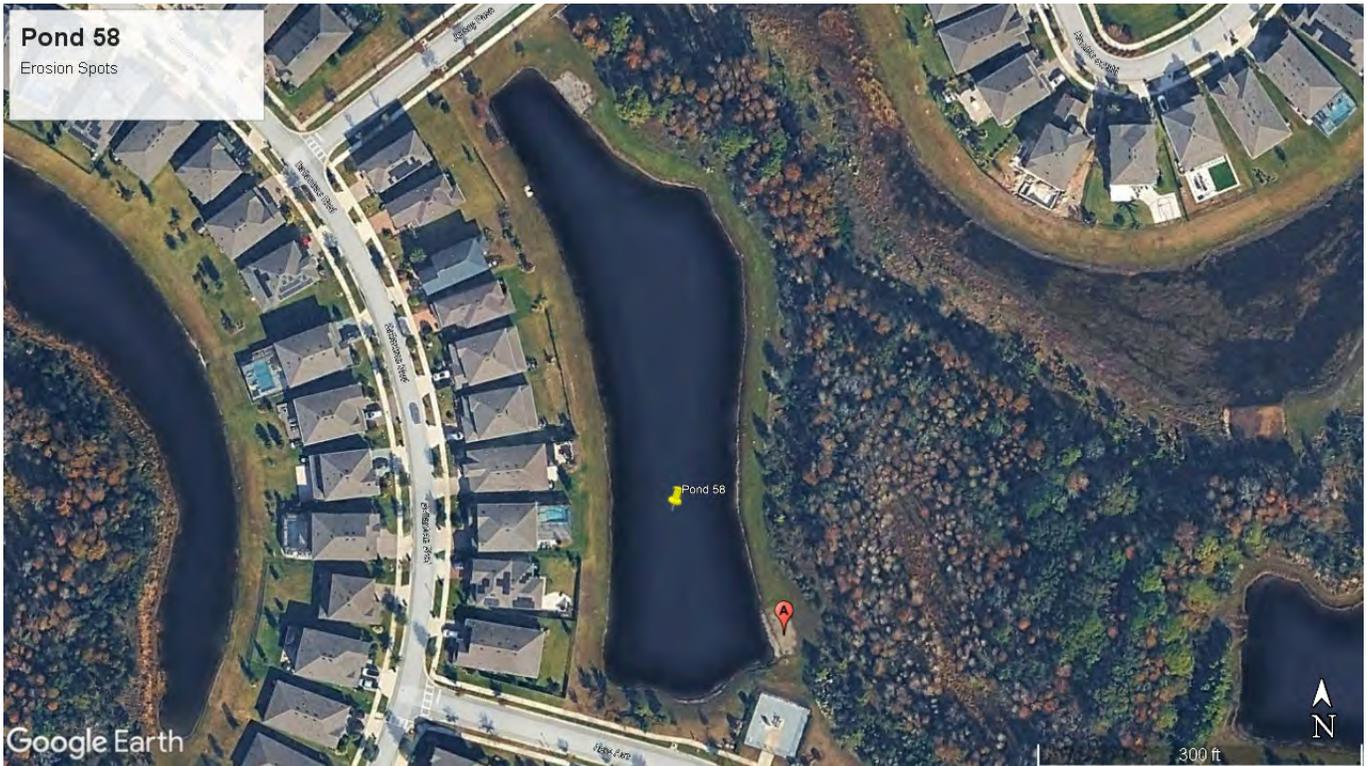
One erosion area was observed on pond 50. This area of erosion was located along the north western bank. The cause for this erosion is likely due to sheet flow issues.

# Pond 51



One area of erosion was observed on pond 52. This area was located on the north eastern shoreline. This spot was caused by sheet flow issues.

# Pond 58



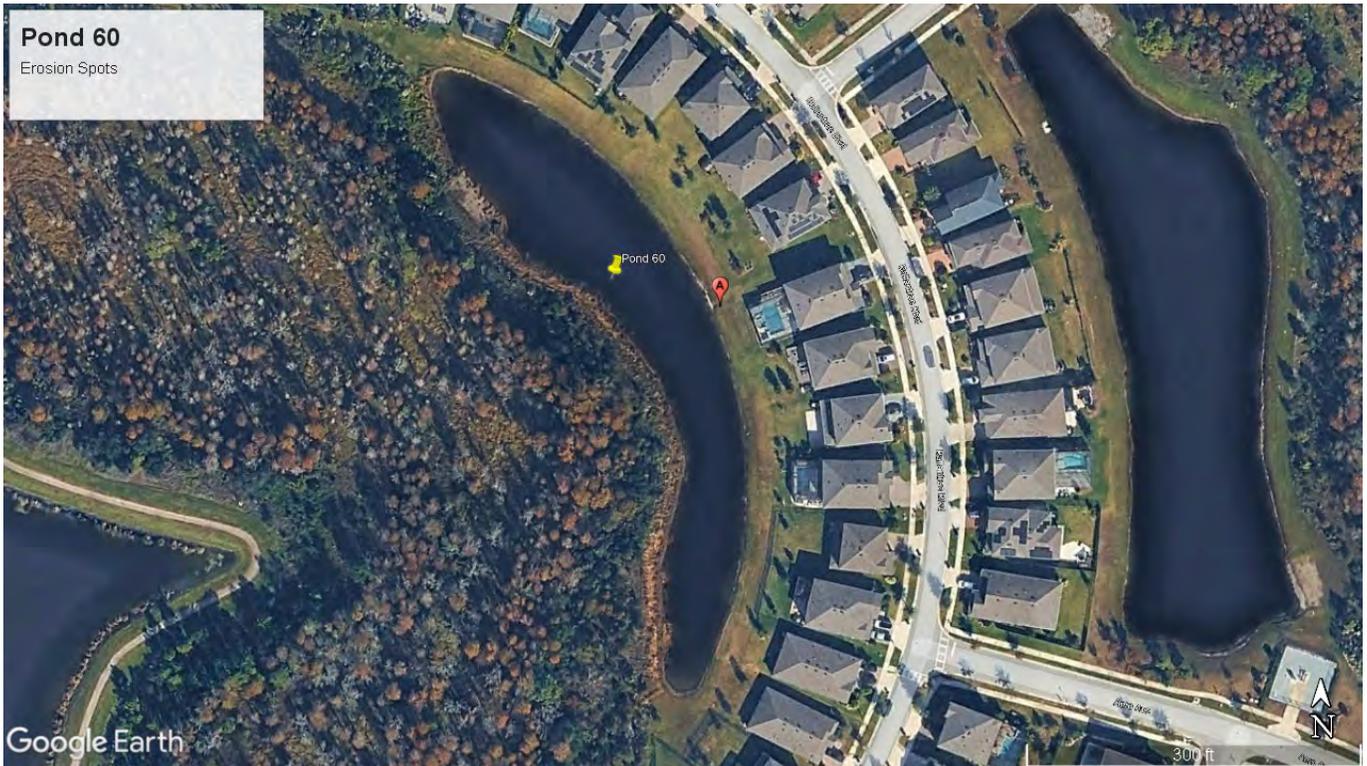
The rock area should be filled in more.

# Pond 59



One main area of erosion was observed on pond 59, with a couple other small areas that are very minimal. The main spot of erosion on this pond was located along the eastern section of southern bank. A few minor spots to monitor were also located on the southern shoreline primarily in between houses.

# Pond 60



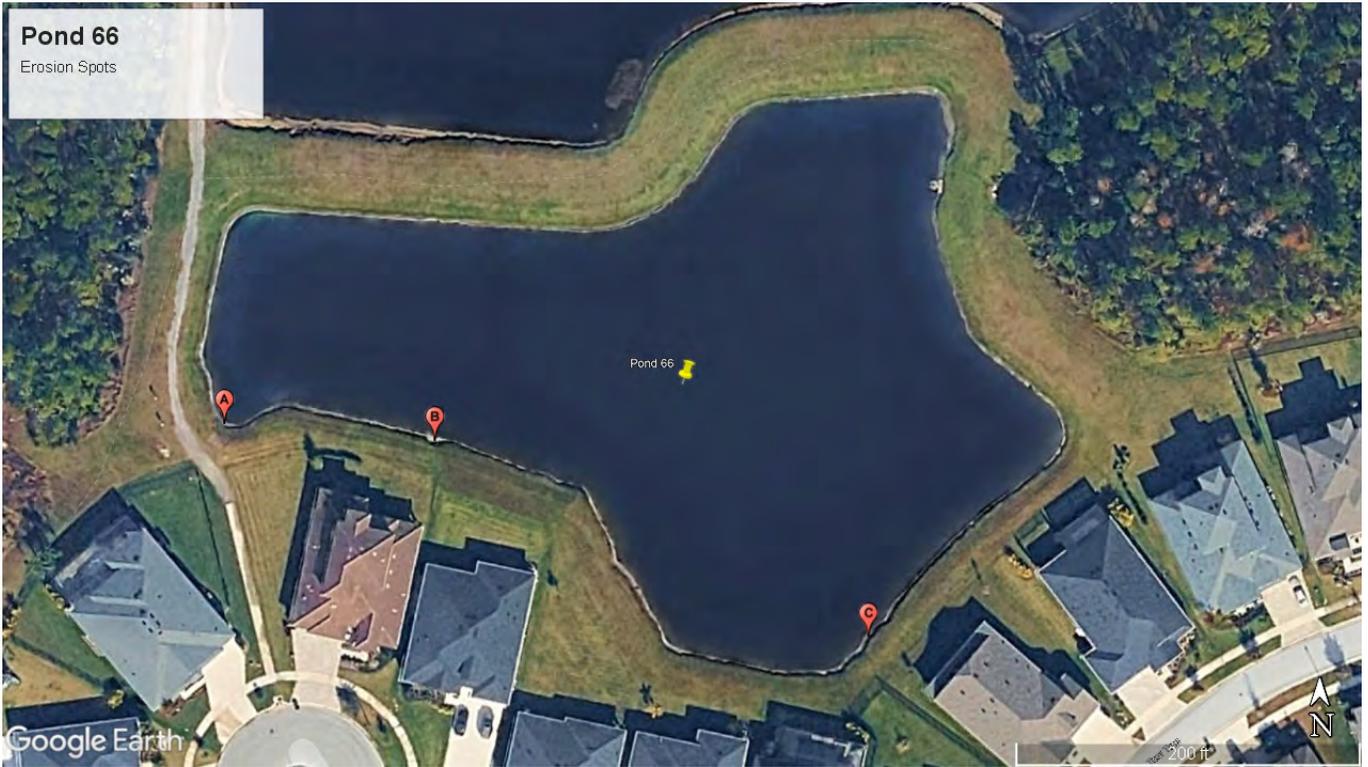
One area of erosion was observed on pond 60. This area was likely caused by sheet flow issues. This area was filled in with mulch, most likely by one of the homeowners.

# Pond 63



There were three main areas of erosion on pond 63. All of these areas were located along the eastern shoreline. Sheet flow issues are the most likely cause.

# Pond 66



There were three locations where erosion issues were found on pond 66. All three were located along the southern shoreline. Sheet flow issues have contributed to their progression.

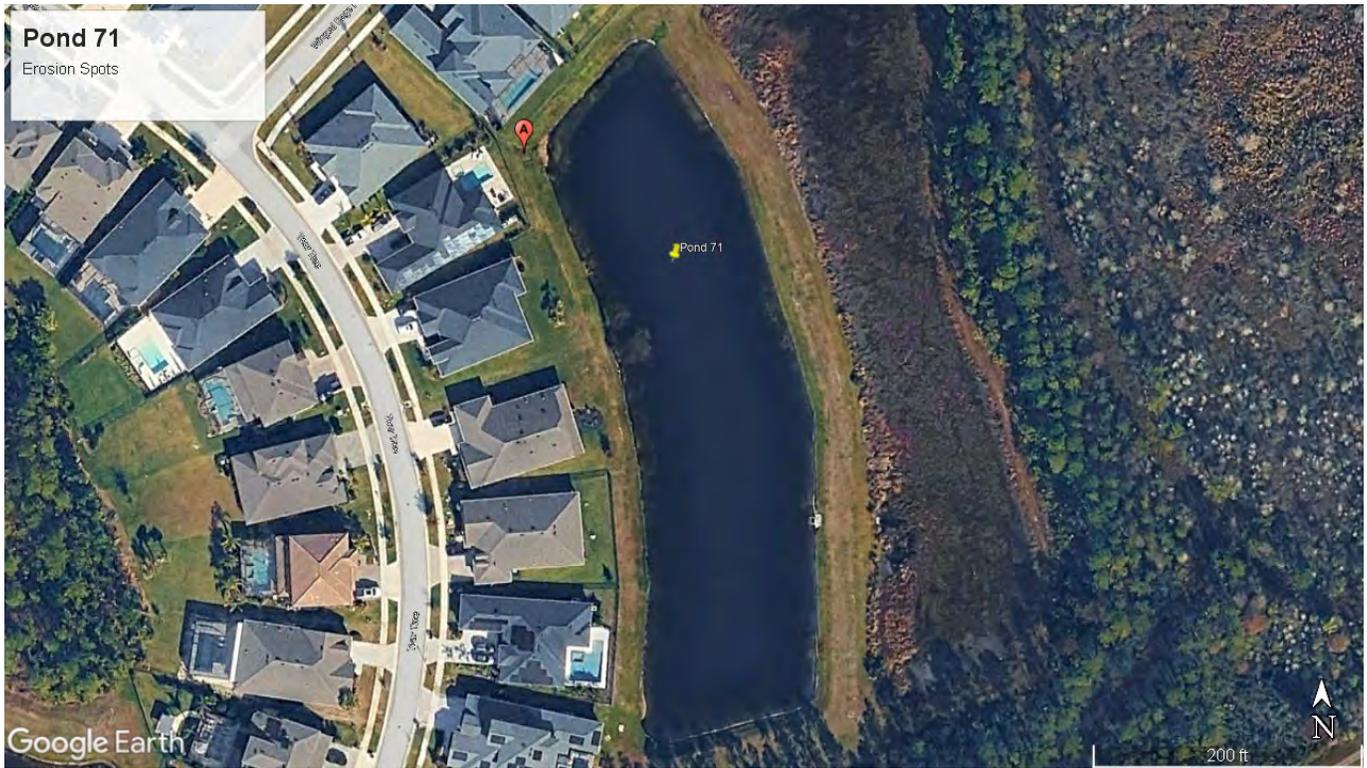
# Pond 67



One erosion issue area was observed on pond 67. The erosion in this area was likely caused by sheet flow issues. The rock area on this pond should also be filled in more.



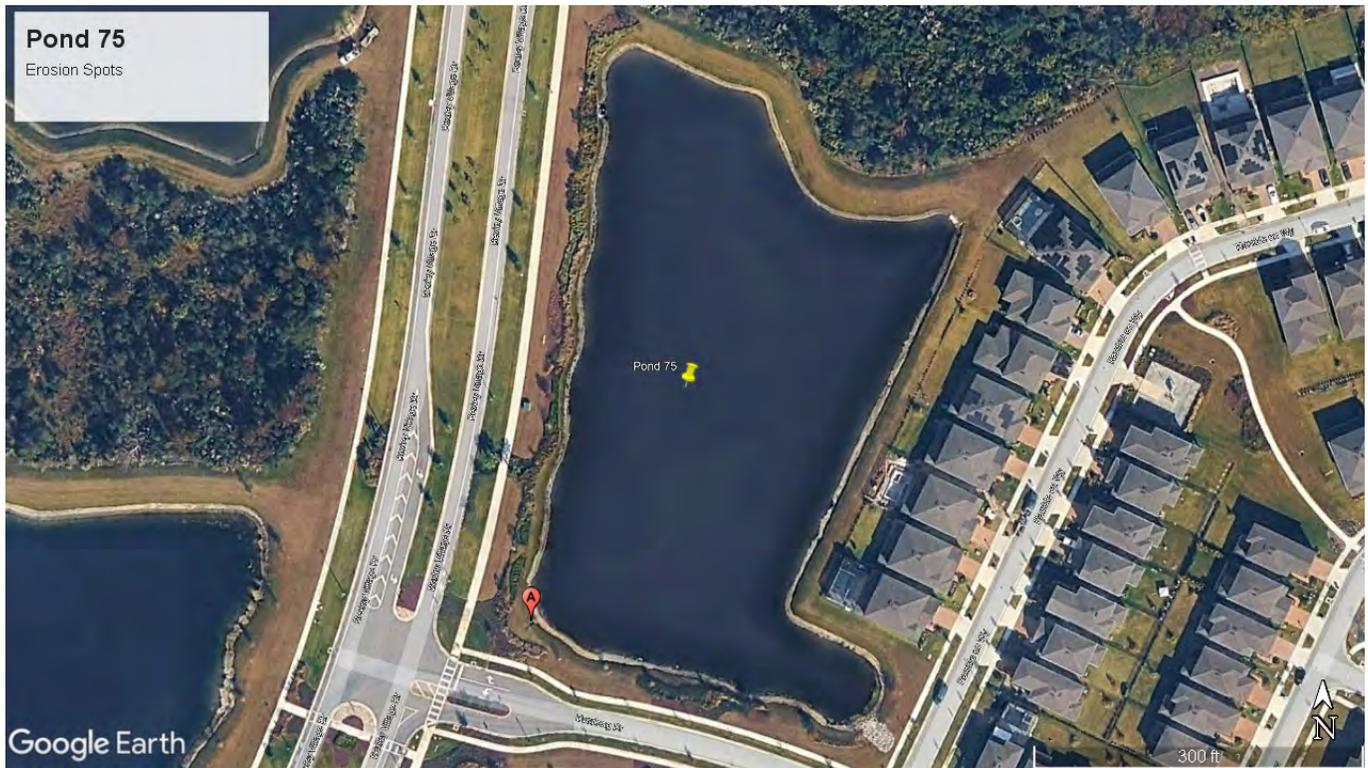
# Pond 71



One area of erosion was observed on pond 71. This area was located in the north west corner of the pond. Sheet flow issues have caused erosion and a trench going down to the pond.

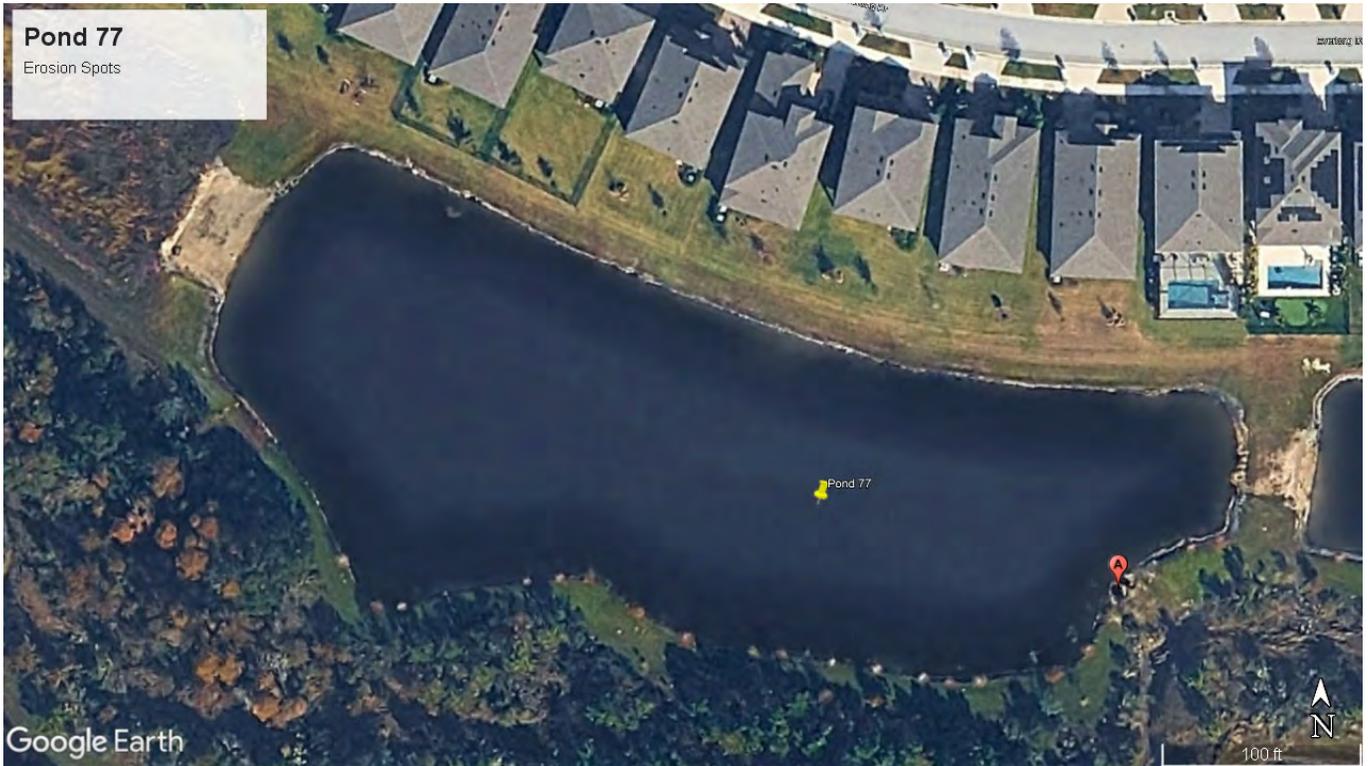


# Pond 75



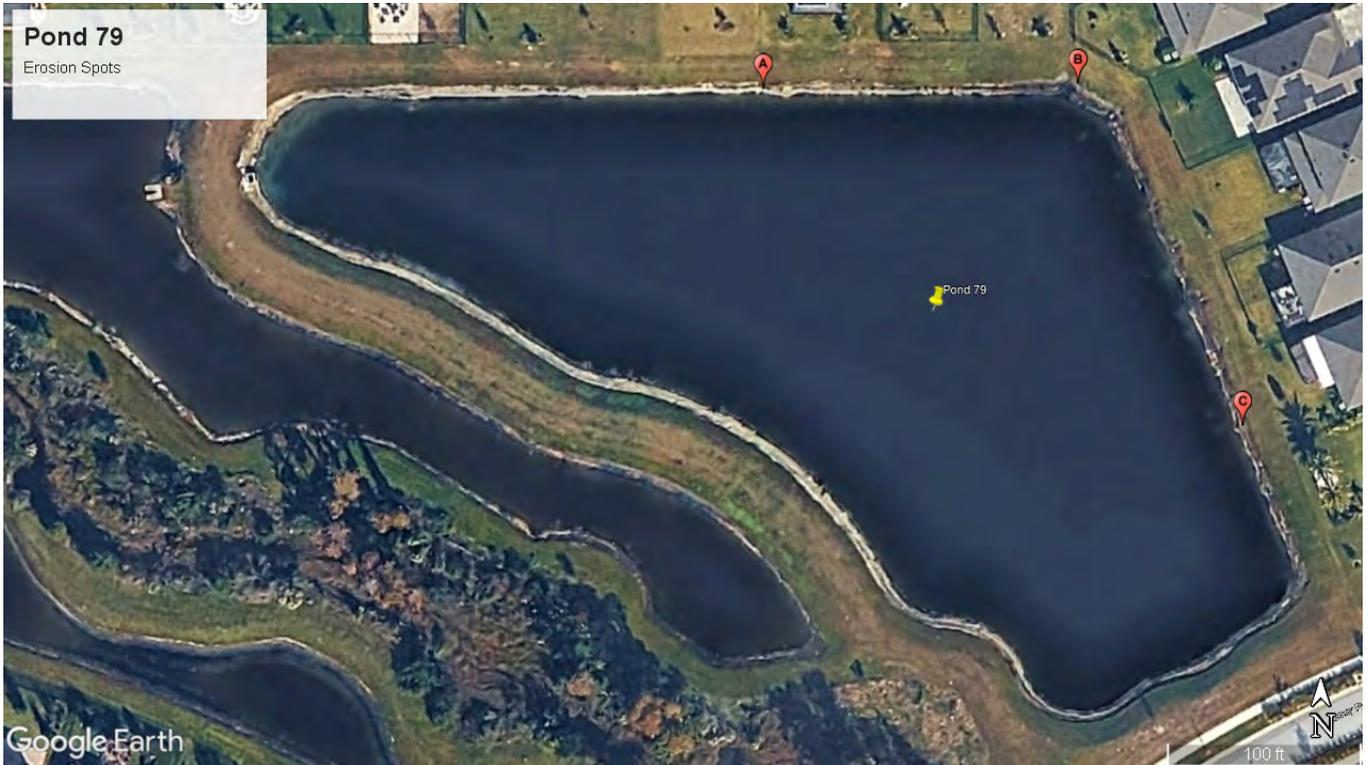
One erosion area was observed on pond 75. The location of this area is in the south west corner of the pond. The likely cause is sheet flow issues or leaking irrigation. A trench leading down to the pond is present.

# Pond 77



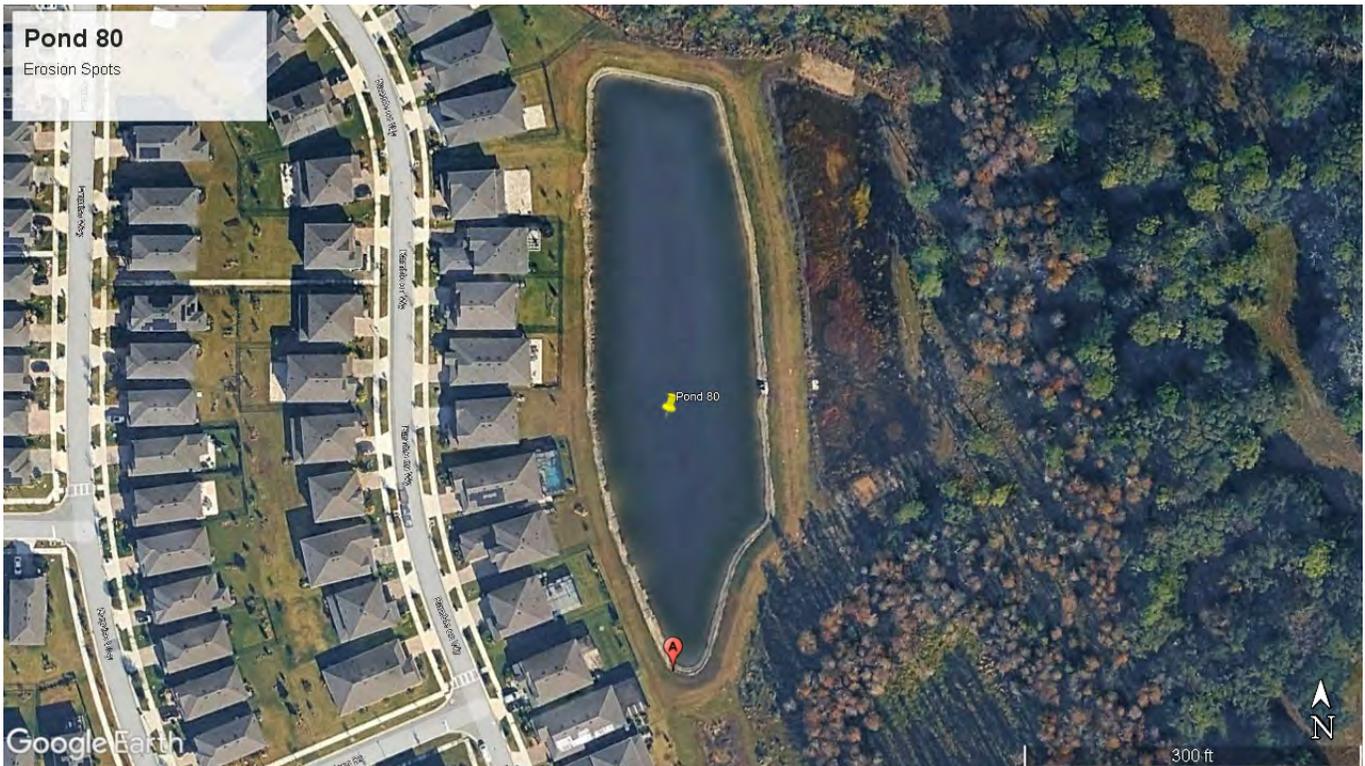
The rock area on pond 77 should be filled in more. In addition to that, sheet flow issues has caused to holes to form on the shoreline in this area. This is located along the eastern shoreline.

# Pond 79



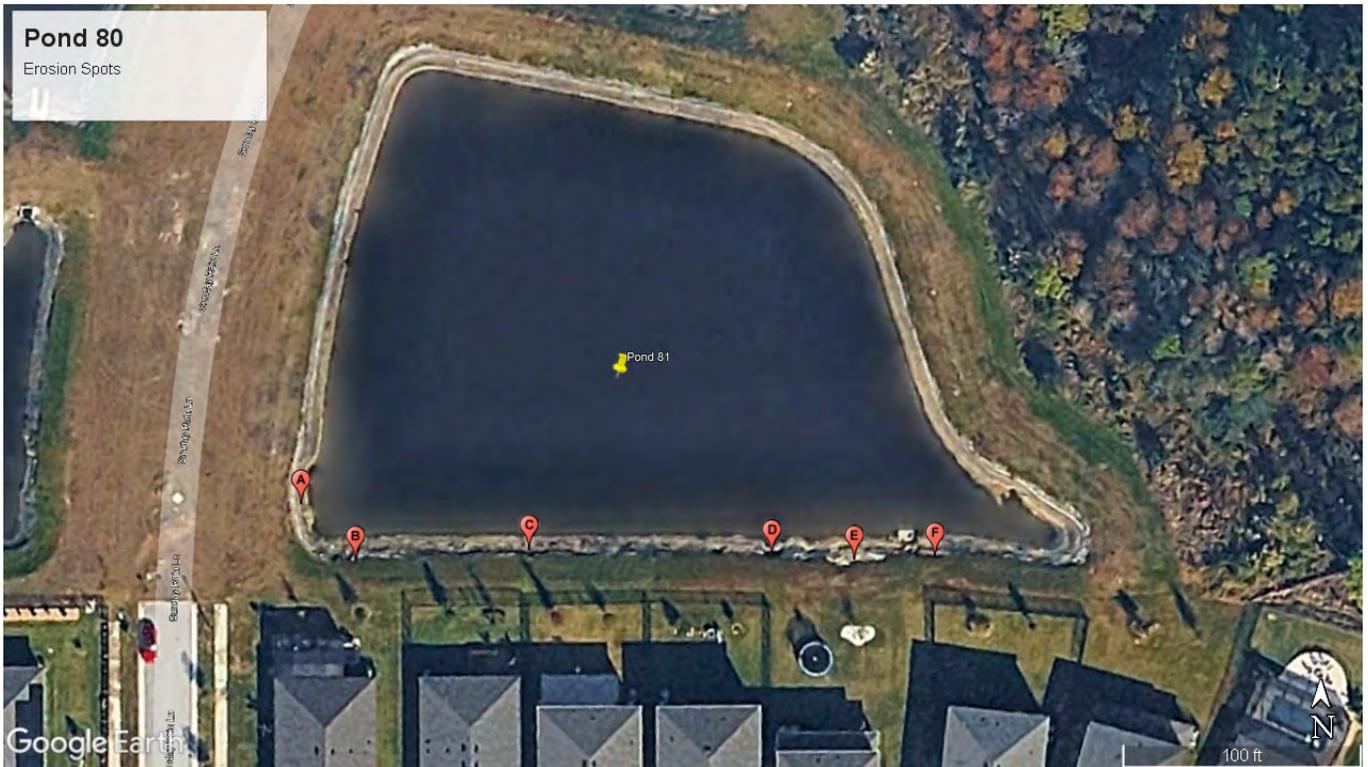
Significant erosion areas were observed on pond 79. Three main areas are pictured. They are located on the northern and eastern shorelines. These were caused by sheet flow issues. Due to extended periods of exposed sediment with no structural support, rain events have further progressed the erosion areas.

# Pond 80



One area of erosion was observed on the recently repaired bank of pond 80. This is located in the southern corner of the pond. It has been caused by continued sheet flow issues.

# Pond 81



Several erosion areas were observed on pond 81. Sheet flow issues and prolonged low water levels have exacerbated these issues. The southern shoreline is the primary location for the majority of the erosion areas.

## **Tab 3**

# BEXLEY

## LANDSCAPE INSPECTION REPORT



January 14, 2026  
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

- The next fertilizer applications will take place in March
- During this inspection, it was noted that weeds continued to be an issue throughout the property, most of which were in the previous report. Most tree rings throughout the community are also not being maintained properly. They are undefined and overrun with turf or weeds.
- Please provide an update regarding the initial 30-day irrigation audit.
- “Noted” and “In Progress” are not acceptable responses. Dates and plans of action are required.

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. The perimeter beds of Variegated Confederate Jasmine surrounding the Mentmore roundabout remain weedy with Cupid's Shaving Brush much taller than the Jasmine.
2. On the last few visits to Bexley, some just a couple days apart, water has been coming off both sides of the Bexley Village Drive (BVD) medians between Mentmore and Balance Cove. I feel this may indicate these areas may be getting too much water while other areas are not getting enough. Can programs be adjusted to designate different areas to start first when the cycle starts in case the county runs out of water leaving the same areas NOT getting water every time.
3. There is still a lot of dead growth in the Flax Lily and brown Juniper on the BVD median north of the Mentmore roundabout.
4. The Lantana has been completely removed from the Balance Cove median. I do not recall requesting that.
5. In my opinion, the buffer beside the first house on the inbound side of Balance Cove is still overgrown and non-delineated. All plants are growing together. (Pic 5)
6. Broadleaf weeds need to be treated in Balance Cove Park turf.
7. Is irrigation working properly (including frequency and duration) along Pine Ribbon. This area south of the mail kiosk across from Gimme 10 Park is always dry looking. (Pic 7>)



# Gimme 10 Park, Lot D, Bud Bexley Parkway

- 8. The trees in the lawn between Pine Ribbon and BVD leading up to the mail kiosk across from Gimme 10 Park need to be de-mossed. Also, along Balance Cove leading to Solace Run.
- 9. The Lantana bed at the NW corner of Gimme 10 Park is very weedy. (Pic 9)



10. There remain a lot of weeds in the Lot "D" Park, not just in the interior lawn, but also along the ROWs. (Pic 10>)

- 11. Make sure ornamental grass beds along Clay Pot in Lot "D" Park are weeded.
- 12. This bed on the west side of BVD across from Solace Run is very weedy. (Pic 12>)



13. There are a couple large spots of turf on the BVD median between Balance Cove and Solace Run that, I feel, are beyond recovery, yet it appears water keeps getting pumped to these areas. I feel we should hold back on so much water and address these areas with an aggressive fertilization program in the spring to encourage top growth to fill them in. However, I feel these areas also need to be inspected for fungus and treated accordingly beforehand.

14. Brown Juniper continues up the east side of BVD north of Solace Run.



15. Bald Cypress on the pond north of Lot "D" as well as the pond in front of the club are very full of Spanish Moss. Contractually, this needs to be removed up to 15'.

# Bud Bexley Parkway, Ballantrae, Mud, Sweat & Gears Park

16. Make sure the pencil pruning of all Crape Myrtles is scheduled to be completed during the dormant season, but before they begin to flush out new growth.

17. The Star Jasmine on the north side of the trail on the north side of Bud Bexley Parkway (BBP) is very overgrown and needs to be tipped. It also appears there may be 2-3 dead shrubs here. (Pic 17)



18. These spotty areas of turf on the north side of BBP south of Yellow Brick Park have not improved since last month. Is there a fungus at play here? (Pic 18)



19. Many of the Gold Mound continue to defoliate on the north side of BBP between Ballantrae and the school south entrance. What is being done to curtail this? (Pic 19>)

20. The infamous east ROW of Ballantrae, north of BBP is nearly full of winter weeds up to the soccer park. This has been predicted since the time of the previous maintenance vendor letting this ROW go. (Pic 20)



21. Gold Mound continues to defoliate along the parallel parking spaces along the west side of the soccer field.

22. De-moss trees in the bike park. Also, there are completely defoliated Gold Mound inside the bike park that need to be completely removed.

23. Is RedTree paying attention to the ever-growing quantity of Brown Juniper throughout the property? These beds are at or near the entrance to Bark Yard. (Pics 23a & b>)



# Bark Yard, Ramble On Way Park, Everlong

24. Remove all palm boot debris from beneath the Sabal Palms at Bark Yard and elsewhere throughout the property.

25. No photos, but the north ROW of Ballantrae across from the school remains full of weeds – a holdover from the previous contractor.

26. RedTree to treat all active fire ant mounds. Once the mound is dead, crews must return to the mound to rake re-expose all turf or mulch that was covered up by the displaced soil.

27. Hand pull and eradicate weeds in the ornamental grasses along Jersey Pass.

28. Poor turf still is present in Ramble On Way Park – holdover. (Pic 28>)

29. There are also still very weedy beds along both sides of Everlong between Ramble On Way and BVD. (Pic 29)



30. The Everlong median bed is also full of weeds. (Pic 30)



# Cruiser Bend Park, BVD at Everlong, Cruiser Bend TH's

31. There remain damaged plants in the parallel parking space islands along Cruiser Bend Park.

32. There also remain large patches of grassy weeds in Cruiser Bend Park.

33. Weeds are filling in the bare spots that were in the turf along Ballantrae and Slipstream – holdover. (Pic 33)



34. De-moss the trees along Slipstream.

35. Turf on the BVD median south of Breakaway remains very bare – holdover. (Pic 35)



36. Tall weeds are prevailing in the west ROW turf of BVD near Everlong. Regardless of the condition of the turf left by the previous vendor, weeds should not be thriving now! (Pic 36>)

37. There is a broken irrigation spray head on the BVD median southbound lanes south of Everlong in the Feijoa bed. Remove a couple dead Feijoa pulled up and laid in this same bed. (Pic 37)

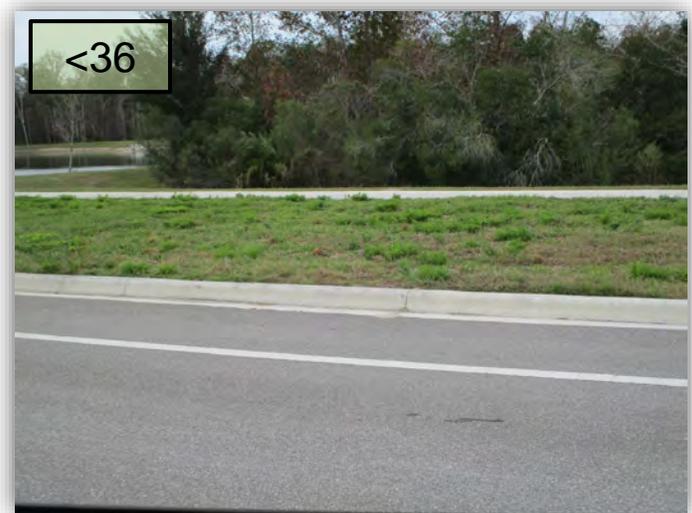


38. There remain hanging tree straps on many trees along BVD from Breakaway northward.

39. The infamous Cruiser Bend/Tubular Run failed turf left over from the previous vendor. (Pic 39>)

40. And this is the north ROW of Cruiser Bend NW leg north of the townhomes left over from previous vendor. (Pic 40>)

41. The south ROW of Cruiser Bend SW leg needs to be maintained better. Turf is high and curb & gutter are overrun. (Pic 41>)



# Cruiser Bend, Tubular Run, BVD at Terrazzo, Bark Yard

42. The Dwarf Firebush in the interior of the BVD median between Cruiser Bend north leg and Terrazzo to be maintained taller than the Schilling's Holly. These plants need to be terraced.



43. The Juniper bed on the BVD median just north of Terrazzo remains very weedy. (Pic 43)



44. Juniper along the Terrazzo ROW from Game On Park to Bark Yard is also brown and has a lot of very tall weeds.

45. Water is standing on the back side of the north curb along Terrazzo indicating we are probably watering too much for this time of year.

46. Turf weeds are not being controlled inside Bark Yard. (Pics 46a & b>)



47. Outside Bark Yard north of the entrance, there is standing water in the turf between the landscape bed and the fence. This could be a leading contributor to the browning of the Juniper. What is the irrigation frequency and duration here? (Pic 47>)

# Ballantrae at School, Bark Yard, FP 20-3C

48. Irrigation was running across from the school on the north ROW of Ballantrae. I reported a broken irrigation spray head to the irrigation manager who was on site at the time. (Pic 48)



49. This area inside the Bark Yard has been reported before, but there remains standing water in this same location. What is the frequency and duration of the irrigation here as well? (Pic 49)



50. Are turf weeds being treated in the side yard between Boy Scout, Jensen and Revival west of Yellow Brick Park? (Pic 50)



**51. I have brought up the skipped mowing of the south bank of FP 20-3C south of Wisdom Trail, east of Balcony Breeze several times and the latest response "Noted" is not acceptable. This area is clearly marked on the maintenance exhibit, and it is expected to be mowed as all other common areas are. (Pic 51 and inset>**

# Wisdom Trail Park, BVD at Balcony Breeze

52. There are turf weeds in the lawn between the end homes in Wisdom Trail Park and the sidewalk along the east side of BVD. In this same area but on the BVD median, Juniper beds are very weedy.

53. In the sideyard buffers on the west side of the end homes in Wisdom Trail Park, it seems more plants are dying than thriving. Why is this?

54. The Jasmine on the BVD median at Brighton Lake and BVD are still too tall for visibility reasons.

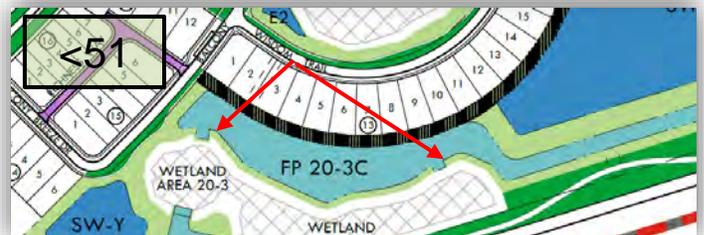
55. Why is there such a difference in the turf conditions of some of the lawns in front of the CDD-maintained lawns of the Brighton Lake homes? (Pics 55a & b>)

56. Trees on the southbound lanes of BVD across from Balcony Breeze need to be de-mossed.

57. Why are the Gold Mound defoliating in the parallel parking space islands along the west side of Broad Porch Run (BPR) between the Courtyard Loops?



58. The next five (5) pics are of failed turf (holdover from previous contractor) along BPR from Epic Cove to nearly the south end of BPR Park, includes Amped Way. (Pic 58a – e>)



# Broad Porch Run & Park, Tour Trace

59. There remain damaged plants in the parallel parking space islands on the east side of BPR. (Pic 59>)

60. Treat turf weeds in BPR Park.



61. Soggy conditions have been reported for BPR Park turf. Has irrigation been adjusted?

62. Failing turf on Tour Trace west of BPR. (Pic 62)



# Lacewood Ct., Winged Page Place, Chime After Chime

63. The Spanish Needles are still present in Lacewood Ct. cul-de-sac. (Pic 63)



64. There is still Spanish Needle, Cupid's Shaving Brush and browning Juniper on the Winged Page cul-de-sac. One side is full of weeds. (Pics 64a & b)



65. Is RedTree focusing in on the yellowing turf in Chime After Chime Park? This often is an early indicator of oncoming fungus. (Pic 65)



66. Hand pull weeds from the Blue Daze in Chime After Chime Park.

67. Like No. 65, is RedTree focusing on the yellowing turf along Frehley Run as well? (Pic 67)



68. Also on Frehley Run, this former plant bed is now nothing but weeds. (Pic 68>)

69. The trees in Acoustic Loop have still not been de-mossed. And the broken tree brace is still in place. (Pic 69>)

70. Turf along Epic Cove approaching Blue Lantana. Holdover (Pic 70>)

# Blue Lantana Park, Epic Cove at Blue Lantana & Park

71. Turf has failed on the west ROW of Blue Lantana Park in the past few months. I do not consider this as a holdover from the previous vendor.



72. However, I do consider the turf on the south end of Blue Lantana Park as a holdover from the previous vendor. This should be withheld from their payment. (Pics 72a & b)



73. Turf on Epic Cove at Blue Lantana. Holdover (Pics 73a & b>)



# Epic Cove, Alley "F"

74. The bed lines along the hedges on the west sides of Alley "F" need to be defined and weeded.



## **Tab 4**

# BEXLEY

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## LANDSCAPE INSPECTION REPORT



December 13, 2025  
Rizzetta & Company  
John Toborg – Division Manager  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management

# Summary, Upcoming Events, Bexley Village Drive, Mentmore

## General Updates, Recent & Upcoming Maintenance Event

- The next fertilizer applications will take place in March
- During this inspection, it was noted that several beds (mostly Juniper) were quite weedy on the Bexley Village Dr. (BVD) medians.

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. The outer perimeter beds surrounding the Mentmore roundabout still contain some tall weeds that need to be hand pulled. - **In progress.**
2. Remove dead growth from the Flax Lily on the BVD median north of Mentmore. - **In progress.**
3. A lot of the Gold Mound on the BVD median as well as along the north side of Bud Bexley Parkway (BBP) have defoliated. Can these be treated for Root Knot Nematodes? I've seen these also infested with piercing/sucking insects such as aphids and thrips. - **Complete.**
4. Inspect yellowing turf on the west ROW of BVD between Mentmore and Balance Cove. We're getting into the time frame for brown patch fungal issues. Treat accordingly. - **Complete.**
5. **Lantana does tend to defoliate with cold weather. Would the BOS like to entertain a rotation of seasonal annuals from RedTree for the winter rotation? (Pic 5>)** - **Complete.**
6. I know I brought up Balance Cove Park (and other parks) during last month's meeting regarding the water truck being able to reach the interiors. This month, I noted larger drought-stressed spots in the Balance Cove turf on the NW corner. - **Noted.**
7. Treat all fire ant mounds throughout the property. Once the mound is dead, please return to re-expose all turf or mulch that was covered by the displaced soil. - **Complete.**
8. Turf decline is continuing in Lot "D" mail kiosk park. This is a holdover from the previous contractor. (Pics 8a & b>) - **Noted.**
9. There are also large patches of down to the dirt turf on the Gimme 10 Park north berm. This is a holdover from the previous contractor. (Pic 9>) - **In progress.**
10. Lantana is also defoliating at the Solace Run median just like at Balance Cove median in Item No. 5. - **Noted.**



# Gimme 10 Park, Lot D, Bud Bexley Parkway

<8a



<8b



<9



11. As mentioned in the summary, many beds of Juniper seem to be very weedy throughout ALL of BVD. This happens to be on BVD median between Solace Run and Balance Cove. (Pic 11>) - **Noted.**

12. Make sure no frost damage gets pruned between now and the first full moon in March. This material helps protect the plant from future freeze damage. Do not hard prune any material until early spring. - **Noted.**

13. Trim out damaged Schilling's Holly on the BVD median outside Balance Cove. - **In progress.**

14. We need to make sure bare spots of turf on both ROWs of BVD between Balance Cove and Solace Run are hit with some good kick-start fertilizer at the beginning of the growing period. - **Complete.**

15. Irrigation was running on the BVD, Bud Bexley Parkway (BBP) roundabout during my inspection on a Saturday around 3:00 pm. I'm not complaining about the water running (we need it), But there were some rotors on the west side of the roundabout spraying into the roadway. (Pic 15>) - **Complete.**

16. Hand pull weeds from the ornamental grasses on the north side of BBP. - **In progress.**

17. Just like the west ROW of BVD, there are also yellowing spots of turf on the north side of BBP. Please inspect for fungus and treat accordingly. (Pic 17>) - **Complete.**

<11



# Bud Bexley Parkway, Ballantrae, Lotus Lawn

18. There are areas of turf on the north side of BBP where it is clear pressure is an issue by the semi-circular patters of green. Make sure the worst of these are being hit with the water truck. - **Complete.**

19. I know the issue of discontinuing mulch in some areas was brought up at the last board meeting; however, I am reluctant to stop using mulch as it serves not just an aesthetic purpose, but also regulates soil temperatures, helps retain moisture and reduces weed pressure. The only areas I would ever suggest withholding mulch would be the interiors of large beds of plantings. - **Noted.**

21. I thought the turf between the soccer field and the sidewalk was also going to be over-seeded. No? Or was that just for the core aeration in the spring?(Pic 21) - **In progress.**



22. These next four pictures are the Ballantrae ROW across from the school. I feel approximately 40% of this ROW needs to be replaced. (Pics 22a – d>>) - **In progress.**

23. Has anyone had an opportunity to inspect these thinning Feijoa approaching the Aero Avenue lift station to determine why they are thinning rapidly? (Pic 23>) - **In progress.**

24. Hand pull weeds from the Juniper bed on the backs side of Lotus Lawn. - **Complete.**

25. The Bermuda turf in Lotus Lawn is once again suffering under foot traffic. (Pic 25>>) - **Noted.**



20. Shown in Pic 20, this is a partial glimpse of the east ROW of Ballantrae north of BBP. The entire ROW up to the beginning of the soccer field needs to be replaced. (Pic 20>) - **In progress.**

# Lotus Lawn, Ballantrae



26. This turf behind the mail kiosk in Lotus Lawn began to fail during the previous vendor's tenure but has not improved since. What is RedTree doing to try to correct this turf? We are also experiencing runoff due to the lack of turf, mulch or plantings. (Pic 26>) - [Evaluating issue.](#)

# Cadence Loop, Fenders Way, Ramble On Way Park

27. This corner was also photographed last month. Can RedTree rake this out, and install new turf? This is at the corner of Cadence Loop and Fenders Way at Lotus Lawn. Treat for grubs? (Pic 27) - In progress.



28. There are still a lot of turf weeds in the north ROW of Aero Avenue from the east leg of Cadence Loop and Ballantrae. - In progress.



29. I feel the previous contractor needs to replace at least 30% of the sideyard tract at Ballantrae and Jersey Pass and up to 40% of the north ROW of Jersey Pass. (Pics 29a & b>) - Noted.

30. There is still much turf in the Ramble On Way Park that needs to be replaced by the previous contractor. (Pics 30a - c>>) - Noted.



31. It's been a few days since we had any rain, so I am concerned about why water was recently running over the curb and gutter on the back side of Ramble On Way Pie-Shaped Park. Do we have an irrigation leak? (Pic 31>) - Complete.

# Everlong, Slipstream, Tubular Run

32. Make sure the pond banks between the grass bed and water's edge are also being line trimmed. There is also a significant washout on the NE corner of Everlong and BVD. (Pic 32) - Noted.



33. Remove dead growth from the Flax Lily along Everlong toward BVD. - In progress.

34. The BVD street sign is missing from the STOP sign assembly at Everlong and BVD. (Pic 34)



35. Water is also standing on the park side of the Ramble On Way Pie-Shaped Park on Wind Chime. - Complete.

36. I feel about 25% of the south ROW of Slipstream off Ballantrae needs to be replaced by previous contractor. (Pic 36>) - Noted.

37. The entire ROW of Tubular Run at Cruiser Bend adjacent to the corner house needs to be replaced by previous contractor and much of the interior lawn as well. (Pic 37>) - Noted.

# Tubular Run, Cruiser Bend, Bexley Village Dr.

38. Please verify the Bracken's Brown Beauty Magnolias planted in the sideyard tract at Tubular Run and Cruiser Bend are getting their Gator Bags filled regularly. These are attached to flood bubblers that fill the bags when irrigation runs. - Complete.

39. Inspect browning Juniper on the southern tip of the BVD median north of Cruiser Bend. Treat accordingly (twig Blight?) and trim out brown. Hand pull bed weeds. - Complete.

40. RedTree to install & invoice up to two (2) 3-Gal. FULL Sweet Viburnum along the fence line adjacent to the house at the corner of Cruiser Bend and BVD. Ensure sufficient water lines are present. (Pic 40>)  
- Proposal in progress.



41. There are still a lot of dying Schilling's Hollies on the BVD median between Cruiser Bend and Breakaway. - Complete.

42. There is more turf to be replaced by previous contractor on BVD median near Breakaway. (Pics 42a & b) - Noted.



# Everlong and BVD, Terrazzo

43. Remove any tree straps from the trees on the BVD median leading to Everlong that are wrapped around the tree trunk. - **Complete.**

44. In addition to approximately what I would guesstimate to be 20,000 to 30,000 Sq. Ft. of turf that needs to be replaced on the BVD median north of Everlong, **now there is significant damage that has been caused by vandals in vehicles. RedTree to ensure there was no damage to irrigation.**

(Pics 44a – d>) - **Noted.**



45. This bed on the west side of BVD north of Everlong is very weedy. (Pic 45>) - **Complete.**

46. The majority of the north ROW of the north leg of Cruiser Bend north of the townhomes needs to be replaced by the previous contractor. (Pic 46>>) - **Noted.**

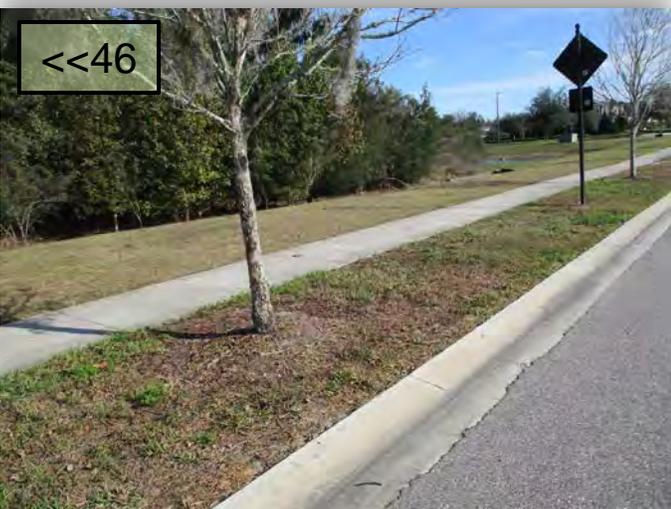


47. The Juniper bed on the southern tip of the BVD median north of Terrazzo needs to have weeds pulled. (Pic 47>) - **Complete.**



# Terrazzo, Game On Park, Revival, Jensen Lane

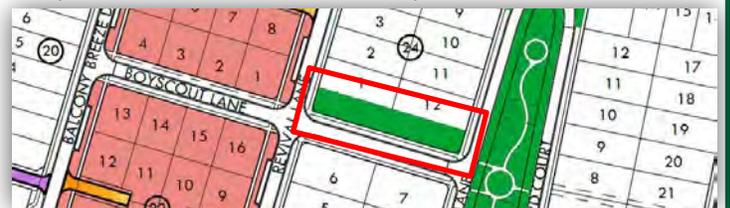
48. The next three pics show the north ROW of Terrazzo between BVD and Ballantrae. I would guesstimate about 2,000 Sq. Ft. needs to be replaced by the previous contractor. (Pics 48a – c) - **Noted.**



49. RedTree to diagnose why the Feijoa at Game On Park is defoliating. - **Complete.**

50. Inspect the Juniper at the entrance to Bark Yard. It is severely browning. This could be twig blight or perhaps spider mites. Diagnose and treat accordingly. Trim out all brown. (Pic 50>) - **Complete.**

51. Make sure to keep this sideyard tract between Revival, Jensen and Boy Scout on the radar as this is CDD-owned and maintained. (Pics 51a & b> and below) - **Complete.**



# Brighton Lake, Balcony Breeze, Terrazzo

52. A portion of the south ROW of Brighton Lake on the north side of the southern portion of Yellow Brick Park needs to be replaced by the previous contractor. - Noted.



53. The south bank of FP 20-3C is still not being maintained. (Pic 53) - Noted.



54. Evergreen plants are defoliating on the BVD median between Balcony Breeze and Brighton Lake. How often is it estimated water actually runs here?

55. Crews must have forgotten to mow this Alley "V" between Brighton Lake and Terrazzo. (Pic 55) - Complete.



56. Street trees along BVD between Terrazzo and Balcony Breeze are full of low-hanging Spanish Moss. This needs to be removed up to 15'. - In progress.

57. Treat turf weeds on the west side of BVD between Terrazzo and Balcony Breeze. - Complete.

# Broad Porch Run, Amped Way, Tour Trace

58. Most trees around the pond in front of the club also need to have Spanish Moss removed as well as those in the triangular lawn before getting to the first house on the west side of Broad Porch Run (BPR).

- Complete.

59. These next photos are the west ROW of BPR north of Epic Cove where I feel about 2500 Sq. Ft. of turf needs to be replaced.

(Pics 59a & b) [Proposal in progress.](#)



60. And I feel the majority of the south ROW turf of Amped Way (~2000 Sq. Ft.) and at least four of the six Red Maples need to be replaced by the previous contractor. (Pic 60>)

- Noted.

61. This turf is on the west ROW of BPR near Tuner Bend. (Pic 61>) [Proposal in progress.](#)

62. This turf was never replaced by the previous contractor going back at least 2-3 years. It is on the north side of Tour Trace at Epic Cove. (Pic 62) [Proposal in progress.](#)



# Tour Trace, Acoustic Loop, Blue Lantana Park

63. I am guessing that 20% (750 Sq. Ft. ) of the Tour Trace ROW surrounding the wetland to the SW needs to be replaced by the previous contractor. - [Noted.](#)

64. Hand pull Spanish Needles from Lacewood Ct. (Pic 64) - [Complete.](#)



65. Trim the Downy Jasmine on Winged Page Place. - [Complete.](#)

66. Remove Spanish Moss from the trees in Acoustic Loop. Maintain tree rings. (Pic 66)



67. I feel about 3000 Sq. Ft. of turf on both sides of Epic Cove as well as both sides of Blue Lantana needs to be replaced by the previous contractor. (Pics 67a – c>) - [Noted.](#)

68. I also feel the south side of Blue Lantana Park needs to be replaced by the previous contractor. (Pic 68>) - [Noted.](#)



# Epic Cove, Blue Lantana Park



69. Edge the Podocarpus hedge line on the west side of the southern portion of Alley "F". - In progress.

70. This turf is on the north side of Epic Cove between Alley "F" and BPR and needs to be replaced by the previous contractor. (Pic 70) - Noted.





*The New Standard in Landscape Maintenance*

## RECAP REPORT

Client:	<b>Bexley CDD</b>
Week Of:	<b>December 8, 2025</b>

Recipient Group			
Client Contacts		RedTree Contacts	
Lynn Hayes	<a href="mailto:LHayes@rizzetta.com">LHayes@rizzetta.com</a>	David Lucadano	<a href="mailto:daveluke@redtreelandscape.systems">daveluke@redtreelandscape.systems</a>
Lisa Castoria	<a href="mailto:LCastoria@rizzetta.com">LCastoria@rizzetta.com</a>	Pete Lucadano	<a href="mailto:peteluke@redtreelandscape.systems">peteluke@redtreelandscape.systems</a>
John Toborg	<a href="mailto:JToborg@rizzetta.com">JToborg@rizzetta.com</a>	Robert Johnson	<a href="mailto:rjohnson@redtreelandscape.systems">rjohnson@redtreelandscape.systems</a>
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		Ninoshka Torres	<a href="mailto:ntorres@redtreelandscape.systems">ntorres@redtreelandscape.systems</a>

Service	ReCap
<b>Mowing &amp; Detailing</b>	<ul style="list-style-type: none"> <li>Trimmed hedges and ornamentals at Lotus Lawn Park.</li> <li>Trimmed plant material in Blue Lantana Park and surrounding areas.</li> <li>Trimmed hedges in Broad Porch Run Park.</li> <li>Lifted low-hanging tree branches in Broad Porch Run Park.</li> <li>Soft-edged beds across all reported areas.</li> <li>Burned out weeds in beds and cracks throughout Lotus Lawn Park, Broad Porch Run Park, and Blue Lantana Park.</li> </ul>
<b>Pest Control &amp; Fertilization</b>	<ul style="list-style-type: none"> <li>IPM is being performed as needed.</li> <li>Treated beds and crack weeds through burning and spraying at Lotus Lawn Park, Blue Lantana Park and Broad Porch Run Park.</li> </ul>
<b>Irrigation</b>	<ul style="list-style-type: none"> <li>Inspection of Controller #7.</li> </ul>
<b>Arbor Care</b>	<ul style="list-style-type: none"> <li>No arbor care was completed at this time.</li> </ul>
<b>Landscape</b>	<ul style="list-style-type: none"> <li>No landscape proposals were submitted at this time.</li> </ul>



*The New Standard in Landscape Maintenance*

## RECAP REPORT

<b>Client:</b>	<b>Bexley CDD</b>
<b>Week Of:</b>	<b>December 15, 2025</b>

Recipient Group			
Client Contacts		RedTree Contacts	
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Lisa Castoria	<a href="mailto:LCastoria@rizzetta.com">LCastoria@rizzetta.com</a>	Pete Lucadano	<a href="mailto:peteluke@redtreelandscape.systems">peteluke@redtreelandscape.systems</a>
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		Ninoshka Torres	<a href="mailto:ntorres@redtreelandscape.systems">ntorres@redtreelandscape.systems</a>

Service	ReCap
<b>Mowing &amp; Detailing</b>	<ul style="list-style-type: none"> <li>Mowed turf through property.</li> <li>Edge hard and soft roadways and turf areas.</li> <li>Cut back ornamental grasses along Bud Bexley Parkway and Bexley Boulevard, including the roundabout.</li> <li>Trimmed hedges throughout Bud Bexley Parkway and surrounding areas.</li> <li>Soft-edged landscape beds.</li> <li>Burned out weeds in landscape beds.</li> <li>Hand-pulled weeds, including larger weeds and weeds within juniper beds.</li> <li>Cut back shrubs encroaching over curbs.</li> <li>Picked up debris and blew off all hard surfaces.</li> <li>Continued general landscape detailing throughout the property.</li> </ul>
<b>Pest Control &amp; Fertilization</b>	<ul style="list-style-type: none"> <li>IPM is being performed as needed.</li> <li>Sprayed for bed weeds and crack weeds throughout the property.</li> <li>Burned out bed and crack weeds as needed.</li> </ul>
<b>Irrigation</b>	<ul style="list-style-type: none"> <li>Inspection in progress.</li> </ul>
<b>Arbor Care</b>	<ul style="list-style-type: none"> <li>No arbor care was completed at this time.</li> </ul>

<b>Landscape</b>	<ul style="list-style-type: none"><li>• No landscape proposals were submitted at this time.</li></ul>
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## RECAP REPORT

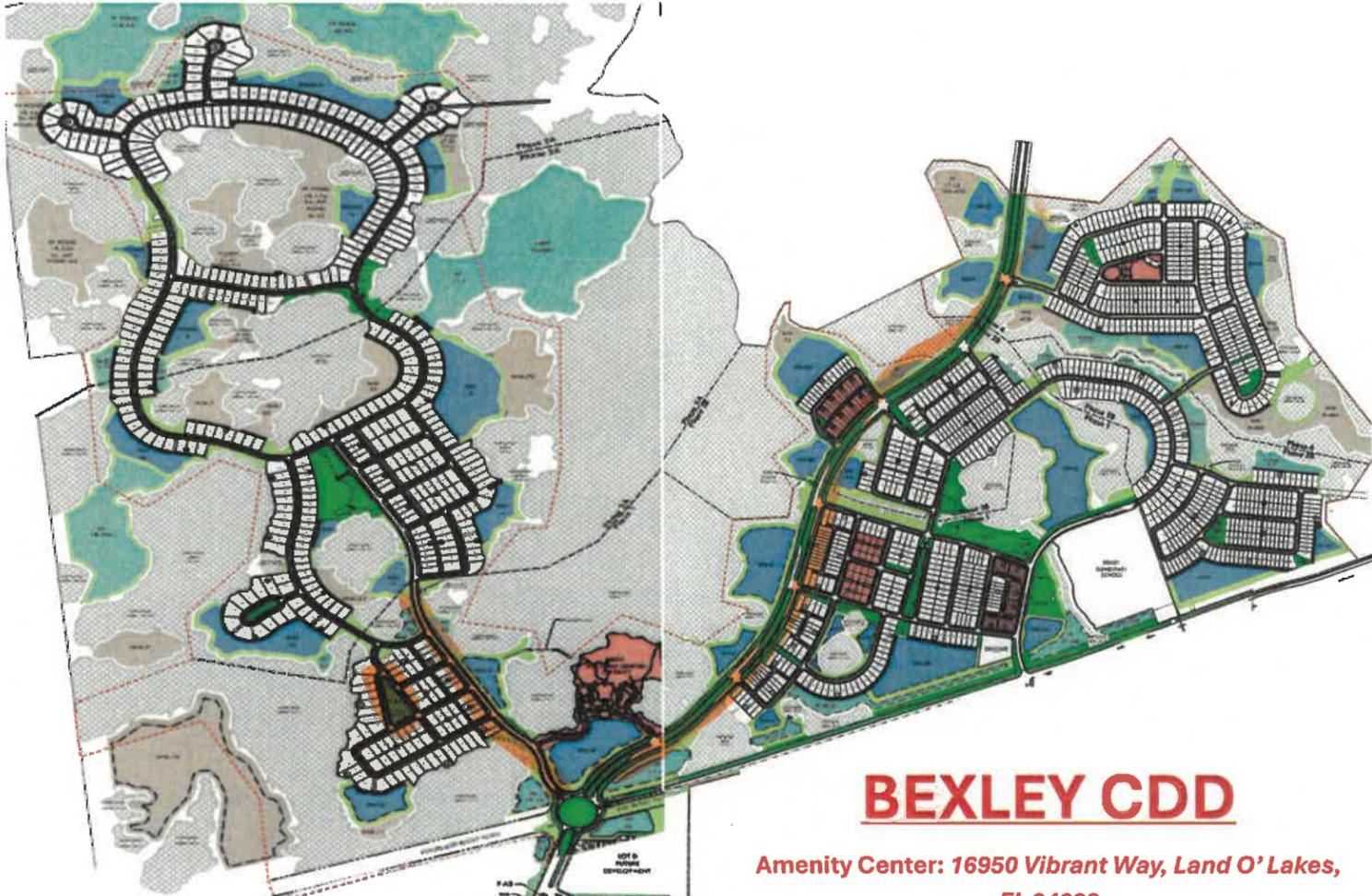
Client:	<b>Bexley CDD</b>
Week Of:	January 8, 2026

Recipient Group			
Client Contacts		RedTree Contacts	
Lynn Hayes	<a href="mailto:LHayes@rizzetta.com">LHayes@rizzetta.com</a>	David Lucadano	<a href="mailto:daveluke@redtreelandscape.systems">daveluke@redtreelandscape.systems</a>
Lisa Castoria	<a href="mailto:LCastoria@rizzetta.com">LCastoria@rizzetta.com</a>	Pete Lucadano	<a href="mailto:peteluke@redtreelandscape.systems">peteluke@redtreelandscape.systems</a>
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		Ninoshka Torres	<a href="mailto:ntorres@redtreelandscape.systems">ntorres@redtreelandscape.systems</a>

Service	ReCap
<b>Mowing &amp; Detailing</b>	<ul style="list-style-type: none"> <li>Mowing operations were completed as per contract.</li> <li>Soft edging and hard edging complete.</li> <li>Whipping and blowing performed.</li> <li>Spot mowing in park areas and common ground areas.</li> <li>Hedge trimming was completed along Bexley Blvd.</li> <li>Cutback ornamental grasses.</li> </ul>
<b>Pest Control &amp; Fertilization</b>	<ul style="list-style-type: none"> <li>Sprayed for weed along plant beds.</li> </ul>
<b>Irrigation</b>	<ul style="list-style-type: none"> <li>Inspection and repairs complete.</li> <li>Working on controllers located at the sports field.</li> </ul>
<b>Arbor Care</b>	<ul style="list-style-type: none"> <li>No arbor care was performed at this time.</li> </ul>
<b>Landscape</b>	<ul style="list-style-type: none"> <li>No landscape proposals were submitted at this time.</li> </ul>



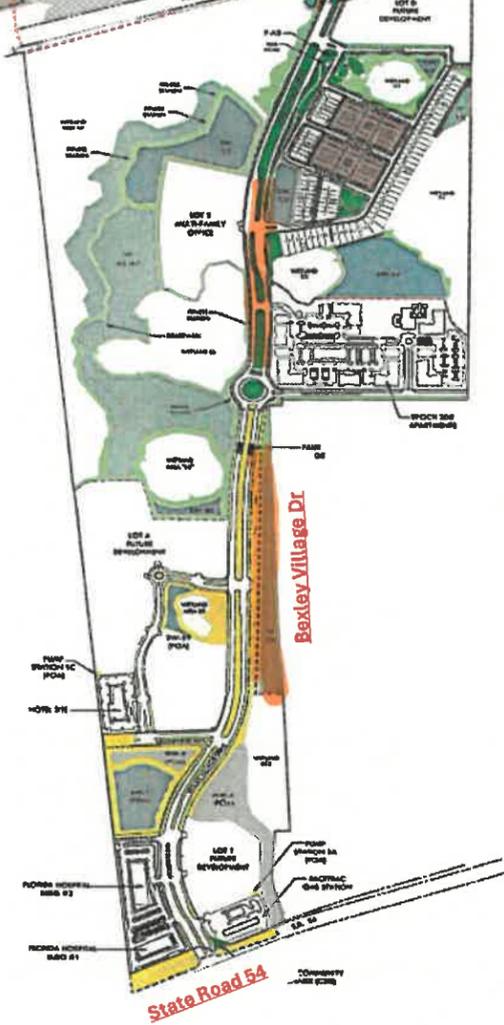
1/2/23



# BEXLEY CDD

Amenity Center: 16950 Vibrant Way, Land O' Lakes, FL 34638

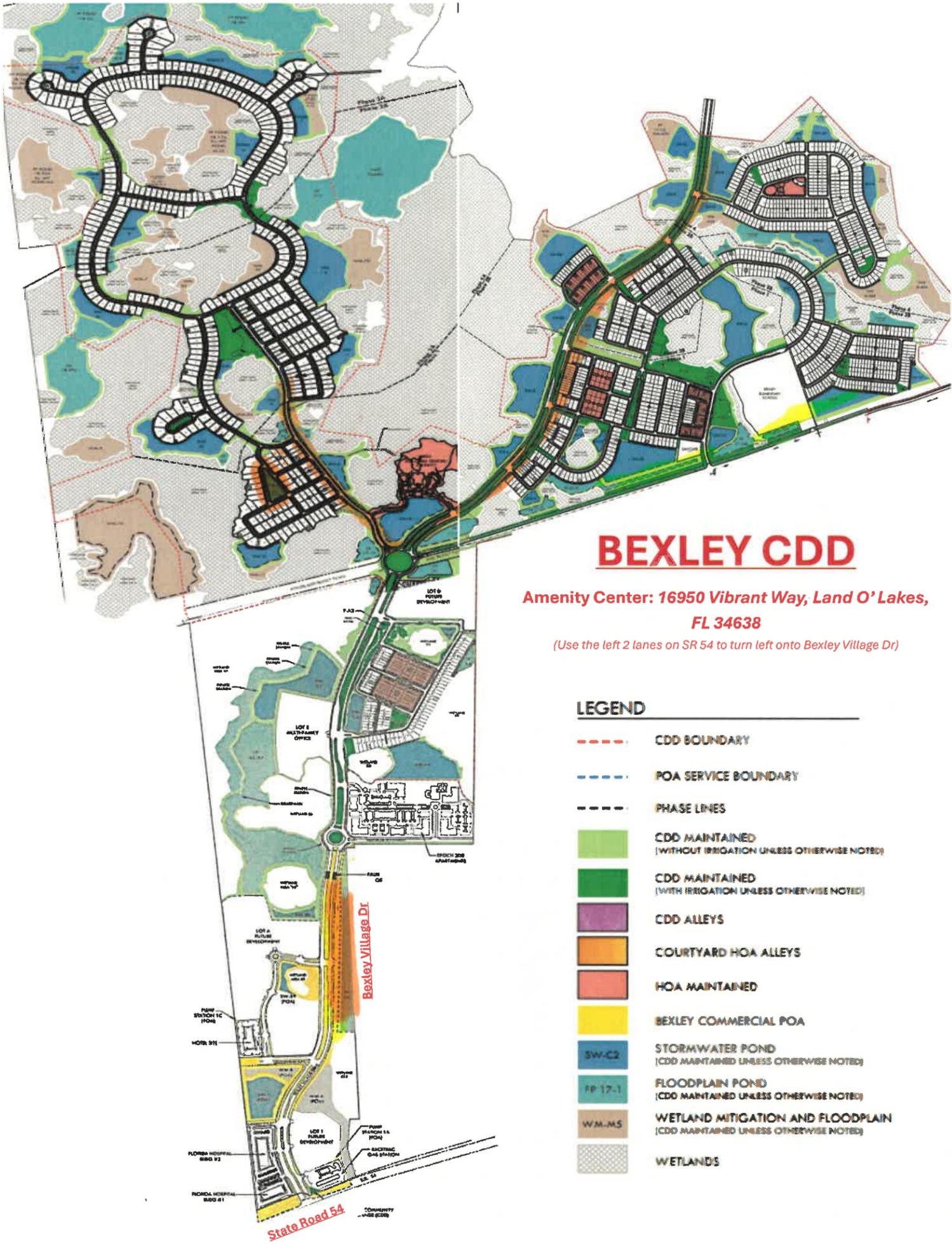
(Use the left 2 lanes on SR 54 to turn left onto Bexley Village Dr)



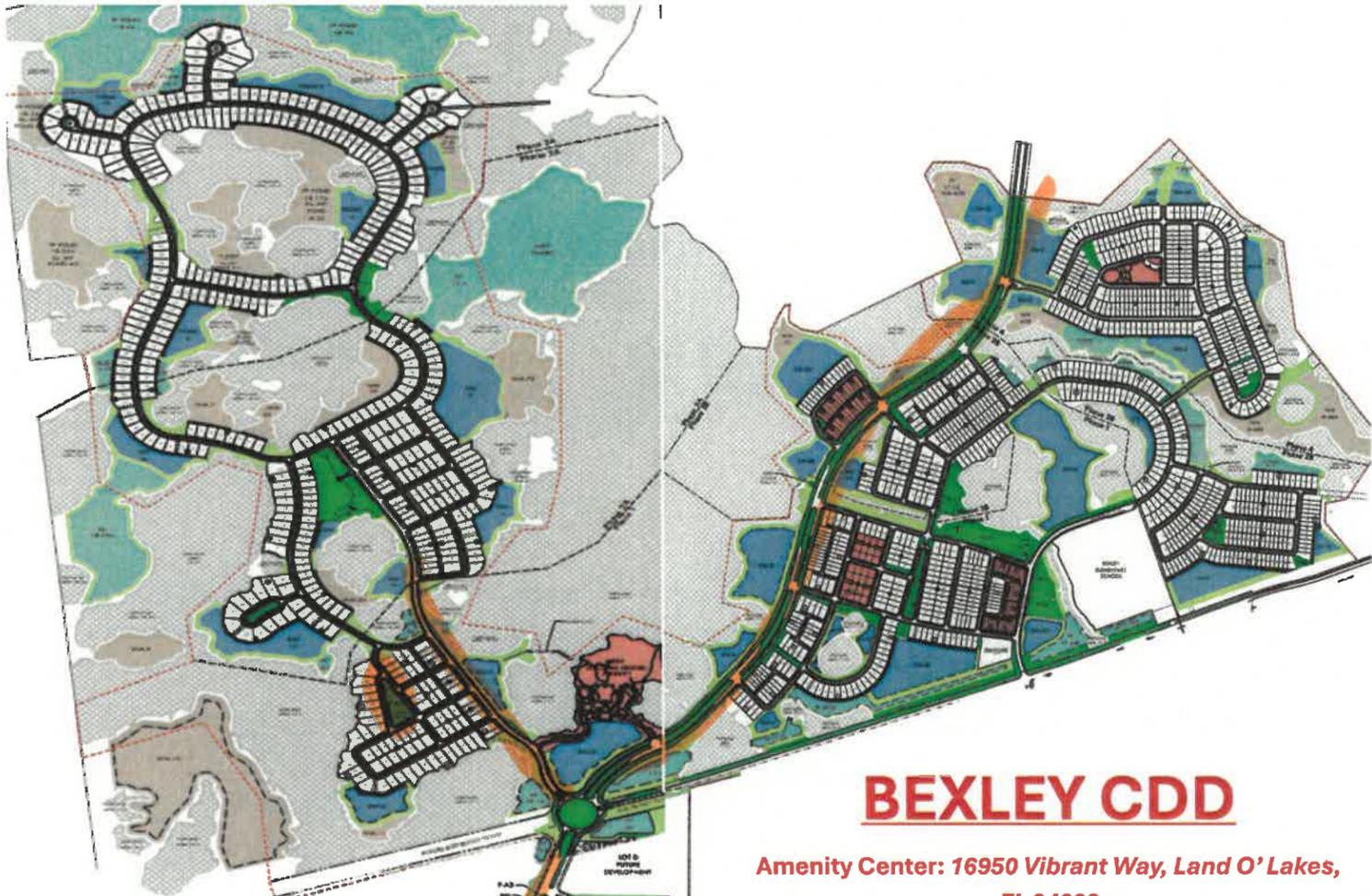
## LEGEND

- CDD BOUNDARY
- POA SERVICE BOUNDARY
- PHASE LINES
- CDD MAINTAINED (WITHOUT IRRIGATION UNLESS OTHERWISE NOTED)
- CDD MAINTAINED (WITH IRRIGATION UNLESS OTHERWISE NOTED)
- CDD ALLEYS
- COURTYARD HOA ALLEYS
- HOA MAINTAINED
- BEXLEY COMMERCIAL POA
- STORMWATER POND (CDD MAINTAINED UNLESS OTHERWISE NOTED)
- FLOODPLAIN POND (CDD MAINTAINED UNLESS OTHERWISE NOTED)
- WETLAND MITIGATION AND FLOODPLAIN (CDD MAINTAINED UNLESS OTHERWISE NOTED)
- WETLANDS

12/24



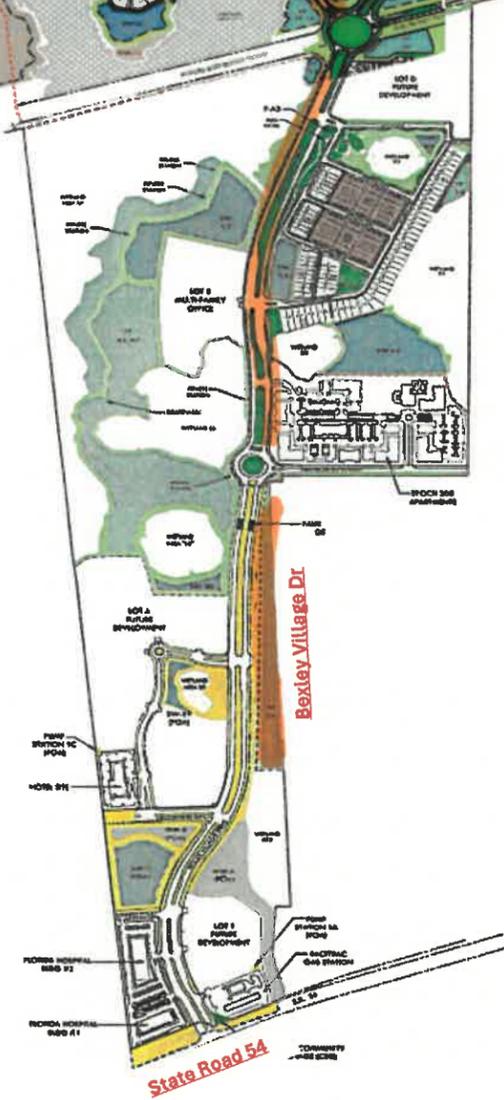
12/26



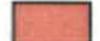
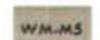
## BEXLEY CDD

Amenity Center: 16950 Vibrant Way, Land O' Lakes, FL 34638

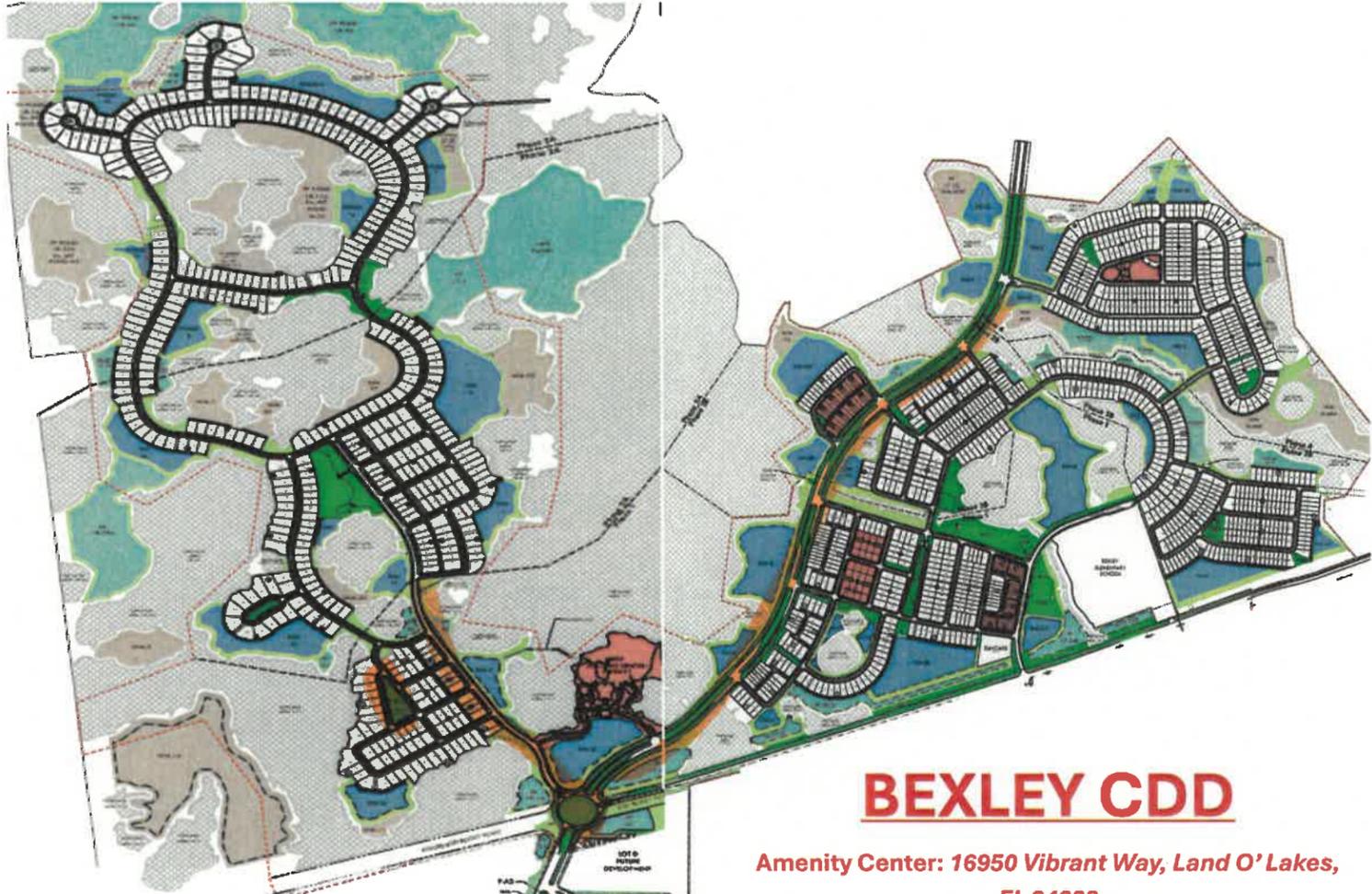
(Use the left 2 lanes on SR 54 to turn left onto Bexley Village Dr)



### LEGEND

-  CDD BOUNDARY
-  POA SERVICE BOUNDARY
-  PHASE LINES
-  CDD MAINTAINED (WITHOUT IRRIGATION UNLESS OTHERWISE NOTED)
-  CDD MAINTAINED (WITH IRRIGATION UNLESS OTHERWISE NOTED)
-  CDD ALLEYS
-  COURTYARD HOA ALLEYS
-  HOA MAINTAINED
-  BEXLEY COMMERCIAL POA
-  STORMWATER POND (CDD MAINTAINED UNLESS OTHERWISE NOTED)
-  FLOODPLAIN POND (CDD MAINTAINED UNLESS OTHERWISE NOTED)
-  WETLAND MITIGATION AND FLOODPLAIN (CDD MAINTAINED UNLESS OTHERWISE NOTED)
-  WETLANDS

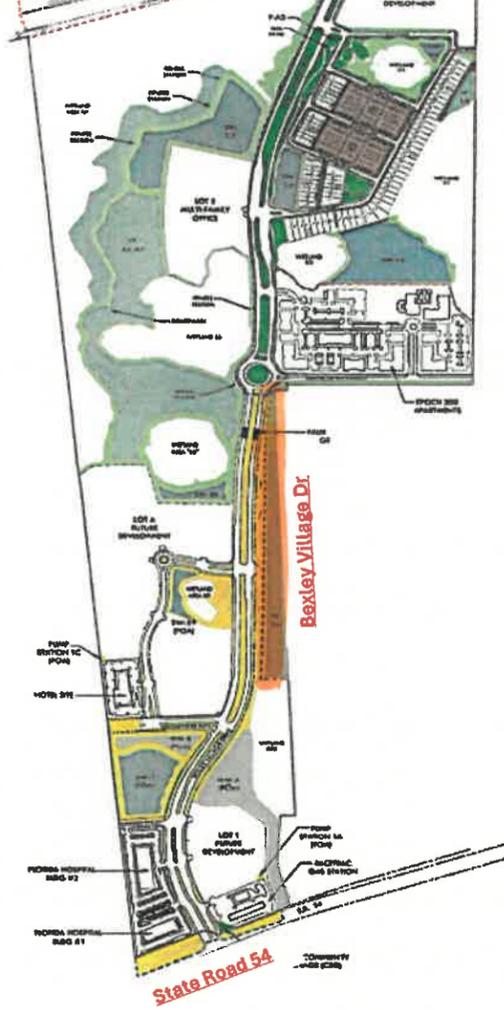
12/27



## BEXLEY CDD

Amenity Center: 16950 Vibrant Way, Land O' Lakes,  
FL 34638

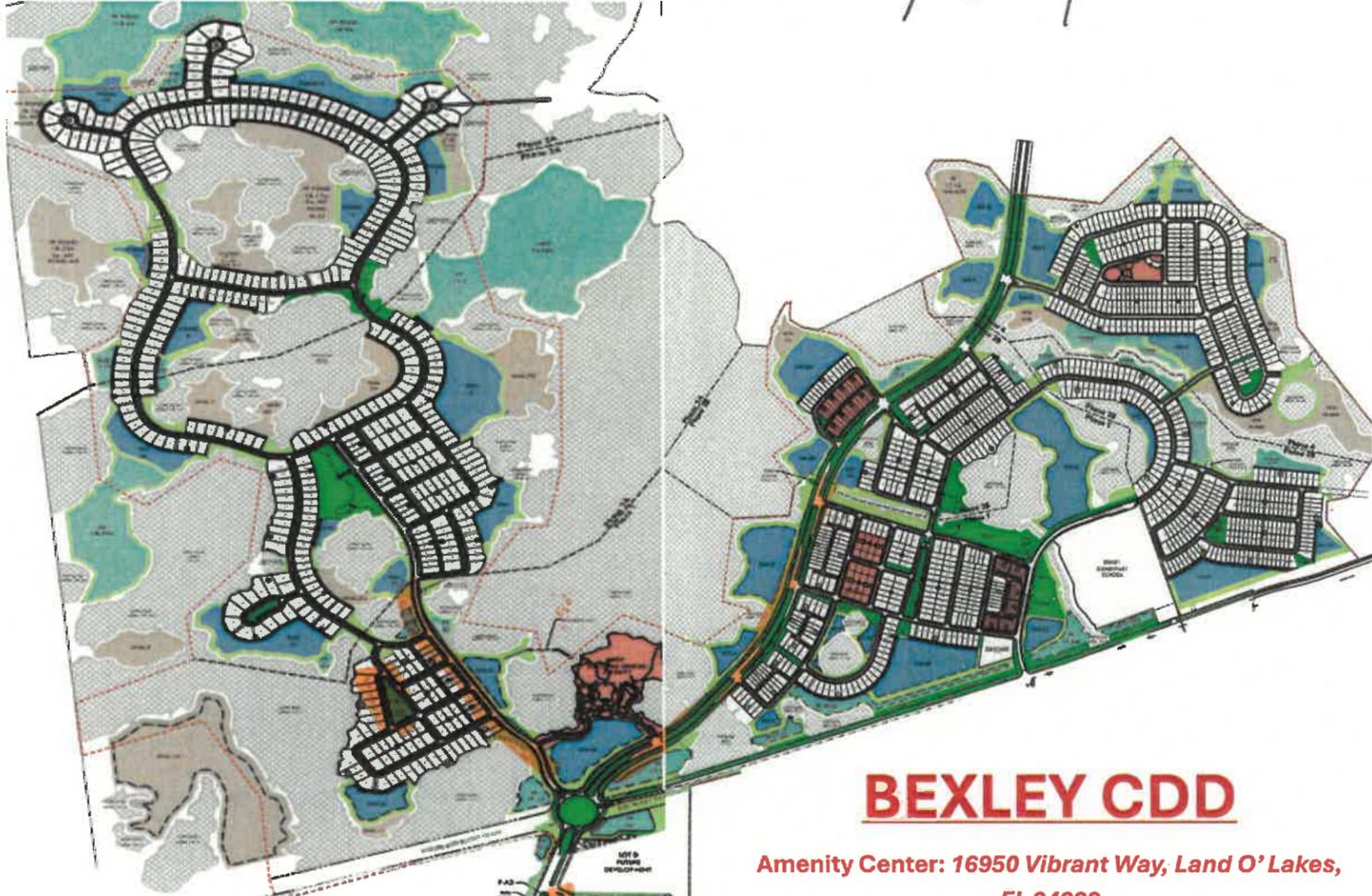
(Use the left 2 lanes on SR 54 to turn left onto Bexley Village Dr)



### LEGEND

-  CDD BOUNDARY
-  POA SERVICE BOUNDARY
-  PHASE LINES
-  CDD MAINTAINED (WITHOUT IRRIGATION UNLESS OTHERWISE NOTED)
-  CDD MAINTAINED (WITH IRRIGATION UNLESS OTHERWISE NOTED)
-  CDD ALLEYS
-  COURTYARD HOA ALLEYS
-  HOA MAINTAINED
-  BEXLEY COMMERCIAL POA
-  STORMWATER POND (CDD MAINTAINED UNLESS OTHERWISE NOTED)
-  FLOODPLAIN POND (CDD MAINTAINED UNLESS OTHERWISE NOTED)
-  WETLAND MITIGATION AND FLOODPLAIN (CDD MAINTAINED UNLESS OTHERWISE NOTED)
-  WETLANDS

12/29



## BEXLEY CDD

Amenity Center: 16950 Vibrant Way, Land O' Lakes, FL 34638

(Use the left 2 lanes on SR 54 to turn left onto Bexley Village Dr)

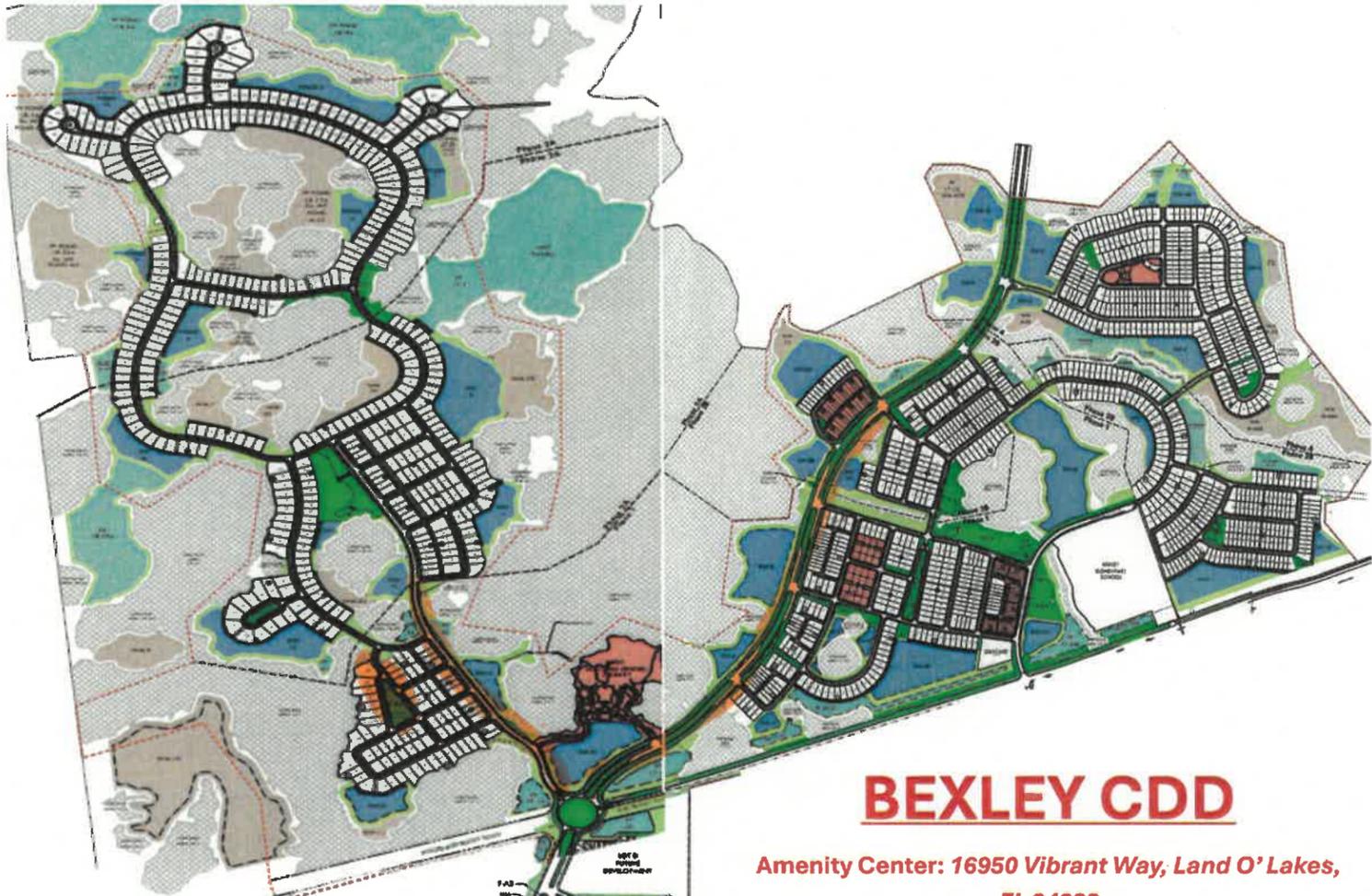


### LEGEND

-  CDD BOUNDARY
-  POA SERVICE BOUNDARY
-  PHASE LINES
-  CDD MAINTAINED (WITHOUT IRRIGATION UNLESS OTHERWISE NOTED)
-  CDD MAINTAINED (WITH IRRIGATION UNLESS OTHERWISE NOTED)
-  CDD ALLEYS
-  COURTYARD HOA ALLEYS
-  HOA MAINTAINED
-  BEXLEY COMMERCIAL POA
-  SW-C2 STORMWATER POND (CDD MAINTAINED UNLESS OTHERWISE NOTED)
-  FR 17-1 FLOODPLAIN POND (CDD MAINTAINED UNLESS OTHERWISE NOTED)
-  WM-M5 WETLAND MITIGATION AND FLOODPLAIN (CDD MAINTAINED UNLESS OTHERWISE NOTED)
-  WETLANDS



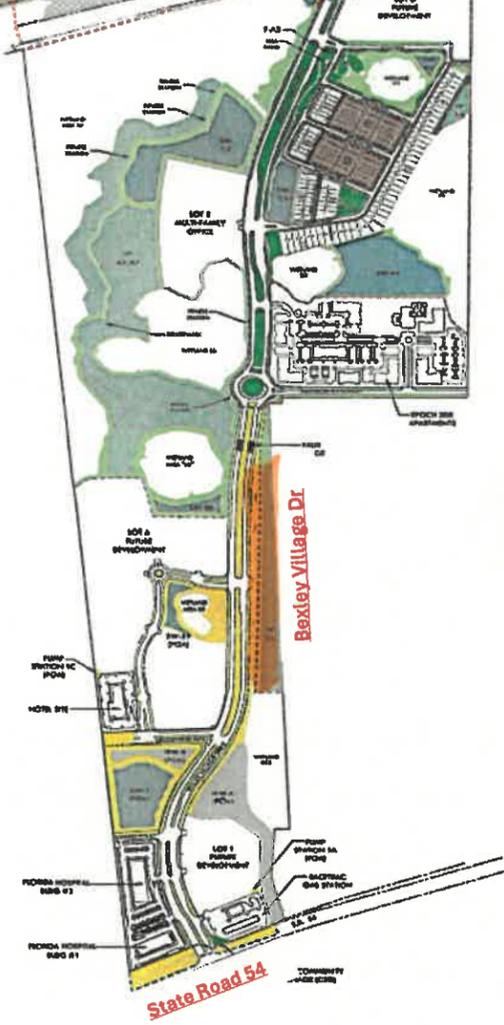
12/31



## BEXLEY CDD

Amenity Center: 16950 Vibrant Way, Land O' Lakes,  
FL 34638

(Use the left 2 lanes on SR 54 to turn left onto Bexley Village Dr)



### LEGEND

-  CDD BOUNDARY
-  POA SERVICE BOUNDARY
-  PHASE LINES
-  CDD MAINTAINED  
(WITHOUT IRRIGATION UNLESS OTHERWISE NOTED)
-  CDD MAINTAINED  
(WITH IRRIGATION UNLESS OTHERWISE NOTED)
-  CDD ALLEYS
-  COURTYARD HOA ALLEYS
-  HOA MAINTAINED
-  BEXLEY COMMERCIAL POA
-  STORMWATER POND  
(CDD MAINTAINED UNLESS OTHERWISE NOTED)
-  FLOODPLAIN POND  
(CDD MAINTAINED UNLESS OTHERWISE NOTED)
-  WETLAND MITIGATION AND FLOODPLAIN  
(CDD MAINTAINED UNLESS OTHERWISE NOTED)
-  WETLANDS



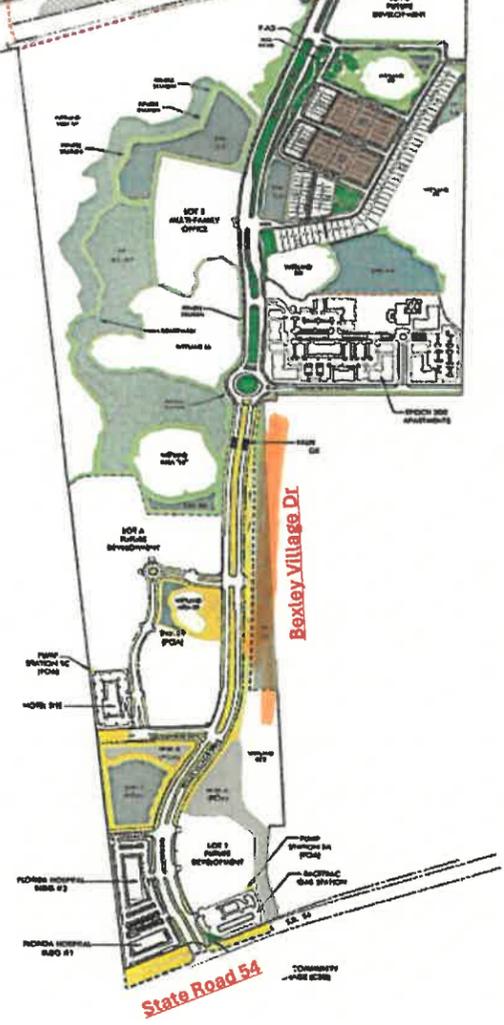
1/3



# BEXLEY CDD

**Amenity Center: 16950 Vibrant Way, Land O' Lakes, FL 34638**

*(Use the left 2 lanes on SR 54 to turn left onto Bexley Village Dr)*



## LEGEND

- - - - CDD BOUNDARY
- - - - POA SERVICE BOUNDARY
- - - - PHASE LINES
- CDD MAINTAINED (WITHOUT IRRIGATION UNLESS OTHERWISE NOTED)
- CDD MAINTAINED (WITH IRRIGATION UNLESS OTHERWISE NOTED)
- CDD ALLEYS
- COURTYARD HOA ALLEYS
- HOA MAINTAINED
- BEXLEY COMMERCIAL POA
- STORMWATER POND (CDD MAINTAINED UNLESS OTHERWISE NOTED)
- FLOODPLAIN POND (CDD MAINTAINED UNLESS OTHERWISE NOTED)
- WETLAND MITIGATION AND FLOODPLAIN (CDD MAINTAINED UNLESS OTHERWISE NOTED)
- WETLANDS

## **Tab 5**



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5532 Auld Lane, Holiday FL 34690

**December 10, 2025**

**Landscape Enhancement Proposal**

**For**

**Bexley CDD**

Attention: John Toborg- Division Manager  
jtoborg@rizzetta.com

**Target Area:**

- Lotus Lawn

**Scope of Work:**

- Install (210) 3-gallon Confederate Jasmine.
- Install (3) yards of Pine Fines.
- Labor, materials, debris disposal, hauling, and dumping fees included.

**Total: \$6,105.00**

---

**Authorized By:**

**Date:**

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor  
[ksmith@redtreelandscapesystems.com](mailto:ksmith@redtreelandscapesystems.com) / Cell phone: (727) 426.3679



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**1.888.RED.TREE**

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5532 Auld Lane, Holiday FL 34690

**December 10, 2025**

**Landscape Enhancement Proposal**

**For**

**Bexley CDD**

Attention: John Toborg- Division Manager  
jtoborg@rizzetta.com

**Target Area:**

- Candence Loop

**Scope of Work:**

- Install (140) 3-gallon Confederate Jasmine.
- Install (1) yard of Pine Fines.
- Labor, materials, debris disposal, hauling, and dumping fees included.

**Total: \$3,995.00**

---

**Authorized By:**

**Date:**

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor  
[ksmith@redtreelandscape.com](mailto:ksmith@redtreelandscape.com) / Cell phone: (727) 426.3679



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5532 Auld Lane, Holiday FL 34690

**SEASONAL COLOR INSTALLATION PROPOSAL**  
**FOR**  
**BEXLEY CDD**

Attention: Lisa Castoria

December 15th, 2025

**Scope of Work:**

This project includes the installment of seasonal color annuals throughout Bexley CDD. Attached are the (6) areas that we recommend for seasonal color installation.

**Work Includes:**

- Removal of existing annuals.
- Installment of (2,500) new seasonal color annuals throughout Bexley CDD.
- Includes removal, materials, labor, and dumping fees.

Price: **\$6,785.00**

\_\_\_\_\_  
Authorized Signature to Proceed

\_\_\_\_/\_\_\_\_/\_\_\_\_\_  
Date of Authorization

Proposal submitted by Robert Johnson  
[rjohnson@redtreelandscape.com](mailto:rjohnson@redtreelandscape.com) / Cell phone: (727)-599-3306

Recommended areas for seasonal color annual installation:





GPS Map Camera

**Land O Lakes, FL, United States**  
Balance Cove, Suncoast Pointe, Land O Lakes, FL 34638, United States  
Lat 28.206346, Long -82.538702  
12/15/2025 09:46 AM GMT-05:00  
Note : Captured by GPS Map Camera

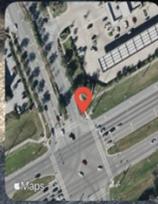


GPS Map Camera

**Odessa, FL, United States**  
Bexley Village Dr, Suncoast Pointe, Odessa, FL 33558, United States  
Lat 28.191687, Long -82.539783  
12/15/2025 09:40 AM GMT-05:00  
Note : Captured by GPS Map Camera



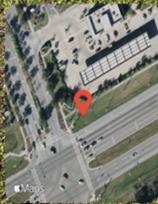
GPS Map Camera



**Lutz, FL, United States**  
State Road Fifty-Four Trail, Suncoast Pointe,  
Lutz, FL 33558, United States  
Lat 28.191832, Long -82.539661  
12/15/2025 09:34 AM GMT-05:00  
Note : Captured by GPS Map Camera



GPS Map Camera



**Lutz, FL, United States**  
State Road Fifty-Four Trail, Suncoast Pointe,  
Lutz, FL 33558, United States  
Lat 28.191912, Long -82.539467  
12/15/2025 09:32 AM GMT-05:00  
Note : Captured by GPS Map Camera



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5532 Auld Lane, Holiday FL 34690

REVISED SOUTH ROW OF BUD BEXLEY PARKWAY

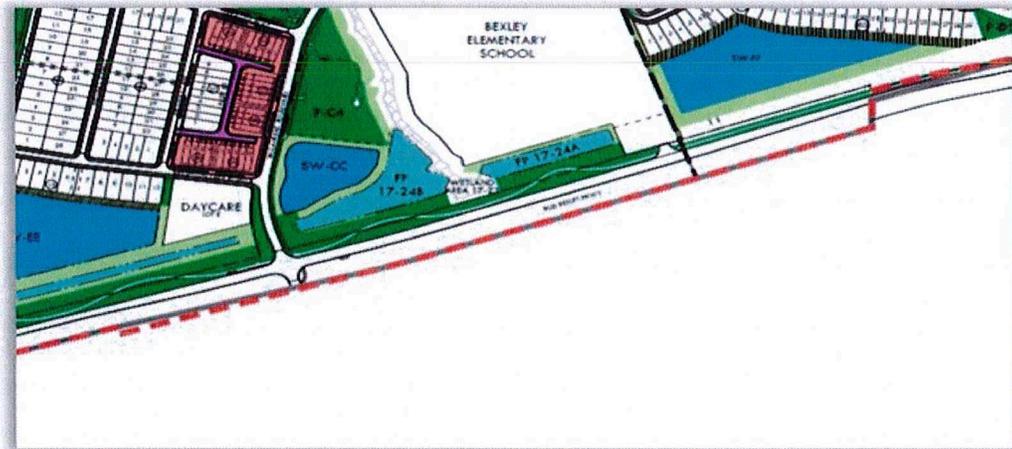
CLEAN-UP OF OVERGROWN FIELD AREAS PROPOSAL for BEXLEY CDD

Attention: Lisa Castoria, District Manager

November 19, 2025

Scope of Work:

Initial clean-up of overgrown field areas, south ROW of Bud Bexley Parkway, north of Ballantrae, on both sides of Ballantrae, as indicated on the map below. (Does not include the south side of Bud Bexley East of Ballantrae Blvd.)



Total Cost: \$2,500.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist jburkett@redtreelandscape.com / Cell phone: (727) 267-2059



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5532 Auld Lane, Holiday FL 34690

REVISED SOUTH ROW OF BUD BEXLEY PARKWAY

MAINTENANCE OF FIELD AREAS PROPOSAL for BEXLEY CDD

Attention: Lisa Castoria, District Manager

November 19, 2025

Scope of Work:

Monthly maintenance of field areas, south ROW of Bud Bexley Parkway, north of Ballantrae, on both sides of Ballantrae, as indicated on the map below. (Does not include the south side of Bud Bexley East of Ballantrae Blvd.).



Total Cost: \$1,200.00 per month

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist jburkett@redtreelandscape.com / Cell phone: (727) 267-2059

# Tab 6



*The New Standard in Landscape Maintenance*

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5532 Auld Lane, Holiday FL 34690

**REVISED: MULCH & PINE STRAW INSTALLATION PROPOSAL  
FOR  
Bexley CDD**

Attention: Lisa Castoria, District Manager

**December 9, 2025**

**Scope of Work: As referenced in the existing Landscape Maintenance Contract:**

**INSTALLATION OF MULCH**

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch, Shredded Hardwood Dark Brown Mulch or Pine Straw Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**. Match mulch to what is currently present in landscape beds or tree rings.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

**This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.**

**The CDD reserves the right to subcontract out any and all mulching events.**

**Pricing – Pine Bark Mulch:**

**PART 4**

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

275 \_\_\_\_\_ CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ **65.00** \_\_\_\_\_ /CY  
(app. October) \$ **17,875.00** /installation

And

275 \_\_\_\_\_ CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ **65.00** \_\_\_\_\_ /CY  
(app. April) \$ **17,875.00** \_\_\_\_\_ /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ **35,750.00** \_\_\_\_\_ /yr.  
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

275 \_\_\_\_\_ CY Shredded Hardwood Dark Brown Mulch at \$ **65.00** \_\_\_\_\_ / CY  
(app. October) \$ **17,875.00** /installation

And

275 \_\_\_\_\_ CY Shredded Hardwood Dark Brown Mulch at \$ **65.00** \_\_\_\_\_ / CY  
(app. April) \$ **17,875.00** /installation

**Pricing – Pine Straw:**

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

1600 \_\_\_\_\_ Bales Pine Straw Mulch per specs for the first top-dressing at \$ **10.00** \_\_\_\_\_ /bale  
(app. October) \$ **16,000.00** installation

And

1600 \_\_\_\_\_ Bales Pine Straw Mulch per specs for the second top-dressing at \$ **10.00** \_\_\_\_\_ /bale  
(app. April) \$ **16,000.00** /installation

Installation of Pine Straw Mulch (All labor and materials) \$ **32,000.00** \_\_\_\_\_ /yr.  
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"

**Total Billing:**

Pine Bark: \$17, 875.00 + Pine Straw: \$16,000.00 = **\$33,875.00**

\_\_\_\_\_  
Authorized Signature to Proceed

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date of Authorization

Proposal submitted by Robert Johnson, Account Manager  
[rjohnson@redtreelandscape.systems](mailto:rjohnson@redtreelandscape.systems) / Cell phone: (727)-599-3306

Natural Solutions LLC  
PO Box 712  
Menomonee Falls, WI  
53052-0712 USA  
www.mulchinstalled.com



**ADDRESS**  
Bexley CDD

**SHIP TO**  
Bexley CDD

**Estimate 1072**

**DATE** 12/16/2025

**EXPIRATION DATE** 01/13/2026

**SALES REP**  
SS

DATE	DESCRIPTION	QTY	RATE	AMOUNT
<b>Pine</b>	Pine Bark Installation Service	1,370	57.00	78,090.00
<b>Brown Enviro</b>	Cocoa Brown Installation Service	300	54.00	16,200.00

Contact Natural Solutions LLC to pay.  
This quote is for all beds and tree rings outlined in the map  
provided by Rizzetta & Co.

**SUBTOTAL** 94,290.00  
**TAX** 0.00

**TOTAL \$94,290.00**

Accepted By

Accepted Date

# Tab 7



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5532 Auld Lane, Holiday FL 34690

SOD INSTALLATION PROPOSAL
BUD BEXLEY PARKWAY AND BALLANTRAE BOULEVARD
FOR
BEXLEY CDD

Attention: Lisa Castoria, District Manager

January 12, 2026

Scope of Work:

This project includes the installation of Sod from Bud Bexley Parkway to Ballantrae Boulevard between the sidewalk and curb East of the road up to the entrance of the soccer field.

Work Includes:

- Removal of existing Sod
Installment of (3,000) sq. ft. of Sod from Bud Bexley Parkway to Ballantrae Boulevard between the sidewalk and curb East side of the road up to the entrance of the soccer field.
Includes removal, materials, labor, and dumping fees.



Price: \$6,750.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Robert Johnson

rjohnson@redtreelandscape.com / Cell phone: (727)-599-3306



The New Standard in Landscape Maintenance

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5532 Auld Lane, Holiday FL 34690

# SOD INSTALLATION PROPOSAL LOTUS LAWN PARK

## FOR BEXLEY CDD

Attention: Lisa Castoria, District Manager

January 12, 2026

**Scope of Work:**

This project includes the installation of Sod at Lotus Lawn Park at the corner of Fender Way and Candace Loop.

**Work Includes:**

- Removal of existing sod
- Installment of (200) sq. ft. of Sod at Lotus Lawn Park at the corner of Fender Way and Candace Loop.
- Includes removal, materials, labor, and dumping fees.

Price: **\$450.00**



\_\_\_\_\_  
Authorized Signature to Proceed

\_\_\_\_\_  
Date of Authorization

Proposal submitted by Robert Johnson  
rjohnson@redtreelandscape.com / Cell phone: (727)-599-3306

# Tab 8



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5532 Auld Lane, Holiday FL 34690

**IRRIGATION REMOVAL – ALL TREES**

**IRRIGATION PROPOSAL  
FOR  
BEXLEY CDD**

**Attention:** Lisa Castoria, District Manager

January 6, 2026

**Scope of Work**

Remove/cap irrigation around existing trees located in the roadways and parks within Bexley CDD. This will include removing all drip lines around the tree and cap underground. If there is a bubbler we will dig underground and place cap and cut off excess piping.

- Irrigation removal from 762 trees
- Labor
- Miscellaneous parts & supplies

**Total Cost: \$18,097.50**

\_\_\_\_\_  
**Authorized Signature to Proceed**

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
**Date of Authorization**

**Proposal submitted by Matt Olson, Irrigation Manager**  
[molson@redtreelandscape.com](mailto:molson@redtreelandscape.com) / Cell phone: (727) 200-1714

# Tab 9



*The New Standard in Landscape Maintenance*

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5532 Auld Lane, Holiday FL 34690

**REPLACE CONTROLLER 22**

**IRRIGATION PROPOSAL  
FOR  
BEXLEY CDD**

**Attention:** Lisa Castoria, District Manager

January 15, 2026

**Scope of Work**

Replacement controller required at controller #22 located at BMX park. The current Hunter ACC controller is no longer manufactured. The controller will be replaced with a Hunter ACC2 Plastic Pedestal controller with cellular communications and Hunter Wireless Rain Sensor. One-year service fee included, this annual service plan can be transferred to the CDD at any time.

- (1) Hunter ACC2 75-Station Plastic Pedestal Controller
- (1) Hunter Wireless Rain Sensor
- Hunter Cellular Communication ACC2 Module
- One-Year Service Fee
- Labor
- Miscellaneous parts & supplies

**Total Cost: \$10,398.20**

\_\_\_\_\_  
**Authorized Signature to Proceed**

\_\_\_\_/\_\_\_\_/\_\_\_\_\_  
**Date of Authorization**

**Proposal submitted by Matt Olson, Irrigation Manager**  
[molson@redtreelandscape.com](mailto:molson@redtreelandscape.com) / Cell phone: (727) 200-1714

# Tab 10



*The New Standard in Landscape Maintenance*

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5532 Auld Lane, Holiday FL 34690

**IRRIGATION PROPOSAL  
for  
BEXLEY CDD**

**Water Truck Services**

Attention: Lisa Castoria, District Manager

January 5, 2026

**Target Area:**

- Areas are experiencing dryness during the irrigation audit. Supplemental watering will be provided to support and revive stressed plant material and turf.

**Scope of Work:**

- Provide (1) day consisting of (8) hours of watering service per day using a 2,000-gallon water truck at a rate of \$250.00 per hour = 2,000.00 per day.
- Labor and fuel included.

- Note: If the district cannot supply water, then the water will need to be metered.

**A TOTAL OF (10) DAYS OF WATER TRUCK USAGE: \$20,000.00**

\_\_\_\_\_  
**Authorized Signature to Proceed**

\_\_\_\_/\_\_\_\_/\_\_\_\_\_  
**Date of Authorization**

Proposal submitted by Robert Johnson, Account Manager  
[rjohnson@redtreelandscape.com](mailto:rjohnson@redtreelandscape.com) / Cell phone: (727) 599-3306

# Tab 11



**General Manager's Report**  
Bexley CDD  
Board of Supervisors Meeting  
1/28/2026

**Maintenance Summary**

**Overview**

This report includes maintenance operations at Bexley for the end weeks of December 2025 and first two weeks of January 2026. Maintenance Technician Matt Browning completed a broad range of repairs, preventive maintenance, cleanups, and improvement projects throughout the community, consistently demonstrating care, efficiency, and attention to detail.

**Management Coordination**

Throughout the month, I worked closely with Matt to prioritize tasks, coordinate resources, and provide direction to ensure work was completed efficiently and in alignment with community standards. Particular attention was given to recurring challenges such as vandalism, unauthorized dumping, and post-event cleanups.

**Key Outcomes**

Meaningful progress was achieved in several high-impact areas, including reinforcing soccer goals to reduce repeat vandalism, completing Broad Porch restoration work, addressing safety concerns, and improving the overall appearance of common areas. This continued collaboration supports a safe, well-maintained, and welcoming environment for Bexley residents.

The detailed report below, prepared by Matt Browning, outlines completed work, ongoing challenges, and recommended next steps.

---

**December Maintenance Report**

**Prepared by: Matt Browning, Maintenance Technician**

**Completed Work Highlights**

- Replaced damaged light post cover at Lotus Lawn Park (vandalism observed and documented).
- Sealed cracks and repainted Broad Porch pergola bases.
- Pressure washed Broad Porch concrete, benches, trash cans, and mail kiosk.
- Replaced missing bolts on Broad Porch pergola swing.

- Assembled and installed two new soccer goals with reinforced anchoring, new nets, and chains to address repeated vandalism (three prior incidents documented).



- Repaired bent soccer goal center bar; subsequent vandalism documented.



Before



After repairs

Note: soccer field sod damaged by vandalism:



- Conducted soccer field cleanup following organized weekend games by non-residents; excessive trash and vehicle damage documented.
- Removed large fallen branches from dog park.
- Completed post-Christmas grounds cleanup, including large illegal dumping pile at Bexley Village Drive dead end.
- Cleaned common areas following New Year's events.
- I inspected and cleaned all community trails.
- Safely deactivated and disposed of live fireworks found in a common area.
- Installed BMX Park gate hinges with auto-close piston, reattached following vandalism.
- Continued carpentry and restoration work at BMX park.



- Completed Broad Porch run restoration by staining remaining benches and trash cans.



- Ongoing cleaning of trail seating areas.



### Next Project: Renovations of Dog Parks

- We have scheduled the next project to be the dog park renovations, including chain link fence update, pressure washing and staining benches and trash cans or the preferable option of replacing the wood veneer trash can with a metal trash can; replacing jump obstacles, filling the sides of the concrete barrels to prevent standing water, and replacing the small dog park gate locking mechanism.





REPLACING CORRODED JUMP OBSTACLES



SIDES OF CONCRETE BARREL WILL BE FILLED WITH GRAVEL AND DIRT TO PREVENT STANDING WATER

- Sanding and painting of fire hydrants (in progress/planned).



### Ongoing Challenges

- Continued vandalism at the soccer field despite reinforced repairs.
- Repeated illegal dumping at the Bexley Village Drive dead end.
- Exposed irrigation hoses throughout multiple areas.
- Noticeable wear and deterioration of the Lotus Park lawn.

## Recommendations

To improve safety, deter vandalism, and maintain community standards, the following actions are recommended:

- Install security cameras at the soccer field and consider coverage at BMX park.
- Reseed or resod the Lotus Park lawn.
- Address exposed irrigation hoses for safety and aesthetics.
- Install a barricade at the end of Bexley Village Drive to restrict vehicle access and reduce illegal dumping.

Examples for Dog Park Renovations:

EMAIL US 877-393-8609

[ALL CATEGORIES](#) [PARK BENCHES](#) [BIKE RACKS](#) [PICNIC TABLES](#) [TRASH RECEPTACLES](#) [DOG PARK](#) [BLEACHERS](#) [QUOTE](#) [CART](#)

**#2 Best Seller** in Dog Park Equipment Kits

**\$3,960.00**

SKU: 622dp185

- ▶ **\*\*Inground Mounting option is standard\*\***
- ▶ Available in Green/Beige or Blue/Red
- ▶ Includes: Rover Jump Over, Paws Table/Grooming Table, Hoop Jump, Doggie Crawl
- ▶ Can be used intuitively by most dogs
- ▶ 5-Year Limited Warranty on Thermoplastic Coated Elements
- ▶ Dog parks build attractive and fun places for pets and their families to exercise, socialize, and enjoy nature!

Douglas from Champaign, Erik from Saint Petersburg & 17 others bought this item recently.

Color:

- 1 + [ADD TO CART](#) [ADD TO QUOTE](#)

 Estimate Freight

[VOLUME DISCOUNTS](#) [LOWEST PRICE GUARANTEE](#) [FREE CONSULTATION](#)



# Dog Park Paw Prints and Bones Trash Receptacle - 32 Gallon w/ Lid

HOME > DOG PARKEQUIPMENT > DOG PARK AMENITIES

\$1,306.00 - \$1,404.00

SKU: 622dp245-2

Color

Natural: Green

CLEAR

Liner Option

Include Liner



\$1,404.00

- 1 +

ADD TO CART

ADD TO QUOTE



Estimate Freight

VOLUME %  
DISCOUNTS

LOWEST PRICE  
GUARANTEE

FREE  
CONSULTATION



Note: We should replace 2 of the wood trash cans with metal ones like this one.

## Proposed Maintenance Workshop Building Site

PROPOSED LOCATION WOULD BE FOR A 20X30 or 22X30 METAL BUILDING BEHIND THE MAIN POOL. SITE WILL REQUIRE ELEVATION AND DRAINAGE ASSESSMENT PRIOR TO CONSTRUCTION.



## Examples of Proposed Building:



[20x25 Two Car Florida Garage for Sale | Free Delivery & Install](https://eversafebuildings.com/shop/product/20x25-metal-garage-florida/)  
<https://eversafebuildings.com/shop/product/20x25-metal-garage-florida/>

### Building Description

This 20x25 Eversafe Florida two car metal garage building comes with a boxed eave roof and two 8'x8' roll up doors. Our Florida building prices include FREE delivery to your job site and FREE installation on your concrete pad. These metal garages are designed for Florida building codes and can be certified for wind load requirements in your area. Eversafe metal buildings are designed to stand the test of time as they are manufactured using American made steel, high-quality protective coatings, and paint. Sale prices do not include site preparation or concrete work, these optional services are available in many areas. Contact our Florida building specialists for more details.

[22x30 steel garage | 2 Car Garage Buildings | Immediate Pricing Available!](#)



BUILDING DESCRIPTION

✓ FREE DELIVERY    ✓ FREE INSTALLATION    \$ Call for Discounts & Lower Prices!

### 22x30 STEEL GARAGE

BUILDING ID#: PGB-223011

RETAIL PRICE FROM: **\$10,007**

**REQUEST A FREE QUOTE WITH UP TO 25% DISCOUNT**

Prices vary by state, location and customization. Call us at 1-866-811-7603 for latest low price. Prices for regions prone to heavy snow loads or hurricane wind loads such as Florida may be higher due to adherence to local building code requirements.

**ADD TO CART**

**CALL NOW FOR DISCOUNTS & LOWER PRICES**

Complete our custom quote form to customize your garage, modify dimensions, position openings, and incorporate features, accessories, or options.

Your Peace of Mind Matters

FREE DELIVERY    FREE INSTALLATION    WARRANTY INCLUDED    MADE IN THE USA    ECONOMIC ENERGY A+ Rating



# Tab 12



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Regular Meeting:** February 25, 2026 @ 1:00 PM

**District  
Manager's  
Report**

January 28

**2026**

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Y

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**FINANCIAL SUMMARY**

**12/31/2025**

General Fund Cash & Investment Balance:	\$3,263,905
Reserve Fund Cash & Investment Balance:	\$587,641
Debt Service Fund Investment Balance:	<u>\$3,138,040</u>
<b>Total Cash and Investment Balances:</b>	<b>\$6,989,586</b>

**General Fund Expense Variance: \$253,125 Under Budget**



Rizzetta & Company

- Concrete bench repair completed \$1400

# Tab 13



**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](http://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, re-claimed 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.





Long-term thinking. Everyday commitment.

*Matt Kuisle, Regional Executive Director*

*(813) 536-7201*

*matt@reserveadvisors.com*

# Property Wellness Reserve Study Program Proposal Level I Reserve Study

**Bexley Community Development District**  
Land O' Lakes, Florida



## 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.

**37,000+**  
RESERVE STUDIES CONDUCTED

**19,000+**  
ASSOCIATIONS SERVED

**3,950,000+**  
RESIDENTS SERVED

## 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

 Long-term thinking. Everyday commitment.	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
		<b>RESERVE STUDY PROCESS</b>	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed / Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION / COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		<b>KEY DELIVERABLES</b>	
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	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
<b>UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION</b>	✓	✓	✓
	 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.

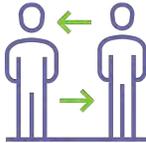
## For Confidence in All Decisions



### 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
<p><b>Your Reserve Study Includes:</b></p> <ul style="list-style-type: none"> <li>• <b>Pre-project Collaboration:</b> Meeting with management and the board on community priorities and goals.</li> <li>• <b>Unlimited Virtual Support:</b> Free Study Presentation after report delivery. Available for the lifetime of your community.</li> <li>• <b>Excel Financial Management Tool:</b> Fully editable spreadsheet to run scenarios &amp; track actual expenditures.</li> <li>• <b>Preventative Maintenance Guidance:</b> Clear maintenance schedules and practical steps your team can implement right away.</li> <li>• <b>Revision Period:</b> One complimentary update within 6 months of delivery.</li> <li>• <b>Dedicated Expertise:</b> Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind.</li> </ul>	
<p><b>Optional Items - Check to Authorize</b></p>	
<p>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.</p>	

**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.**

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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**

<b>20+</b> Years Combined Experience	<b>7,901</b> Components Evaluated	<b>\$2,193,019,666</b> Funding Guidance Provided
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*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 3<sup>rd</sup> 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*

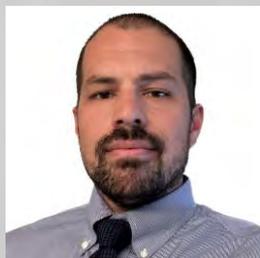
**Founder:** Glenn Tyndall, Jr., CPA  
B.B.A, University of North Florida

**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
- Financial Strategy
- Principles on Building Wealth
- Spending Habits of Millennials
- Practical Steps to Retire Early
- Getting Money
- Maximizing the Investment
- Final Words

## Discussion Outline

BASED ON A SURVEY

# 55.00%

Of millennials do not have a savings account and do not have a 401(k)

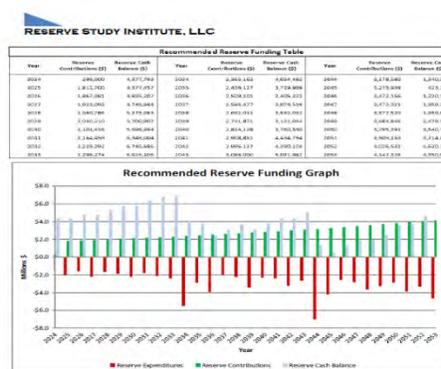
Presented by [Name]

85.00%

Handwritten notes on a piece of paper, including a flowchart and text.

## 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.

<p><b>7,901 Components Evaluated</b></p>	<p><b>By Our Professionals for Our Clients</b></p>
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**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.

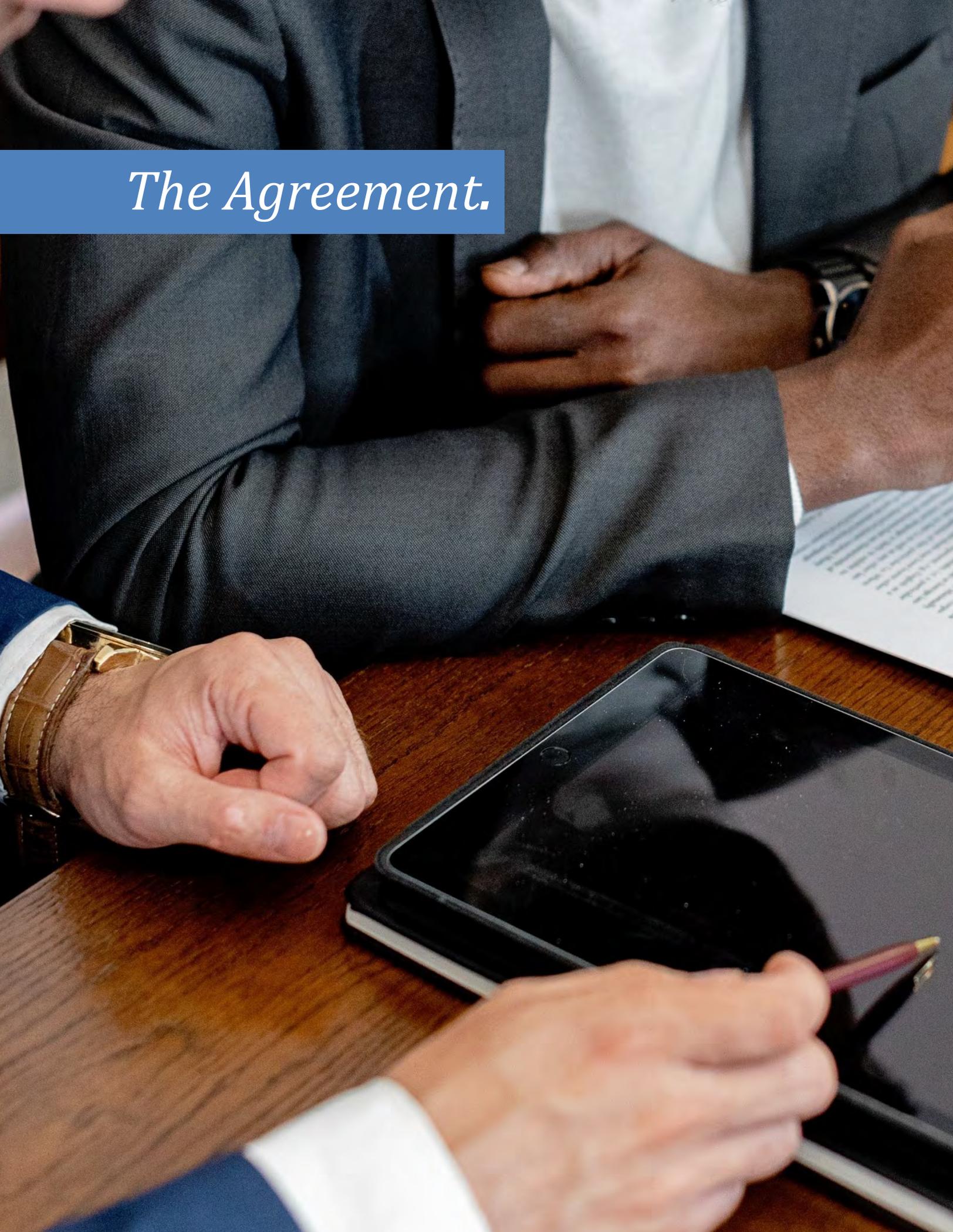
Another example is shoreline restoration. There are many ways to restore a shoreline including grading, geotubing, netting, vegetation, and installing seawalls or rip rap. In this case, we find it best to consult with a certified expert to find what is best for your community.

**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 where safe access

(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



# RESERVE STUDY INSTITUTE, LLC

## Acceptance of Proposal

Please select one box below to indicate the service selected:

<i>Fee Schedule for Service Level</i>			
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**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 14

**Background**

This survey was conducted using a Google Form and ran for 3 weeks from December 12, 2025 through January 2, 2026 and received 537 responses.

**Method**

In the Validated Data tab, each entry was evaluated by normalizing the submitted street address into a standard format and comparing it against the HOA's property records. When a matching property is identified, the resident names associated with that address are retrieved and compared to the submitted names. If the submitted names reasonably correspond to the names on record, the entry is marked "valid."

If the property address matches but the submitted names do not reasonably correspond to the names on record, the entry is marked "unconfirmed." If the same name is submitted more than once, the first entry is marked "duplicate." If no identifiable name information is provided, the entry is marked "no identity."

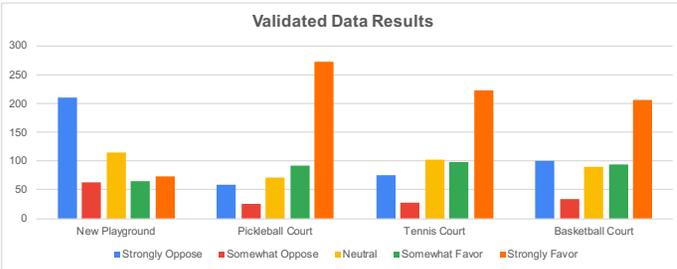
Based on this process, the validated dataset excludes 9 unconfirmed entries, 8 duplicate entries, and 2 entries with no identity.

**Summary of Feedback Comments**

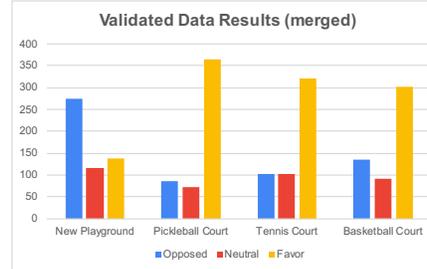
Across the feedback, the most consistent and frequently repeated theme is a strong desire not to add another playground. Residents overwhelmingly note that Bexley already has ample playgrounds—many within walking distance of the proposed site—and that additional playground space would not meaningfully serve unmet needs. Instead, there is broad consensus that the community lacks amenities for older children, teens, adults, and seniors, and that this imbalance has persisted for years. Repeated comments emphasize that families routinely leave the neighborhood to access basic recreational facilities elsewhere, particularly tennis and basketball courts, and that comparable nearby communities already offer these amenities. While a small minority favor preserving the space as-is or returning it to green space, the dominant sentiment is that this land should finally be used to "complete the community" by adding a sport-focused amenity that supports intergenerational use and active lifestyles.

Within sport options, tennis/pickleball courts and basketball courts emerge as the most desired, with tennis—often striped for pickleball—appearing most frequently as the preferred or compromise solution. Many residents explicitly note that a single tennis court can serve both tennis and pickleball, maximizing flexibility, longevity, and value while avoiding what some view as a pickleball-only "fad." Basketball is also strongly supported, particularly for teens and older youth, though concerns are raised about visibility, congregation, and misuse if not well designed. Across nearly all sport-related suggestions, residents repeatedly stress the importance of access control: gated fencing, key-card or badge entry, possible scheduling systems, and cameras to prevent non-resident use, vandalism, and excessive wear—issues that residents feel have plagued existing open amenities. Secondary but recurring considerations include minimizing maintenance and fee increases, managing noise (especially pickleball), ensuring adequate lighting without nuisance, and prioritizing durable, well-maintained construction. Taken together, the feedback clearly favors a secured, multi-use sport court—most commonly tennis with pickleball capability, potentially complemented by basketball—over any additional playground, as the option that best addresses the community's most frequently cited needs.

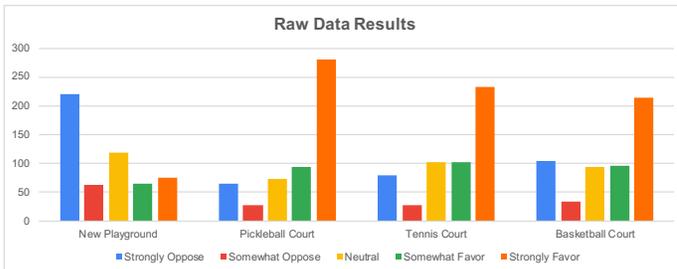
**NOTE: The qualitative comments summarized here do not necessarily reflect the distribution or outcome of the overall vote.**



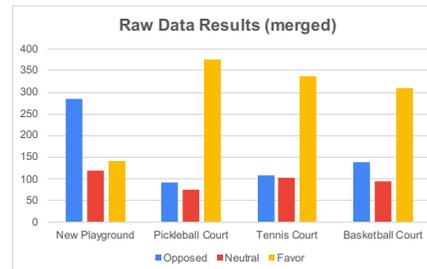
	Strongly Oppose	Somewhat Oppose	Neutral	Somewhat Favor	Strongly Favor
New Playground	211	63	116	65	73
Pickleball Court	60	27	72	92	272
Tennis Court	75	28	102	98	224
Basketball Court	101	34	91	95	206



	Opposed	Neutral	Favor
New Playground	274	116	138
Pickleball Court	87	72	364
Tennis Court	103	102	322
Basketball Court	135	91	301



	Strongly Oppose	Somewhat Oppose	Neutral	Somewhat Favor	Strongly Favor
New Playground	221	64	120	66	75
Pickleball Court	65	27	74	95	281
Tennis Court	79	28	103	102	234
Basketball Court	105	35	94	97	214



	Opposed	Neutral	Favor
New Playground	285	120	141
Pickleball Court	92	74	376
Tennis Court	107	103	336
Basketball Court	140	94	311

# Tab 15



**What You Need to Know.**

A CDD is a governmental unit created to serve the long-term specific needs of its community. Created pursuant to chapter 190 of the Florida Statutes, a CDD’s main powers are to plan, finance, construct, operate and maintain community-wide infrastructure and services specifically for the benefit of its residents. For Bexley CDD, the streetlights, trails and paths, common area landscaping and stormwater ponds are owned and maintained by the CDD.

**How CDDs Operate**

A CDD is governed by its Board of Supervisors which is elected initially by the landowners, then begins transitioning to residents of the CDD after six years of establishment. Like all municipal, county, state, and national elections, the Office of the Supervisor of Elections oversees the vote, and CDD Supervisors are subject to state ethics and financial disclosure laws. The CDD’s business is conducted in the “Sunshine,” which means all meetings and records are open to the public. Public hearings are held on CDD assessments, and the CDD’s financial statements are subject to an annual independent audit.

**Relationship with Homeowner's Associations**

The CDD complements the responsibilities of community homeowner's associations (HOAs), but they are separate and distinct entities. The HOAs have other responsibilities such as ensuring that deed restrictions and other quality standards are enforced. The CDD may contract with the master homeowner's association to perform maintenance functions.

**Benefits to Residents**

Residents within a community with a CDD may expect to receive three major classes of benefits. First, the CDD provides landowners consistently high levels of public facilities and services managed and financed through self-imposed fees and assessments. Second, the CDD ensures that these community development facilities and services will be completed concurrently with other parts of the development. Third, CDD landowners and electors choose the Board of Supervisors, which is able to determine the type, quality and expense of CDD facilities and services.

Other savings are realized because a CDD is subject to the same laws and regulations that apply to other government entities. The CDD is able to borrow money to finance its



facilities at lower, tax-exempt, interest rates, the same as cities and counties. Many contracts for goods and services, such as annually negotiated maintenance contracts, are subject to publicly advertised competitive bidding.

Residents and property owners in a CDD set the standards of quality, which are then managed by the CDD. The CDD provides perpetual maintenance of the environmental conservation areas. This consistent and quality-controlled method of management helps protect the long-term property values in a community.

### **The Cost of a CDD**

The cost of operating a CDD is borne by those who benefit from its services. Property owners in the CDD are subject to a non-ad valorem assessment, which appears on their annual property tax bill from the county tax collector and may consist of two parts—an annual assessment for operations and maintenance, which can fluctuate up and down from year to year based on the budget adopted for that fiscal year—and an annual capital assessment to repay bonds issued by the CDD to finance community infrastructure and facilities, which annual assessments are generally fixed for the term of the bonds. Because costs and services vary depending upon the individual CDD, specific fee information is available for each community.

### **Lasting Value**

The CDD makes it possible for our community to offer the most desirable elements of a master-planned community. Residents enjoy high quality infrastructure facilities and services with the comfort and assurance of knowing that the standards of the community will be maintained long after the developer is gone. With a CDD in place, residents are assured of the ability to control quality and value for years to come.



## FAQs

### **Q. What is the Community Development District in our community specifically responsible for?**

The Bexley CDD provides the maintenance and upkeep of following publicly-owned elements:

- Streetlights and street signs
- Common area landscaping and irrigation
- Stormwater ponds and water control structures
- Conservation areas
- Landscaping and entry features
- Trails and Paths

### **Q. Who governs the CDD?**

The CDD is governed by a five-member Board of Supervisors elected initially by the landowners. The supervisors are authorized to receive compensation for their services up to \$200 per meeting, not to exceed \$4,800 per year. The Board begins a gradual transition to resident electors six years after the CDD's establishment, along with a total of at least 250 registered voters residing within the boundaries of the CDD. The Bexley CDD board has begun this transition with the final landowner seat to be filled by general electors in November of 2026. A CDD board hires a District Manager to perform the day-to-day administration of the CDD.

### **Q. How are CDD services financed?**

The CDD issues Special Assessment Revenue Bonds to finance community infrastructure. Generally, Community Development Districts assess each property owner a yearly capital debt service assessment to pay back those bonds. In addition, to maintain the facilities of the community and administer the CDD, the CDD conducts a public hearing each year at which it adopts an operating and maintenance budget. The funding of this budget is levied as an operating and maintenance assessment on your property



by the Board of Supervisors. All residents pay for a share of the maintenance of the CDD improvements through this annual assessment.

**Q. How are annual assessments determined?**

The annual operating and maintenance assessment amount will be set annually by the Board of Supervisors. The factors that determine an adjustment in the assessment consist of inflation and changes to the levels of service.

**Q. Can I pay off the bonds on my property?**

Yes. For a bond payoff quote, e-mail [bondpayoff@rizzetta.com](mailto:bondpayoff@rizzetta.com) and provide the name of your CDD, your name, home address, phone number and e-mail address.

**Q. What are the ongoing responsibilities of the CDD?**

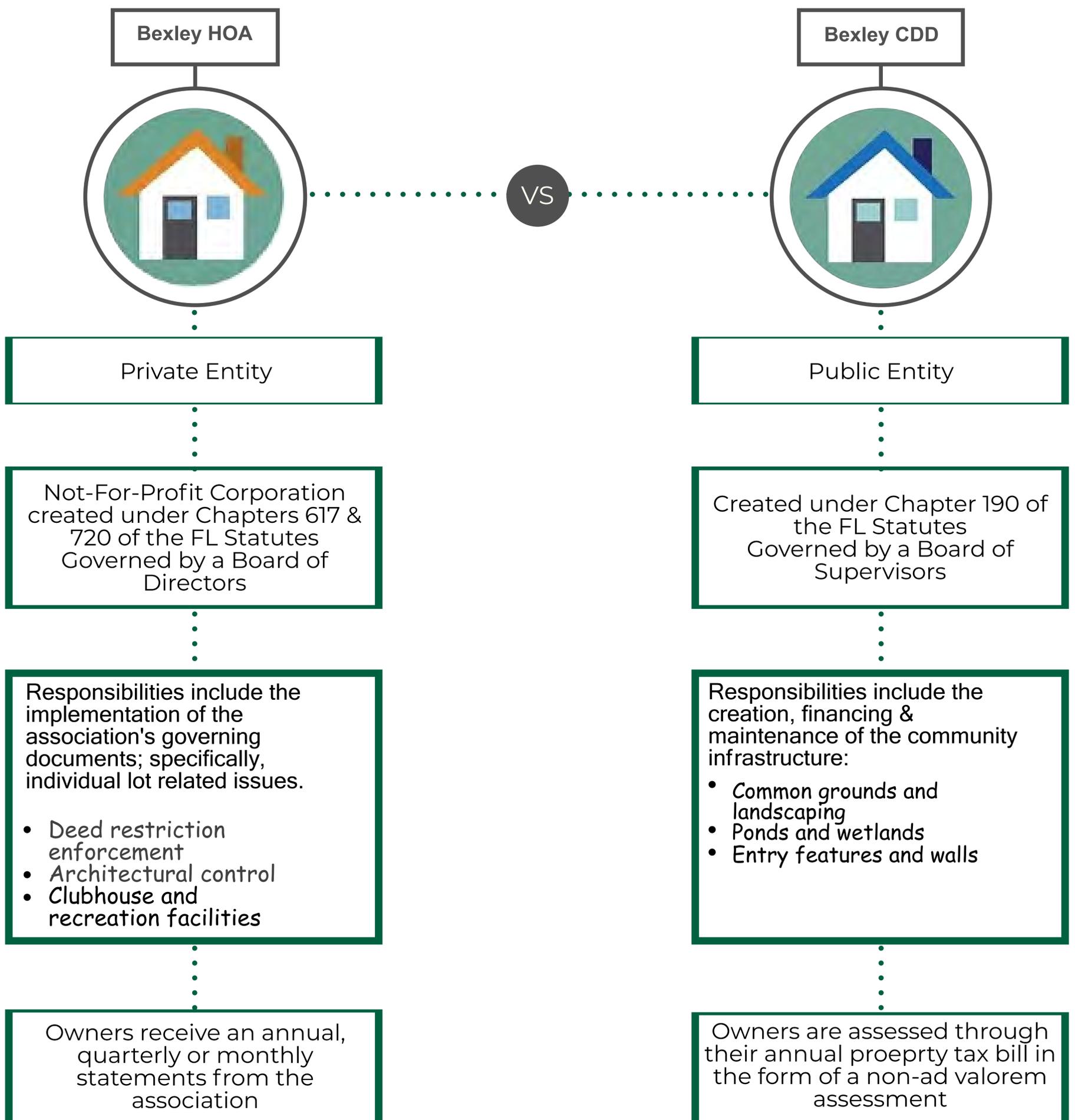
The ongoing responsibilities of the CDD are to administer CDD bonds, operate and maintain the community facilities for the benefit of the property owners.



## Bexley Homeowners Association vs Bexley Community Development District

**A Homeowners Association, or HOA** is an organized body of homeowners that exercises control over how common areas in the development are used and maintained. When you purchase a home in a neighborhood with an HOA, it's common for membership to be mandatory which means that HOA fees are mandatory as well. Typically, HOA fees are paid separately and not included in your mortgage. They can be due anywhere from annually to monthly, or on a schedule set by your HOA.

**A Community Development District, or CDD** is governmental agency that serves its community by planning, financing, building, operating and maintaining specific infrastructure and services for residents. A CDD's assessments typically pay for the upkeep of the infrastructure and amenities (if owned by the CDD) within the community. CDD assessments are different from HOA assessments in that they are included in your annual property tax bill as a non-ad valorem assessment. This means that the CDD's assessments are commonly incorporated into your tax and insurance escrow of your mortgage, rather than paid by you separately.



# Tab 16

## RESOLUTION 2021-03

### **A RESOLUTION OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS ADOPTING POLICIES FOR THE USE OF THE PONDS WITHIN THE BOUNDARIES OF THE DISTRICT; PROVIDING FOR MODIFICATION OR TERMINATION OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Bexley Community Development District (the “District”) a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes, owns and maintains certain ponds located within the boundaries of the District (the “Ponds”); and

**WHEREAS**, the Ponds are portions of the stormwater management infrastructure improvements which are part of the capital improvement program for the District as outlined in the Bexley Community Development District Report of District Engineer dated March 15, 2016; and

**WHEREAS**, the Ponds were designed to meet the permit criteria of the Southwest Florida Water Management District and Pasco County; and

**WHEREAS**, the District Board of Supervisors (the “Board”) has the right to establish policies governing the use of the Ponds; and

**WHEREAS**, in the interest of the health, safety and welfare of the public, residents and landowners within the District, the Board desires to implement a policy governing public use of the Ponds which prohibits fishing, swimming, and other recreational activities including but not limited to use of boats, kayaks, canoes, and other floatation devices within the Ponds; and

**WHEREAS**, the District desires to reserve the right to modify or terminate this Resolution at any time in the future.

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

**Section 1. Authority for this Resolution.** This Resolution is adopted pursuant to Chapters 190, Florida Statutes.

**Section 2. Adoption of Policies for the Use of the Ponds.** The District hereby adopts the policy that fishing, swimming and other recreational activities including but not limited to use of kayaks, boats, canoes, and other floatation devices in District Ponds is prohibited.

**Section 3. Modification or Termination.** This resolution may be modified or terminated by the District at any time.

**Section 4. Effective Date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 24 day of February, 2021.

ATTEST:

**BEXLEY COMMUNITY  
DEVELOPMENT DISTRICT**

  
Secretary/Assistant Secretary

By:   
Chairman/Vice Chairman

## **RESOLUTION 2025-\_\_\_**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT RESCINDING THE EXISTING PROHIBITION ON FISHING AND ADOPTING A REVISED FISHING POLICY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

### **SECTION 1. Rescission of Prior Rule.**

The portion of the District's Amenity & Use Rules prohibiting all fishing within District lakes and ponds is hereby rescinded in full.

### **SECTION 2. Adoption of Revised Fishing Policy.**

The Board hereby adopts the following Fishing Policy, which shall be incorporated into the District's Amenity & Use Rules:

## **BEXLEY CDD – FISHING POLICY**

### **1. Authorized Fishing Areas**

Fishing is permitted only from District-owned common-area shoreline areas accessible from public trails, sidewalks, or open space. Fishing is not permitted behind private residential lots unless the homeowner has granted explicit permission.

### **2. Prohibited Fishing Areas**

- (a) Any location requiring entry onto private property without permission.
- (b) Any shoreline behind a private lot without explicit homeowner permission.
- (c) All conservation areas and wetland buffers.
- (d) All stormwater structures including aerators, pipes, inflows/outflows, weirs, rip-rap, and control structures.
- (e) Any lake or pond shoreline not accessible via District common area.

### **3. Methods and Equipment**

- Rod and reel only.
- Catch-and-release only.
- No nets, cast nets, traps, or spears.
- No boats, kayaks, canoes, paddleboards, or flotation devices.
- No wading or swimming.

- No feeding or disturbing wildlife.

#### **4. Waste and Equipment Disposal**

All persons fishing must remove and properly dispose of all fishing line, hooks, bait containers, and any related materials. No waste or equipment may be left in District ponds or common areas.

#### **5. Authorized Users**

Fishing is limited to Bexley residents and accompanied guests. Proof of residency may be required.

#### **6. Hours of Operation**

Fishing is permitted from dawn to dusk unless otherwise posted.

#### **7. Licensing Requirements**

All persons must comply with Florida freshwater fishing license laws.

#### **8. Enforcement**

District staff or security may require violators to leave the area. Repeat violations may result in suspension of amenity privileges. Unauthorized fishing behind residential lots may constitute trespassing.

### **SECTION 3. Severability.**

If any provision of this Resolution is held invalid, the remainder shall not be affected.

### **SECTION 4. Effective Date.**

This Resolution shall take effect immediately upon adoption.

# Tab 17

**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, December 17, 2025, at 1:00 p.m.** at the Bexley Clubhouse, 16950 Vibrant Way, Land O Lakes, FL 34638.

Present were:

Joe Albert	<b>Board Supervisor, Chair</b>
Adam Saunders	<b>Board Supervisor, Assistant Secretary</b>
Nancy Pettit	<b>Board Supervisor, Assistant Secretary</b>
Deneen Klenke	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Lisa Castoria	<b>District Manager, Rizzetta &amp; Co.</b>
Alyssa Wilson	<b>District Counsel, Kutak Rock</b>
Stephen Brletic	<b>BDI Engineering</b>
Pete Lucadano	<b>RedTree Landscape</b>
Robert Johnson	<b>RedTree Landscape</b>
Matt Olsen	<b>RedTree Landscape</b>
Liz Eardley	<b>Stantec Representative</b>
Mitchelle Moore	<b>Stantec Representative</b>
Doug Agnew	<b>Advanced Aquatics</b>
John Toborg	<b>Landscape Inspection Services, Rizzetta &amp; Co.</b>
Jessica Rosa-Melendez	<b>Clubhouse General Manager</b>
Audience	<b>Present</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Castoria called the meeting to order at 1:00 p.m. and confirmed that a quorum was present.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments presented at this time.

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**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatics Report**

Mr. Agnew presented the aquatics report. The Board held a brief discussion on pond erosion and minor concerns.

**B. Landscape Inspection Report**

Mr. Toborg provided the landscape inspection report to the Board. There was a discussion on items 23, 25, 27, 31, 32, 34, 44, 53, and 51 all needing attention. The Board requested that all Spanish Moss be removed from trees. Mr. Albert discussed the importance of best pricing from RedTree when submitting proposals.

RedTree presented a proposal for seasonal color installation under separate cover. No action was taken at this time.

Mr. Saunders requested sod proposals based on item 31 on the landscape inspection report.

**- Discussion on Drip Line/Irrigation Report**

RedTree noted that they are still in the process of tree counting and capping of irrigation and will provide a report at the January meeting.

**- Discussion on Well Installation**

The Board held a discussion regarding lift pump stations and well pump stations. They would like RedTree to provide options of pump and/or well.

The Board made a motion of a NTE \$20,000 for a watering truck and would like this item to be charged to miscellaneous contingency.

<p>On a motion from Ms. Klenke, seconded by Mr. Albert, the Board unanimously approved a NTE of \$20,000 for a water truck, for the Bexley Community Development District.</p>
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**C. District Engineer**

Mr. Brletic presented his report to the Board.

**- Discussion on Pasco Rd maintenance**

Mr. Brletic informed the Board that the Pasco County engineer confirmed that the roads do not need to be upgraded and that the District can maintain what was originally permitted.

There was a brief discussion on pond erosion. The Board would like a pond erosion action item list to be created.

98 There was a discussion on the Public Facilities Report as the most recent  
99 one was done in 2019. The Board would like to be added as a discussion  
100 on the January agenda.

101  
102 - **Discussion on Stantec Mitigation Project**

103  
104 Ms. Eardley & Mr. Moore from Stantec were present to answer Board  
105 questions about the mitigation project. There was a discussion regarding  
106 mitigation reporting and it was noted that the next report will be submitted  
107 in May 2026. The Mitigation Project estimated completion date is  
108 approximately 4-5 years. There are 10 maintenance events a year, 6 events  
109 have been completed; 4 remain. Stantec will provide reports on the events  
110 from September 2025 to current.

111  
112 **D. District Counsel**

113 - **Discussion on Status of Juniper Items**

114  
115 Ms. Wilson informed the Board that Juniper is offering 30,000 square feet  
116 of sod. There was a brief discussion, and the Board made a motion to have  
117 Ms. Wilson send a rebuttal with a request for a map that details where the  
118 30,000 square feet would be installed. The Board also requested  
119 documentation of historical field reports that state Junipers  
120 acknowledgement and plan to remediate.

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122  
On a Motion by Mr. Albert, seconded by Ms. Klenke, with all in favor, the Board of Supervisors request that Ms. Wilson send a rebuttal with a request for a map that details where the 30,000 square feet would be installed, for the Bexley Community Development District.

123  
124 - **Discussion on Parcel Maintenance**

125  
126 This item was tabled to the January meeting.

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128 **E. General Manager**

129 Ms. Rosa-Melendez presented her report to the Board. She informed the  
130 Board that the debris has been reported to code enforcement and that  
131 street sign repairs will be submitted to the County. Ms. Rosa-Melendez will  
132 provide proposals for a shed/storage at the January meeting. The Board  
133 requests chain basketball nets and repairing of soccer goal posts.

134  
135 **F. District Manager**

136 Ms. Castoria reminded the Board that the next meeting is scheduled for  
137 January 28, 2025, at 1:00 p.m. at the clubhouse. It was noted that Ms.  
138 Klenke, Mr. Albert and Mr. Saunders will all attend the January meeting.

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144 **FOURTH ORDER OF BUSINESS** **Consideration of RedTree Proposals**

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146 The Board reviewed and considered several RedTree proposals, they are as follows:

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- 148 - Revised Mulch Proposal - \$33,875 – tabled to the January meeting.
- 149
- 150 - Parcel Maintenance - \$2,500 – no action taken at this time.
- 151
- 152 - Confederate Jasmine - \$6,105 – tabled to the January meeting.
- 153
- 154 - Candance Loop - \$3,995 - tabled to the January meeting.
- 155
- 156 - Red Maple Removal - \$1,525 - approved.
- 157

On a Motion by Ms. Klenke, seconded by Mr. Albert, with all in favor, the Board of Supervisors approved the Red Mapel Tree removal in the amount of \$1,525 , for the Bexley Community Development District.

- 158
- 159 - Weeping Willow Tree Removal - \$1,650 - approved.
- 160

On a Motion by Ms. Klenke, seconded by Mr. Albert, with all in favor, the Board of Supervisors approved the Weeping Willow Tree Removal in the amount of \$1,650, for the Bexley Community Development District.

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162  
163 **FIFTH ORDER OF BUSINESS** **Consideration of Reserve Study**  
164 **Proposals**

165  
166 This item has been tabled to the January meeting.

167  
168 **SIXTH ORDER OF BUSINESS** **Discussion on Draft resolution for**  
169 **Fishing Rules Changes**

170  
171 This item was tabled to the January meeting.

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174 **SEVENTH ORDER OF BUSINESS** **Update on Resident Park Survey**

175  
176 Ms. Rosa-Melendez will send another email blast to residents. Results will be sent  
177 to Ms. Castoria for dissemination to the Board. This item will be added as a discussion  
178 on the January agenda.

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187 **EIGHTH ORDER OF BUSINESS** **Discussion on Resident**  
188 **Communication Methods**

189  
190 The Board requested CDD vs HOA handouts. This item was tabled to the January  
191 meeting.

192  
193 **NINTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**  
194 **of Supervisors Regular Meeting**  
195 **held on November 19, 2025**

196  
197 Line 170 has the incorrect spelling of Mr. Saunders' name.  
198

On a motion from Mr. Albert, seconded by Mr. Saunders, the Board of Supervisors approved the November 19, 2025 Board of Supervisor Meeting Minutes, as amended, for the Bexley Community Development District as amended.

199  
200 **TENTH ORDER OF BUSINESS** **Ratification of Operation and**  
201 **Maintenance Expenses for November**  
202 **2025**

On a motion from Mr. Albert, seconded by Mr. Saunders, the Board unanimously ratified the operation and maintenance expenditures for November 2025 (\$136,611.61), for the Bexley Community Development District.

205  
206 **ELEVENTH ORDER OF BUSINESS** **Supervisor Requests**

207  
208 There were no Supervisor requests presented at this time.  
209

210 **TWELFTH ORDER OF BUSINESS** **Adjournment**

On a motion from Mr. Albert, seconded by Mr. Saunders, the Board adjourned the meeting at 3:58 p.m., for the Bexley Community Development District.

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215 \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

# Tab 18

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

---

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

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

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

## **Operations and Maintenance Expenditures December 2025 For Board Approval**

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

The total items being presented: **\$143,805.07**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adam Saunders	300228	ASaunders111925-547	Board of Supervisors Meeting 11/19/25	\$ 200.00
Adam Saunders	300245	ASaunders121725-547	Board of Supervisors Meeting 12/17/25	\$ 200.00
Advanced Aquatic Services, Inc.	300243	10561628	Monthly Pond & Wetland Maintenance 12/25	\$ 19,253.00
Bexley Homeowners Association, Inc.	300227	110125 PR	CDD Payroll Cost Share 11/25	\$ 2,871.12
Brlitic Dvorak, Inc.	300238	2231	Engineering Services 11/25	\$ 630.00
Duke Energy	20251219-1	110625-910085840580 ACH	Electric Services 10/25	\$ 826.65
Duke Energy	20251219-1	110725-910085885369 ACH	Electric Services 10/25	\$ 30.80
Duke Energy	20251219-1	111025-910085842235 ACH	Electric Services 10/25	\$ 327.08
Duke Energy	20251219-1	111125-910085842988 ACH	Electric Services 10/25	\$ 30.80
Duke Energy	20251231-1	910085840366-120325 ACH	Electric Services 11/25	\$ 34.17
Duke Energy	20251231-1	910085840580-120425 ACH	Electric Services 11/25	\$ 826.65
Duke Energy	20251231-1	910085840770-120325 ACH	Electric Services 11/25	\$ 30.80
Duke Energy	20251219-1	910085841094-112525 ACH	Electric Services 11/25	\$ 773.56

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	20251231-1	910085841250-120325 ACH	Electric Services 11/25	\$ 30.80
Duke Energy	20251231-1	910085841440-120325 ACH	Electric Services 11/25	\$ 30.80
Duke Energy	20251219-1	910085841648-112425 ACH	Electric Services 11/25	\$ 465.17
Duke Energy	20251231-1	910085841763-120325 ACH	Electric Services 11/25	\$ 30.80
Duke Energy	20251231-1	910085842102-120325 ACH	Electric Services 11/25	\$ 30.80
Duke Energy	20251231-1	910085842433-120325 ACH	Electric Services 11/25	\$ 45.89
Duke Energy	20251231-1	910085842615-120325 ACH	Electric Services 11/25	\$ 30.80
Duke Energy	20251219-1	910085842780-111925 ACH	Electric Services 11/25	\$ 1,636.82
Duke Energy	20251231-1	910085883177-120325 ACH	Electric Services 11/25	\$ 30.80
Duke Energy	20251231-1	910085883648-120325 ACH	Electric Services 11/25	\$ 30.80
Duke Energy	20251231-1	910085883838-120325 ACH	Electric Services 11/25	\$ 30.80
Duke Energy	20251231-1	910085884003-120325 ACH	Electric Services 11/25	\$ 30.82
Duke Energy	20251231-1	910085884178-120325 ACH	Electric Services 11/25	\$ 30.80

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	20251231-1	910085884251-120325 ACH	Electric Services 11/25	\$ 30.80
Duke Energy	20251231-1	910085884441-120325 ACH	Electric Services 11/25	\$ 30.80
Duke Energy	20251231-1	910085884615-120325 ACH	Electric Services 11/25	\$ 30.80
Duke Energy	20251231-1	910085884780-120325 ACH	Electric Services 11/25	\$ 30.80
Duke Energy	20251219-1	910085885137-112125 ACH	Electric Services 11/25	\$ 1,091.83
Duke Energy	20251231-1	910085885369-120825 ACH	Electric Services 11/25	\$ 30.80
Duke Energy	20251231-1	910085885939-120325 ACH	Electric Services 11/25	\$ 30.80
Duke Energy	20251219-1	910085886104-112125 ACH	Electric Services 11/25	\$ 1,091.83
Duke Energy	20251219-1	910085886279-112425 ACH	Electric Services 11/25	\$ 248.98
Duke Energy	20251231-1	910085886526-120325 ACH	Electric Services 11/25	\$ 30.80
Duke Energy	20251231-1	910085886683-120325 ACH	Electric Services 11/25	\$ 30.80
Duke Energy	20251231-1	910085886849-120325 ACH	Electric Services 11/25	\$ 30.80
Duke Energy	20251231-1	910085939093-120325 ACH	Electric Services 11/25	\$ 30.80

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	20251231-1	910085939209-120325 ACH	Electric Services 11/25	\$ 30.80
Duke Energy	20251231-1	910124366256-120125 ACH	Electric Services 11/25	\$ 18.74
Duke Energy	20251219-1	910124368224-112425 ACH	Electric Services 11/25	\$ 18.72
Duke Energy	20251219-1	910124410047-112425 ACH	Electric Services 10/25	\$ 19.71
Duke Energy	20251219-1	910133370336-111725 ACH	Electric Services 11/25	\$ 496.04
Duke Energy	20251219-1	910152527020-112625 ACH	Electric Services 11/25	\$ 20.86
Joseph Albert	300229	JAlbert111925-547	Board of Supervisors Meeting 11/19/25	\$ 200.00
Joseph Albert	300246	JAlbert121725-547	Board of Supervisors Meeting 12/17/25	\$ 200.00
Kutak Rock, LLP	300239	3669420	Legal Services 10/25	\$ 2,792.20
Nancy M Pettit	300230	NPettit111925-547	Board of Supervisors Meeting 11/19/25	\$ 200.00
Nancy M Pettit	300247	NPettit121725-547	Board of Supervisors Meeting 12/17/25	\$ 200.00
Pasco County Utilities	20251216-1	23521257 ACH	Water Services 10/25	\$ 347.44
Pasco County Utilities	20251222-1	23539904 ACH	Water Services 11/25	\$ 220.18

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	20251222-1	23539905 ACH	Water Services 11/25	\$ 50.50
Pasco County Utilities	20251222-1	23539906 ACH	Water Services 11/25	\$ 210.08
Pasco County Utilities	20251222-1	23539907 ACH	Water Services 11/25	\$ 63.63
Pasco County Utilities	20251222-1	23539908 ACH	Water Services 11/25	\$ 341.38
Pasco County Utilities	20251222-1	23539909 ACH	Water Services 11/25	\$ 453.49
Pasco County Utilities	20251222-1	23539910 ACH	Water Services 11/25	\$ 359.56
Pasco County Utilities	20251222-1	23539911 ACH	Water Services 11/25	\$ 264.62
Pasco County Utilities	20251222-1	23539912 ACH	Water Services 11/25	\$ 459.55
Pasco County Utilities	20251222-1	23539913 ACH	Water Services 11/25	\$ 285.83
Pasco County Utilities	20251222-1	23539914 ACH	Water Services 11/25	\$ 11.00
Pasco County Utilities	20251222-1	23539915 ACH	Water Services 11/25	\$ 11.00
Pasco County Utilities	20251222-1	23540131 ACH	Water Services 11/25	\$ 301.99
Pasco County Utilities	20251222-1	23540132 ACH	Water Services 11/25	\$ 11.00

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	20251222-1	23540133 ACH	Water Services 11/25	\$ 495.91
Pasco County Utilities	20251222-1	23540134 ACH	Water Services 11/25	\$ 15.15
Pasco County Utilities	20251222-1	23540428 ACH	Water Services 11/25	\$ 45.45
Pasco County Utilities	20251222-1	23540432 ACH	Water Services 11/25	\$ 354.51
Pasco County Utilities	20251222-1	23540433 ACH	Water Services 11/25	\$ 212.10
Pasco County Utilities	20251222-1	23540434 ACH	Water Services 11/25	\$ 11.00
Pasco County Utilities	20251222-1	23540435 ACH	Water Services 11/25	\$ 5.05
Pasco County Utilities	20251222-1	23540436 ACH	Water Services 11/25	\$ 23.23
Pasco County Utilities	20251222-1	23540437 ACH	Water Services 11/25	\$ 13.13
Pasco County Utilities	20251222-1	23540688 ACH	Water Services 11/25	\$ 30.30
Pasco County Utilities	20251222-1	23540689 ACH	Water Services 11/25	\$ 13.13
Pasco County Utilities	20251222-1	23540690 ACH	Water Services 11/25	\$ 69.69
Pasco County Utilities	20251222-1	23540691 ACH	Water Services 11/25	\$ 42.42

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	20251222-1	23540692 ACH	Water Services 11/25	\$ 19.19
Pasco County Utilities	20251222-1	23541001 ACH	Water Services 11/25	\$ 78.78
Pasco County Utilities	20251222-1	23541002 ACH	Water Services 11/25	\$ 117.16
Pasco County Utilities	20251222-1	23541003 ACH	Water Services 11/25	\$ 2.02
Pasco County Utilities	20251222-1	23541209 ACH	Water Services 11/25	\$ 23.23
Pasco County Utilities	20251222-1	23541210 ACH	Water Services 11/25	\$ 359.56
Pasco County Utilities	20251222-1	23541211 ACH	Water Services 11/25	\$ 2.02
Pasco County Utilities	20251222-1	23541288 ACH	Water Services 11/25	\$ 116.15
Pasco County Utilities	20251222-1	23541530 ACH	Water Services 11/25	\$ 10.10
Pasco Sheriff's Office	300234	I-202511-12296	Deputy Services 11/25	\$ 960.00
Poop 911	300235	B112025	Dog Waste Supplies & Maintenance 11/25	\$ 2,174.30
RedTree Landscape Systems, LLC	300236	32012	Monthly Grounds Maintenance 11/25	\$ 72,650.92
RedTree Landscape Systems, LLC	300240	32400	Landscape Replacement 12/25	\$ 6,093.00

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 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.	300232	INV0000105322	Accounting Services 12/25	\$ 6,481.41
Spectrum	20251211-1	1410986112425	Internet Services 12/25	\$ 130.00
Stantec Consulting Services, Inc.	300237	2463414	Mitigation Monitoring & Maintenance 09/25	\$ 6,898.01
Stantec Consulting Services, Inc.	300233	2484643	Mitigation Monitoring & Maintenance 10/25	\$ 1,629.68
Stantec Consulting Services, Inc.	300241	2497310	Mitigation Monitoring & Maintenance 11/25	\$ 1,629.68
Stantec Consulting Services, Inc.	300244	2502004	Mitigation Monitoring & Maintenance 12/25	\$ 2,160.93
Stephen Babon	300231	SBabon111925-547	Board of Supervisors Meeting 11/19/25	\$ 200.00
The Observer Group, Inc.	300242	25-02562P	Legal Advertising 12/25	\$ 54.69
Valley National Bank	20251226-1	CC113025-547 ACH	Credit Card Expenses 11/25	<u>\$ 1,863.68</u>
<b>Report Total</b>				<b><u>\$ 143,805.07</u></b>

**Bexley CDD Meeting November 19, 2025**  
**Bexley CDD Meeting**

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if paid
Stephen Babon	yes
Deneen Klenke*	no
Nancy Pettit	yes
Joe Albert	yes
Adam Saunders	yes

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked present.**

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	1:01
Meeting End Time:	4:04
Total Meeting Time:	3hr 3min

Time Over \_\_\_\_\_ (?) Hours:

Total at \$ \_\_\_\_\_ per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature: 

**Bexley CDD Meeting December 17, 2025**

Bexley CDD Meeting

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if paid
Stephen Babon	
Deneen Klenke*	<del>no</del>
Nancy Pettit	yes
Joe Albert	yes
Adam Saunders	yes

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked present.**

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	1:00
Meeting End Time:	3:58
Total Meeting Time:	2 hrs 58 mins

Time Over \_\_\_\_\_ (?) Hours:

Total at \$ \_\_\_\_\_ per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature: \_\_\_\_\_

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

12/1/2025
10561628
\$19,253.00

Bill To
Bexley Community Development District c/o Rizzetta & Company, Inc. PO Box 32414 Charlotte, NC 28232

Due Date
Net 30
12/31/2025

Monthly Maintenance of Stormwater Ponds.	8,343.00
Monthly Maintenance for Wetland Conservation Area Buffers, Wetland Mitigation Areas, and Floodplain Ponds.	10,910.00

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

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

\$19,253.00

# INVOICE

110125 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: 11/1/2025

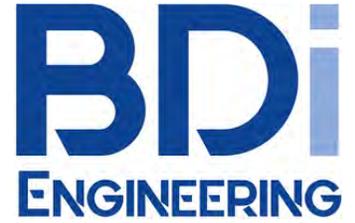
Bexley CDD Due Upon Receipt  
12750 Citrus Park Lane Suite 115  
Tampa, FL 33625  
Page 1 of 1

Month	Description	Amount	Balance
Nov-25	CDD Payroll Cost Share	\$ 2,871.12	\$ 2,871.12
			\$ -
GL 2009		<b>Balance Due:</b>	<b>\$ 2,871.12</b>

Please remit check made payable to: Bexley Homeowners Association, Inc.  
3434 Colwell Ave, Suite 200, Tampa, FL 33614

**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 2231  
DATE 11/25/2025  
TERMS Net 30  
DUE DATE 12/25/2025

**PROJECT NAME**  
Bexley CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[November 11 - November 19]	3:00	210.00	630.00

BALANCE DUE **\$630.00**



Bexley COMMUNITY DEVELOPMENT DISTRICT  
Nov-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	3.00	\$210	S. Brletic	\$630.00
Ballentrae Blvd County Repair Coordination and Coorespodence		\$210	S. Brletic	\$0.00
		\$150	S. Brletic	\$0.00
		\$120	K. Wagner	\$0.00
Requisition Review: Stantec Mitigation Work		\$210	S. Brletic	\$0.00
		\$120	K. Wagner	\$0.00
<b>INVOICE TOTAL</b>	<b>3.00</b>			<b>\$630.00</b>

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duke-energy.com  
877.372.8477

# Your Energy Bill

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

**Bill date** Nov 6, 2025  
**For service** Oct 4 - Nov 5  
33 days

**Account number** 9100 8584 0580

## Billing summary

Previous Amount Due	\$826.65
Payment Received Oct 27	-826.65
Current Lighting Charges	821.37
Taxes	5.28
<b>Total Amount Due Dec 01</b>	<b>\$826.65</b>

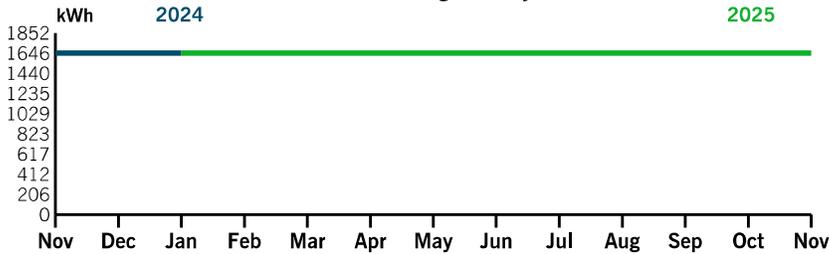


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

## Your usage snapshot

Electric usage history



### Average temperature in degrees

71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 75° 66°

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,646	1,646	19,752	1,646
Avg. Daily (kWh)	50	50	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](http://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**

### Amount of automatic draft

**\$826.65**  
by Dec 1

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

8891008584058000066000000000000000008266500000826657



## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Oct 04 - Nov 05</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
70W ACORN LED OPEN	2	50 kWh
UG Black Roadway	21	1,596 kWh
<b>Total</b>	<b>23</b>	<b>1,646 kWh</b>

## Billing details - Lighting

<b>Billing Period - Oct 04 25 to Nov 05 25</b>	
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
<b>Total Current Charges</b>	<b>\$821.37</b>

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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.72
Gross Receipts Tax	4.56
<b>Total Taxes</b>	<b>\$5.28</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
BEXLEY CDD  
3844 BEXLEY VILLAGE DR  
IRRIGATION

Bill date Nov 7, 2025  
For service Oct 4 - Nov 5  
33 days

Account number **9100 8588 5369**

## Billing summary

Previous Amount Due	\$30.80
<i>Payment Received Oct 28</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Dec 01</b>	<b>\$30.80</b>

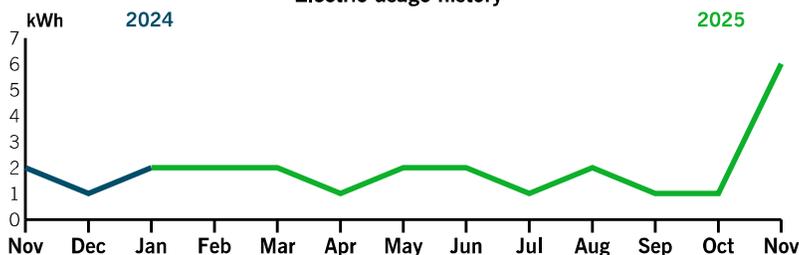


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

## Your usage snapshot

Electric usage history



### Average temperature in degrees

71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 75° 66°

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	6	2	23	2
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](http://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 5369**

### Amount of automatic draft

**\$30.80**  
by Dec 1

*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

8891008588536900066000000000000000000000308000000030801



## Your usage snapshot - Continued

<b>Current electric usage for meter number 36660661</b>	
Actual reading on Nov 5	7
Previous reading on Oct 4	- 1
Energy Used	6 kWh
Billed kWh	6.000 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

<b>Billing Period - Oct 04 25 to Nov 05 25</b>	
<b>Meter - 36660661</b>	
Customer Charge	\$17.32
Energy Charge	
6.000 kWh @ 12.173c	0.73
Fuel Charge	
6.000 kWh @ 3.925c	0.24
Asset Securitization Charge	
6.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.70
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<b>Total Taxes</b>	<b>\$0.80</b>





## Your usage snapshot - Continued

<b>Current electric usage for meter number 915300</b>	
Estimated reading on Nov 3	9166
Previous reading on Oct 2	- 8990
<hr/>	
Energy Used	176 kWh
Billed kWh	176.000 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.

<b>Outdoor Lighting</b>		
<b>Billing period Oct 02 - Nov 03</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
70W ACORN LED OPEN	9	225 kWh
<b>Total</b>	<b>9</b>	<b>225 kWh</b>

## Billing details - Electric

<b>Billing Period - Oct 02 25 to Nov 03 25</b>	
<b>Meter - 915300</b>	
Customer Charge	\$17.32
Energy Charge	
176.000 kWh @ 12.173c	21.42
Fuel Charge	
176.000 kWh @ 3.925c	6.91
Asset Securitization Charge	
176.000 kWh @ 0.194c	0.34
<b>Total Current Charges</b>	<b>\$45.99</b>

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](http://duke-energy.com/rates)

## Billing details - Lighting

<b>Billing Period - Oct 02 25 to Nov 03 25</b>	
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

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



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877.372.8477

### Billing details - Lighting continued

<b>Total Current Charges</b>	<b>\$278.97</b>
------------------------------	-----------------

### Billing details - Taxes

Regulatory Assessment Fee	\$0.28
Gross Receipts Tax	1.84
<b>Total Taxes</b>	<b>\$2.12</b>





## Your usage snapshot - Continued

<b>Current electric usage for meter number 3377762</b>	
Estimated reading on Nov 6	1234
Estimated previous reading on Oct 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

<b>Billing Period - Oct 05 25 to Nov 06 25</b>	
<b>Meter - 3377762</b>	
Customer Charge	\$17.32
Minimum Bill Adjustment	12.68
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<b>Total Taxes</b>	<b>\$0.80</b>





## Your usage snapshot - Continued

<b>Current electric usage for meter number 3485921</b>	
Actual reading on Dec 1	15321
Previous reading on Nov 4	- 15223
<hr/>	
Energy Used	98 kWh
Billed kWh	98.000 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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 3485921</b>	
Customer Charge	\$17.32
Energy Charge	
98.000 kWh @ 12.173c	11.93
Fuel Charge	
98.000 kWh @ 3.925c	3.85
Asset Securitization Charge	
98.000 kWh @ 0.194c	0.19
<hr/>	
<b>Total Current Charges</b>	<b>\$33.29</b>

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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.85
<hr/>	
<b>Total Taxes</b>	<b>\$0.88</b>



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877.372.8477

# Your Energy Bill

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

**Bill date** Dec 4, 2025  
**For service** Nov 6 - Dec 3  
28 days

**Account number** 9100 8584 0580

## Billing summary

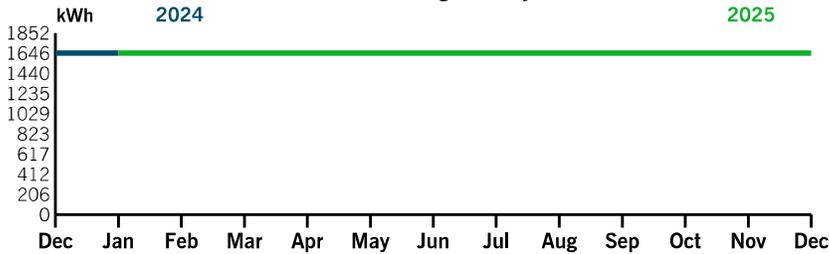
Previous Amount Due	\$826.65
<i>Payment Received Dec 01</i>	-826.65
Current Lighting Charges	821.37
Taxes	5.28
<b>Total Amount Due Dec 26</b>	<b>\$826.65</b>



Thank you for your payment.

## Your usage snapshot

Electric usage history



### Average temperature in degrees

63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 75° 67° 70°

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,646	1,646	19,752	1,646
Avg. Daily (kWh)	59	57	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](http://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.



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PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8584 0580**

### Amount of automatic draft

**\$826.65**  
by Dec 26

*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

<b>Outdoor Lighting</b>		
<b>Billing period Nov 06 - Dec 03</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
70W ACORN LED OPEN	2	50 kWh
UG Black Roadway	21	1,596 kWh
<b>Total</b>	<b>23</b>	<b>1,646 kWh</b>

## Billing details - Lighting

<b>Billing Period - Nov 06 25 to Dec 03 25</b>	
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
<b>Total Current Charges</b>	<b>\$821.37</b>

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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.72
Gross Receipts Tax	4.56
<b>Total Taxes</b>	<b>\$5.28</b>



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877.372.8477

# Your Energy Bill

**Service address**  
BEXLEY CDD  
4273 BALLANTRAE BLVD  
IRRIGATION

Bill date Dec 3, 2025  
For service Nov 4 - Dec 1  
28 days

Account number **9100 8584 0770**

## Billing summary

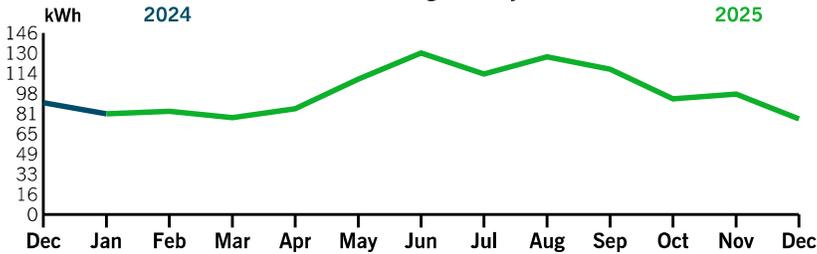
Previous Amount Due	\$34.01
<i>Payment Received Nov 26</i>	-34.01
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Dec 26</b>	<b>\$30.80</b>



Thank you for your payment.

## Your usage snapshot

Electric usage history



### Average temperature in degrees

63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 75° 67° 70°

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	77	90	1,190	99
Avg. Daily (kWh)	3	3	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](http://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

**\$30.80**  
by Dec 26

*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

<b>Current electric usage for meter number 4514763</b>	
Actual reading on Dec 1	4660
Previous reading on Nov 4	- 4583
<hr/>	
Energy Used	77 kWh
Billed kWh	77.000 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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 4514763</b>	
Customer Charge	\$17.32
Energy Charge	
77.000 kWh @ 12.173c	9.36
Fuel Charge	
77.000 kWh @ 3.925c	3.02
Asset Securitization Charge	
77.000 kWh @ 0.194c	0.15
Minimum Bill Adjustment	0.15
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>





## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Oct 29 - Nov 24</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
70W ACORN LED OPEN	2	50 kWh
UG Black Roadway	5	380 kWh
OH Black Roadway	32	2,432 kWh
<b>Total</b>	<b>39</b>	<b>2,862 kWh</b>

## Billing details - Lighting

<b>Billing Period - Oct 29 25 to Nov 24 25</b>	
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
<b>Total Current Charges</b>	<b>\$765.00</b>

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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.67
Gross Receipts Tax	7.89
<b>Total Taxes</b>	<b>\$8.56</b>





## Your usage snapshot - Continued

<b>Current electric usage for meter number 3604417</b>	
Actual reading on Dec 1	253
Previous reading on Nov 4	- 250
<hr/>	
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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 3604417</b>	
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
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>





## Your usage snapshot - Continued

<b>Current electric usage for meter number 4333511</b>	
Actual reading on Dec 1	621
Previous reading on Nov 4	- 612
<hr/>	
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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 4333511</b>	
Customer Charge	\$13.83
Energy Charge	
9.000 kWh @ 13.249c	1.19
Fuel Charge	
9.000 kWh @ 3.630c	0.33
Asset Securitization Charge	
9.000 kWh @ 0.234c	0.02
Minimum Bill Adjustment	14.63
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>



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# Your Energy Bill

### Service address

BEXLEY CDD  
000 VIBRANT WAY LITE  
LITE BXLY S PAR4 PH1 W SL

Bill date Nov 24, 2025  
For service Oct 28 - Nov 22  
26 days

Account number **9100 8584 1648**

## Billing summary

Previous Amount Due	\$465.17
<i>Payment Received Nov 18</i>	-465.17
Current Lighting Charges	463.69
Taxes	1.48
<b>Total Amount Due Dec 15</b>	<b>\$465.17</b>

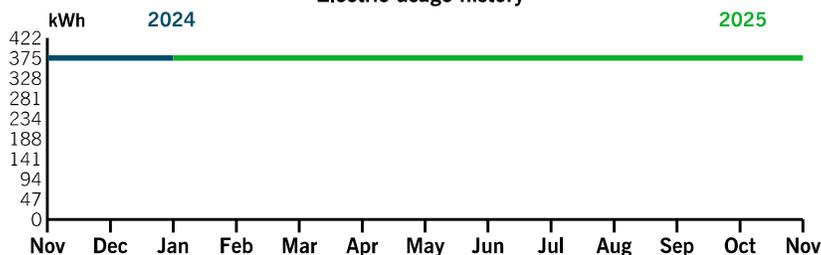


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

## Your usage snapshot

Electric usage history



### Average temperature in degrees

71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 75° 66°

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	375	375	4,500	375
Avg. Daily (kWh)	14	13	12	

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](http://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 1648**

### Amount of automatic draft

**\$465.17**  
by Dec 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

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## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Oct 28 - Nov 22</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
70W ACORN LED OPEN	15	375 kWh
<b>Total</b>	<b>15</b>	<b>375 kWh</b>

## Billing details - Lighting

<b>Billing Period - Oct 28 25 to Nov 22 25</b>	
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
<b>Total Current Charges</b>	<b>\$463.69</b>

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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.40
Gross Receipts Tax	1.08
<b>Total Taxes</b>	<b>\$1.48</b>





## Your usage snapshot - Continued

<b>Current electric usage for meter number 3560333</b>	
Actual reading on Dec 1	7026
Previous reading on Nov 4	- 6969
<hr/>	
Energy Used	57 kWh
Billed kWh	57.000 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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 3560333</b>	
Customer Charge	\$17.32
Energy Charge	
57.000 kWh @ 12.173c	6.94
Fuel Charge	
57.000 kWh @ 3.925c	2.24
Asset Securitization Charge	
57.000 kWh @ 0.194c	0.11
Minimum Bill Adjustment	3.39
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>





## Your usage snapshot - Continued

<b>Current electric usage for meter number 905184</b>	
Actual reading on Dec 1	3355
Previous reading on Nov 4	- 3321
<hr/>	
Energy Used	34 kWh
Billed kWh	34.000 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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 905184</b>	
Customer Charge	\$17.32
Energy Charge	
34.000 kWh @ 12.173c	4.14
Fuel Charge	
34.000 kWh @ 3.925c	1.33
Asset Securitization Charge	
34.000 kWh @ 0.194c	0.07
Minimum Bill Adjustment	7.14
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

### Service address

BEXLEY CDD  
4266 BALLANTRAE BLVD IRRIGATIO  
LAND O LAKES FL 34638

Bill date Dec 3, 2025  
For service Nov 4 - Dec 1  
28 days

Account number **9100 8584 2433**

## Billing summary

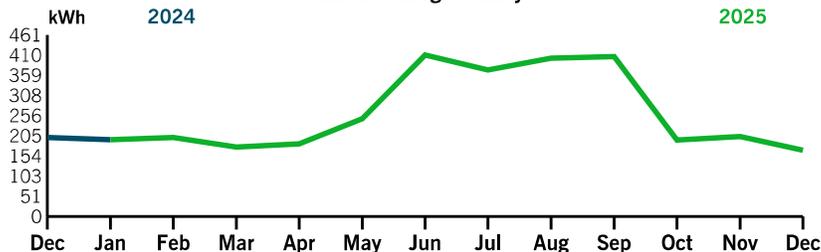
Previous Amount Due	\$51.72
<i>Payment Received Nov 26</i>	-51.72
Current Electric Charges	44.70
Taxes	1.19
<b>Total Amount Due Dec 26</b>	<b>\$45.89</b>



Thank you for your payment.

## Your usage snapshot

Electric usage history



### Average temperature in degrees

63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 75° 67° 70°

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	168	200	3,158	263
Avg. Daily (kWh)	6	6	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

**\$45.89**  
by Dec 26

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

<b>Current electric usage for meter number 8251831</b>	
Actual reading on Dec 1	12394
Previous reading on Nov 4	- 12226
<hr/>	
Energy Used	168 kWh
Billed kWh	168.000 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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 8251831</b>	
Customer Charge	\$17.32
Energy Charge	
168,000 kWh @ 12.173c	20.46
Fuel Charge	
168,000 kWh @ 3.925c	6.59
Asset Securitization Charge	
168,000 kWh @ 0.194c	0.33
<hr/>	
<b>Total Current Charges</b>	<b>\$44.70</b>

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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.04
Gross Receipts Tax	1.15
<hr/>	
<b>Total Taxes</b>	<b>\$1.19</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
BEXLEY CDD  
16821 VIBRANT WAY  
IRRIGATION

Bill date Dec 3, 2025  
For service Nov 4 - Dec 1  
28 days

Account number **9100 8584 2615**

## Billing summary

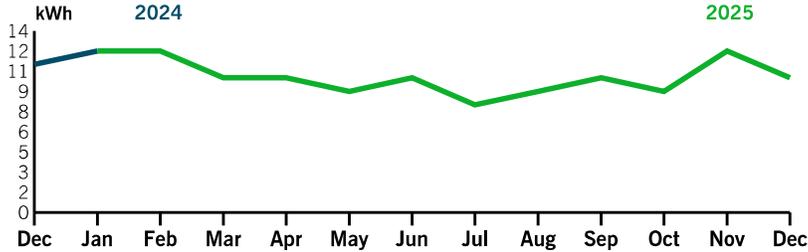
Previous Amount Due	\$30.80
<i>Payment Received Nov 26</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Dec 26</b>	<b>\$30.80</b>



Thank you for your payment.

## Your usage snapshot

Electric usage history



### Average temperature in degrees

63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 75° 67° 70°

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	10	11	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](http://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 Dec 26

*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

<b>Current electric usage for meter number 915266</b>	
Actual reading on Dec 1	645
Previous reading on Nov 4	- 635
<hr/>	
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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 915266</b>	
Customer Charge	\$17.32
Energy Charge	
10.000 kWh @ 12.173c	1.22
Fuel Charge	
10.000 kWh @ 3.925c	0.39
Asset Securitization Charge	
10.000 kWh @ 0.194c	0.02
Minimum Bill Adjustment	11.05
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>





## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Oct 21 - Nov 18</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
UG Black Roadway	45	3,420 kWh
<b>Total</b>	<b>45</b>	<b>3,420 kWh</b>

## Billing details - Lighting

<b>Billing Period - Oct 21 25 to Nov 18 25</b>	
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
<b>Total Current Charges</b>	<b>\$1,625.98</b>

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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$1.42
Gross Receipts Tax	9.42
<b>Total Taxes</b>	<b>\$10.84</b>





## Your usage snapshot - Continued

<b>Current electric usage for meter number 3354026</b>	
Actual reading on Dec 1	1142
Previous reading on Nov 4	- 1132
<hr/>	
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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 3354026</b>	
Customer Charge	\$17.32
Energy Charge	
10.000 kWh @ 12.173c	1.22
Fuel Charge	
10.000 kWh @ 3.925c	0.39
Asset Securitization Charge	
10.000 kWh @ 0.194c	0.02
Minimum Bill Adjustment	11.05
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>





## Your usage snapshot - Continued

<b>Current electric usage for meter number 906157</b>	
Actual reading on Dec 1	892
Previous reading on Nov 4	- 878
<hr/>	
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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 906157</b>	
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
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>





## Your usage snapshot - Continued

<b>Current electric usage for meter number 8171043</b>	
Actual reading on Dec 1	1632
Previous reading on Nov 4	- 1604
<hr/>	
Energy Used	28 kWh
Billed kWh	28.000 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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 8171043</b>	
Customer Charge	\$17.32
Energy Charge	
28.000 kWh @ 12.173c	3.40
Fuel Charge	
28.000 kWh @ 3.925c	1.10
Asset Securitization Charge	
28.000 kWh @ 0.194c	0.05
Minimum Bill Adjustment	8.13
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>





## Your usage snapshot - Continued

<b>Current electric usage for meter number 8316358</b>	
Actual reading on Dec 1	3071
Previous reading on Nov 4	- 2993
<hr/>	
Energy Used	78 kWh
Billed kWh	78.000 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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 8316358</b>	
Customer Charge	\$17.32
Energy Charge	
78.000 kWh @ 12.173c	9.49
Fuel Charge	
78.000 kWh @ 3.925c	3.06
Asset Securitization Charge	
78.000 kWh @ 0.194c	0.15
<hr/>	
<b>Total Current Charges</b>	<b>\$30.02</b>

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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>





## Your usage snapshot - Continued

<b>Current electric usage for meter number 3377715</b>	
Actual reading on Dec 1	1533
Previous reading on Nov 4	- 1519
<hr/>	
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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 3377715</b>	
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
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
BEXLEY CDD  
4075 BALLANTRAE BLVD  
IRRIGATION

Bill date Dec 3, 2025  
For service Nov 4 - Dec 1  
28 days

Account number **9100 8588 4251**

## Billing summary

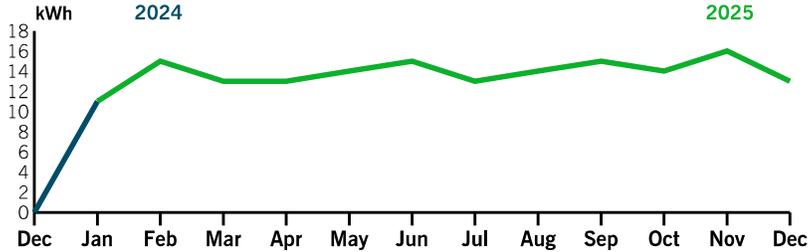
Previous Amount Due	\$30.80
<i>Payment Received Nov 26</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Dec 26</b>	<b>\$30.80</b>



Thank you for your payment.

## Your usage snapshot

Electric usage history



### Average temperature in degrees

63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 75° 67° 70°

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	13	0	166	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](http://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 Dec 26

*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

<b>Current electric usage for meter number 8402668</b>	
Actual reading on Dec 1	166
Previous reading on Nov 4	- 153
<hr/>	
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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 8402668</b>	
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
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
BEXLEY CDD  
4665 BEXLEY VILLAGE DR  
IRRIGATION

Bill date Dec 3, 2025  
For service Nov 4 - Dec 1  
28 days

Account number **9100 8588 4441**

## Billing summary

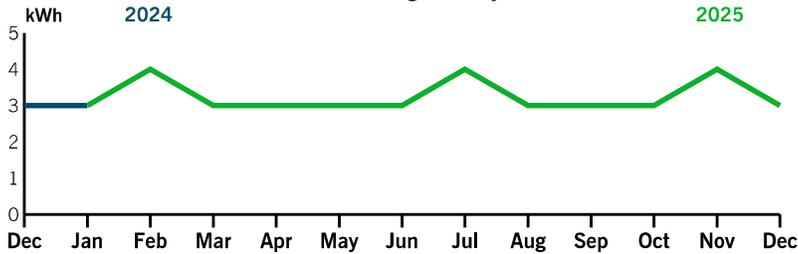
Previous Amount Due	\$30.80
<i>Payment Received Nov 26</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Dec 26</b>	<b>\$30.80</b>



Thank you for your payment.

## Your usage snapshot

Electric usage history



### Average temperature in degrees

63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 75° 67° 70°

	Current Month	Dec 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](http://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 Dec 26

*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

<b>Current electric usage for meter number 3604134</b>	
Actual reading on Dec 1	254
Previous reading on Nov 4	- 251
<hr/>	
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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 3604134</b>	
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
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
BEXLEY CDD  
17947 AERO AVE IRRIGATION  
IRRIGATION

Bill date Dec 3, 2025  
For service Nov 4 - Dec 1  
28 days

Account number **9100 8588 4615**

## Billing summary

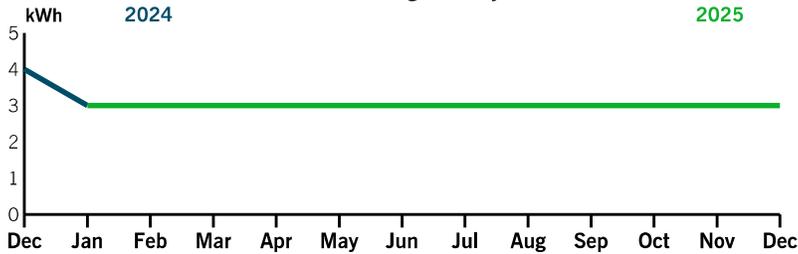
Previous Amount Due	\$30.80
<i>Payment Received Nov 26</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Dec 26</b>	<b>\$30.80</b>



Thank you for your payment.

## Your usage snapshot

Electric usage history



### Average temperature in degrees

63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 75° 67° 70°

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	4	36	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](http://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 Dec 26

*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

<b>Current electric usage for meter number 3602752</b>	
Actual reading on Dec 1	311
Previous reading on Nov 4	- 308
<hr/>	
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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 3602752</b>	
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
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>





### Your usage snapshot - Continued

<b>Current electric usage for meter number 4315191</b>	
Actual reading on Dec 1	1
Previous reading on Nov 4	- 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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 4315191</b>	
Customer Charge	\$17.32
Minimum Bill Adjustment	12.68
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

### Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<b>Total Taxes</b>	<b>\$0.80</b>





## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Oct 24 - Nov 20</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
UG Black Roadway	30	2,280 kWh
<b>Total</b>	<b>30</b>	<b>2,280 kWh</b>

## Billing details - Lighting

<b>Billing Period - Oct 24 25 to Nov 20 25</b>	
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
<b>Total Current Charges</b>	<b>\$1,084.60</b>

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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.94
Gross Receipts Tax	6.29
<b>Total Taxes</b>	<b>\$7.23</b>





## Your usage snapshot - Continued

<b>Current electric usage for meter number 366660661</b>	
Actual reading on Dec 3	12
Previous reading on Nov 6	- 7
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

<b>Billing Period - Nov 06 25 to Dec 03 25</b>	
<b>Meter - 366660661</b>	
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
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<b>Total Taxes</b>	<b>\$0.80</b>





## Your usage snapshot - Continued

<b>Current electric usage for meter number 905568</b>	
Actual reading on Dec 1	1089
Previous reading on Nov 4	- 1075
<hr/>	
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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 905568</b>	
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
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>





## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Oct 24 - Nov 20</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
UG Black Roadway	30	2,280 kWh
<b>Total</b>	<b>30</b>	<b>2,280 kWh</b>

## Billing details - Lighting

<b>Billing Period - Oct 24 25 to Nov 20 25</b>	
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
<b>Total Current Charges</b>	<b>\$1,084.60</b>

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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.94
Gross Receipts Tax	6.29
<b>Total Taxes</b>	<b>\$7.23</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
BEXLEY CDD  
000 BEXLEY VILLAGE DR  
LITE BXLY S PAR4 PH1E-SL

Bill date Nov 24, 2025  
For service Oct 25 - Nov 21  
28 days

Account number **9100 8588 6279**

## Billing summary

Previous Amount Due	\$248.98
<i>Payment Received Nov 17</i>	-248.98
Current Lighting Charges	248.16
Taxes	0.82
<b>Total Amount Due Dec 15</b>	<b>\$248.98</b>

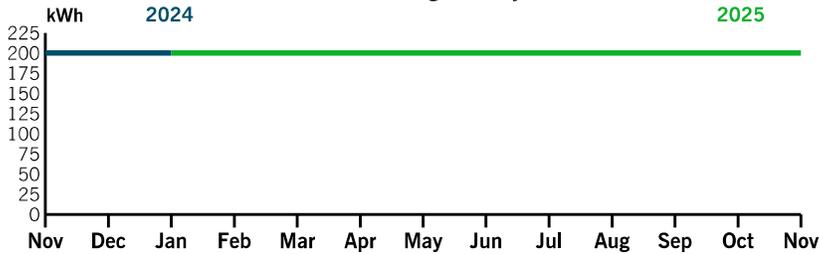


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

## Your usage snapshot

Electric usage history



### Average temperature in degrees

71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 75° 66°

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	200	200	2,400	200
Avg. Daily (kWh)	7	7	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](http://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 Dec 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

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## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Oct 25 - Nov 21</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
70W ACORN LED OPEN	8	200 kWh
<b>Total</b>	<b>8</b>	<b>200 kWh</b>

## Billing details - Lighting

<b>Billing Period - Oct 25 25 to Nov 21 25</b>	
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
<b>Total Current Charges</b>	<b>\$248.16</b>

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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.22
Gross Receipts Tax	0.60
<b>Total Taxes</b>	<b>\$0.82</b>





## Your usage snapshot - Continued

<b>Current electric usage for meter number 905770</b>	
Actual reading on Dec 1	37
Previous reading on Nov 4	- 21
<hr/>	
Energy Used	16 kWh
Billed kWh	16.000 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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 905770</b>	
Customer Charge	\$17.32
Energy Charge	
16.000 kWh @ 12.173c	1.95
Fuel Charge	
16.000 kWh @ 3.925c	0.63
Asset Securitization Charge	
16.000 kWh @ 0.194c	0.03
Minimum Bill Adjustment	10.07
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
BEXLEY CDD  
5117 BALLANTRAE BLVD  
MAIL KIOSK

Bill date Dec 3, 2025  
For service Nov 4 - Dec 1  
28 days

Account number **9100 8588 6683**

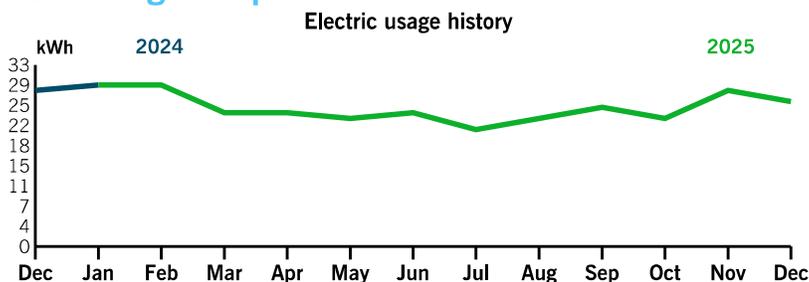
## Billing summary

Previous Amount Due	\$30.80
<i>Payment Received Nov 26</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Dec 26</b>	<b>\$30.80</b>



Thank you for your payment.

## Your usage snapshot



### Average temperature in degrees

63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 75° 67° 70°

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	26	28	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](http://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**

### Amount of automatic draft

**\$30.80**  
by Dec 26

*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

<b>Current electric usage for meter number 907227</b>	
Actual reading on Dec 1	1953
Previous reading on Nov 4	- 1927
<hr/>	
Energy Used	26 kWh
Billed kWh	26.000 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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 907227</b>	
Customer Charge	\$17.32
Energy Charge	
26.000 kWh @ 12.173c	3.16
Fuel Charge	
26.000 kWh @ 3.925c	1.02
Asset Securitization Charge	
26.000 kWh @ 0.194c	0.05
Minimum Bill Adjustment	8.45
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>





## Your usage snapshot - Continued

<b>Current electric usage for meter number 4332645</b>	
Actual reading on Dec 1	417
Previous reading on Nov 4	- 411
<hr/>	
Energy Used	6 kWh
Billed kWh	6.000 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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 4332645</b>	
Customer Charge	\$17.32
Energy Charge	
6.000 kWh @ 12.173c	0.73
Fuel Charge	
6.000 kWh @ 3.925c	0.24
Asset Securitization Charge	
6.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.70
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>





## Your usage snapshot - Continued

<b>Current electric usage for meter number 3508354</b>	
Actual reading on Dec 1	1268
Previous reading on Nov 4	- 1254
<hr/>	
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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 3508354</b>	
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
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>





## Your usage snapshot - Continued

<b>Current electric usage for meter number 4325648</b>	
Actual reading on Dec 1	241
Previous reading on Nov 4	- 238
<hr/>	
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

<b>Billing Period - Nov 04 25 to Dec 01 25</b>	
<b>Meter - 4325648</b>	
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
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.80</b>





## Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8296760	Actual	Oct 30 - Nov 25
<u>Usage Values</u>		
Billed kWh		2.888 kWh
Billed Demand kW		0.012 kW
Load Factor		37.14 %



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

<b>Billing Period - Oct 30 25 to Nov 25 25</b>	
<b>Meter - 8296760</b>	
Customer Charge	\$17.85
Energy Charge	
2.888 kWh @ 5.370c	0.15
Fuel Charge	
2.888 kWh @ 3.925c	0.11
Demand Charge	
0.012 kW @ \$11.65	0.13
Asset Securitization Charge	
2.888 kWh @ 0.181c	0.01
<b>Total Current Charges</b>	<b>\$18.25</b>

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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.47
<b>Total Taxes</b>	<b>\$0.49</b>





## Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8296759	Actual	Oct 25 - Nov 21
<u>Usage Values</u>		
Billed kWh		2.697 kWh
Billed Demand kW		0.010 kW
Load Factor		40.13 %



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

<b>Billing Period - Oct 25 25 to Nov 21 25</b>	
<b>Meter - 8296759</b>	
Customer Charge	\$17.85
Energy Charge	
2.697 kWh @ 5.370c	0.15
Fuel Charge	
2.697 kWh @ 3.925c	0.11
Demand Charge	
0.010 kW @ \$11.65	0.12
<b>Total Current Charges</b>	<b>\$18.23</b>

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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.47
<b>Total Taxes</b>	<b>\$0.49</b>





## Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8297061	Actual	Oct 24 - Nov 20
<u>Usage Values</u>		
Billed kWh		11.695 kWh
Billed Demand kW		0.022 kW
Load Factor		79.11 %



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

<b>Billing Period - Oct 24 25 to Nov 20 25</b>	
<b>Meter - 8297061</b>	
Customer Charge	\$17.85
Energy Charge	
11.695 kWh @ 5.370c	0.62
Fuel Charge	
11.695 kWh @ 3.925c	0.46
Demand Charge	
0.022 kW @ \$11.65	0.25
Asset Securitization Charge	
11.695 kWh @ 0.181c	0.02
<b>Total Current Charges</b>	<b>\$19.20</b>

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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.49
<b>Total Taxes</b>	<b>\$0.51</b>





## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Oct 17 - Nov 14</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
70W ACORN LED OPEN	16	400 kWh
<b>Total</b>	<b>16</b>	<b>400 kWh</b>

## Billing details - Lighting

<b>Billing Period - Oct 17 25 to Nov 14 25</b>	
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
<b>Total Current Charges</b>	<b>\$494.47</b>

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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.43
Gross Receipts Tax	1.14
<b>Total Taxes</b>	<b>\$1.57</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
BEXLEY CDD  
3659 CLAY POT DR  
LAND O LAKES FL 34638

Bill date Nov 26, 2025  
For service Oct 29 - Nov 24  
27 days

Account number **9101 5252 7020**

## Billing summary

Previous Amount Due	\$21.14
<i>Payment Received Nov 20</i>	-21.14
Current Electric Charges	20.32
Taxes	0.54
<b>Total Amount Due Dec 17</b>	<b>\$20.86</b>



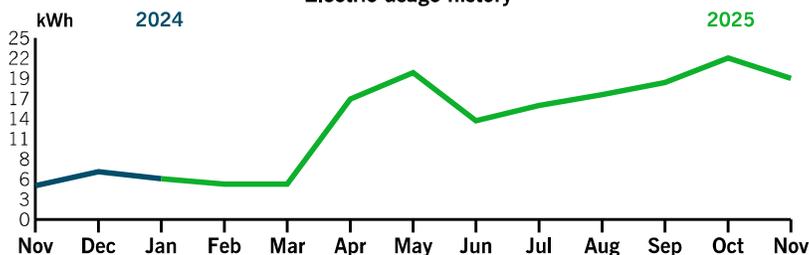
Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

Important update for users of the Business and Landlord Portal: On Nov. 14, we're moving to a more secure digital platform. Know your username (email) and password for your initial login on or after Nov. 14. Visit [duke-energy.com/enhancedsecurity](http://duke-energy.com/enhancedsecurity).

## Your usage snapshot

Electric usage history



### Average temperature in degrees

71° 63° 57° 67° 68° 75° 81° 82° 84° 84° 81° 75° 66°

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	19	5	166	14
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](http://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

**\$20.86**  
by Dec 17

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

889101525270200006600000000000000000208600000020867



## Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8391480	Actual	Oct 29 - Nov 24
<u>Usage Values</u>		
Billed kWh		19.434 kWh
Billed Demand kW		0.054 kW
Load Factor		55.54 %



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

<b>Billing Period - Oct 29 25 to Nov 24 25</b>	
<b>Meter - 8391480</b>	
Customer Charge	\$17.85
Energy Charge	
19.434 kWh @ 5.370c	1.04
Fuel Charge	
19.434 kWh @ 3.925c	0.76
Demand Charge	
0.054 kW @ \$11.65	0.63
Asset Securitization Charge	
19.434 kWh @ 0.181c	0.04
<b>Total Current Charges</b>	<b>\$20.32</b>

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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.52
<b>Total Taxes</b>	<b>\$0.54</b>

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 4, 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. 3669420  
2423-1

Re: General Counsel

For Professional Legal Services Rendered

10/01/25	A. Willson	0.10	32.50	Confer with Dailey regarding solicitation of district management services
10/06/25	A. Willson	0.10	32.50	Confer with Hayes regarding upcoming meeting agenda items
10/07/25	J. Gillis	1.20	252.00	Draft RFP for district management services; confer with staff regarding same
10/07/25	A. Willson	0.80	260.00	Prepare district manager request for proposals; prepare weir repair agreement; confer with Gillis regarding same; confer with Huber regarding district items
10/08/25	A. Willson	0.10	32.50	Confer with District staff and chair regarding landscape items
10/10/25	A. Willson	0.30	97.50	Confer with District staff regarding status of landscape items; confer with Gerich regarding same
10/13/25	A. Willson	1.40	455.00	Prepare request for district management proposals; prepare items for board meeting agenda; confer with district staff regarding upcoming meeting items

**KUTAK ROCK LLP**

Bexley CDD  
December 4, 2025  
Client Matter No. 2423-1  
Invoice No. 3669420  
Page 2

10/15/25	A. Willson	0.20	65.00	Confer with Gillis regarding meeting agenda items; review same
10/16/25	A. Willson	0.20	65.00	Confer with Castoria, Toborg and Klenke regarding maintenance items
10/21/25	A. Willson	1.20	390.00	Confer with Castoria and Gerich regarding Juniper agreement items; review meeting agenda; prepare materials for board meeting; confer with Castoria regarding district maintenance items and upcoming agenda items; confer with King, Mahoney and Sanders regarding permit closeout items
10/22/25	A. Willson	2.40	780.00	Confer with Eardley regarding mitigation monitoring report; prepare materials for board meeting; attend same; post meeting follow up
10/24/25	A. Willson	0.30	97.50	Confer with Castoria and Albert regarding irrigation items
10/28/25	A. Willson	0.30	97.50	Review items pertaining to maintenance of Pasco County property
10/29/25	A. Willson	0.20	65.00	Review correspondence from Pasco County regarding general elections
10/30/25	J. Gillis	0.30	63.00	Review board term expirations and draft 2026 general election resolution and notice of qualifying period

TOTAL HOURS 9.10  
TOTAL FOR SERVICES RENDERED \$2,785.00

DISBURSEMENTS

Reproduction Costs 7.20  
TOTAL DISBURSEMENTS 7.20

TOTAL CURRENT AMOUNT DUE \$2,792.20



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 29-10025

BEXLEY PARCEL 3

Service Address: **3700 PINE RIBBON RECLAIM DR**  
 Bill Number: 23521257  
 Billing Date: 11/25/2025  
 Billing Period: 9/29/2025 to 10/29/2025

Account #	Customer #
0982075	01363593
Please use the 15-digit number below when making a payment through your bank	
098207501363593	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17473091	9/29/2025	43395	10/29/2025	43739	30	344

Usage History

	Water	
October 2025	344	
September 2025	478	
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	

Transactions

Previous Bill	387.18
Payment 11/17/25	-387.18 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	344 Thousand Gals X \$1.01 347.44
<b>Total Current Transactions</b>	347.44
<b>TOTAL BALANCE DUE</b>	<b>\$347.44</b>

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

Check this box if entering change of mailing address on back.

Account # 0982075  
 Customer # 01363593  
 Balance Forward 0.00  
 Current Transactions 347.44

<b>Total Balance Due</b>	<b>\$347.44</b>
<b>Due Date</b>	<b>12/12/2025</b>

10% late fee will be applied if paid after due date

**The Total Due will be electronically transferred on 12/12/2025.**

BEXLEY PARCEL 3  
 3434 COLWELL AVENUE STE 200  
 TAMPA FL 33614

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BEXLEY CDD

Service Address: **16821 VIBRANT WAY**  
 Bill Number: 23539904  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
0966360	01352715
Please use the 15-digit number below when making a payment through your bank	
096636001352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16874993	10/13/2025	37066	11/12/2025	37284	30	218

Usage History		
Month	Usage	Rate
November 2025	218	218
October 2025	262	262
September 2025	172	172
August 2025	133	133
July 2025	237	237
June 2025	209	209
May 2025	201	201
April 2025	254	254
March 2025	235	235
February 2025	250	250
January 2025	257	257
December 2024	242	242

Transactions		
Previous Bill		264.62
Payment 11/21/25		-264.62 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed	218 Thousand Gals X \$1.01	220.18
<b>Total Current Transactions</b>		220.18
<b>TOTAL BALANCE DUE</b>		<b>\$220.18</b>

Please return this portion with payment



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Account # 0966360  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 220.18

<b>Total Balance Due</b>	<b>\$220.18</b>
<b>Due Date</b>	<b>12/19/2025</b>

10% late fee will be applied if paid after due date

**The Total Due will be electronically transferred on 12/19/2025.**

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BEXLEY CDD

Service Address: **3894 GRAND LAKEVIEW WAY**

Bill Number: 23539905

Billing Date: 12/2/2025

Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
0966370	01352715
Please use the 15-digit number below when making a payment through your bank	
096637001352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16874990	10/13/2025	11926	11/12/2025	11976	30	50

Usage History

Month	Usage
November 2025	50
October 2025	84
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

Transactions

Previous Bill	84.84
Payment 11/21/25	-84.84 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	50 Thousand Gals X \$1.01
	50.50
<b>Total Current Transactions</b>	50.50
<b>TOTAL BALANCE DUE</b>	<b>\$50.50</b>

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Account # 0966370  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 50.50

<b>Total Balance Due</b>	<b>\$50.50</b>
<b>Due Date</b>	<b>12/19/2025</b>

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BEXLEY CDD

Service Address: **3844 BEXLEY VILLAGE DR**  
 Bill Number: 23539906  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
0966375	01352715
Please use the 15-digit number below when making a payment through your bank	
096637501352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057041	10/13/2025	13246	11/12/2025	13454	30	208

Usage History		
Month	Usage	Rate
November 2025	208	
October 2025	98	
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	

Transactions		
Previous Bill		98.98
Payment 11/21/25		-98.98 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed	208 Thousand Gals X \$1.01	210.08
<b>Total Current Transactions</b>		210.08
<b>TOTAL BALANCE DUE</b>		<b>\$210.08</b>



Please return this portion with payment

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Account # 0966375  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 210.08

<b>Total Balance Due</b>	<b>\$210.08</b>
<b>Due Date</b>	<b>12/19/2025</b>

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: **3988 GRAND LAKEVIEW WAY**  
 Bill Number: 23539907  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
0966385	01352715
Please use the 15-digit number below when making a payment through your bank	
096638501352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057046	10/13/2025	22199	11/12/2025	22262	30	63

Usage History		
Month	Usage	Rate
November 2025	63	
October 2025	196	
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	

Transactions		
Previous Bill		197.96
Payment 11/21/25		-197.96 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed	63 Thousand Gals X \$1.01	63.63
<b>Total Current Transactions</b>		63.63
<b>TOTAL BALANCE DUE</b>		<b>\$63.63</b>



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Account # 0966385  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 63.63

<b>Total Balance Due</b>	<b>\$63.63</b>
<b>Due Date</b>	<b>12/19/2025</b>

10% late fee will be applied if paid after due date

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BEXLEY CDD

Service Address: **4128 BEXLEY VILLAGE DR**  
 Bill Number: 23539908  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
0966380	01352715
Please use the 15-digit number below when making a payment through your bank	
096638001352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16874992	10/13/2025	41547	11/12/2025	41885	30	338

Usage History		
Month	Usage	Cost
November 2025	338	
October 2025	521	
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	

Transactions		
Previous Bill		526.21
Payment 11/21/25		-526.21 CR
<b>Balance Forward</b>		0.00
Current Transactions Reclaimed		
Reclaimed	338 Thousand Gals X \$1.01	341.38
<b>Total Current Transactions</b>		341.38
<b>TOTAL BALANCE DUE</b>		<b>\$341.38</b>

Please return this portion with payment



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Check this box if entering change of mailing address on back.

Account # 0966380  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 341.38

<b>Total Balance Due</b>	<b>\$341.38</b>
<b>Due Date</b>	<b>12/19/2025</b>

10% late fee will be applied if paid after due date

**The Total Due will be electronically transferred on 12/19/2025.**

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BEXLEY CDD

Service Address: **4468 BEXLEY VILLAGE DR**  
 Bill Number: 23539909  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
0966390	01352715
Please use the 15-digit number below when making a payment through your bank	
096639001352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16874996	10/13/2025	58193	11/12/2025	58642	30	449

Usage History		
Month	Usage	Amount
November 2025	449	
October 2025	492	
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	

Transactions		
Previous Bill		496.92
Payment 11/21/25		-496.92 CR
<b>Balance Forward</b>		0.00
Current Transactions Reclaimed		
Reclaimed	449 Thousand Gals X \$1.01	453.49
<b>Total Current Transactions</b>		453.49
<b>TOTAL BALANCE DUE</b>		<b>\$453.49</b>



Please return this portion with payment

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Check this box if entering change of mailing address on back.

Account # 0966390  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 453.49

<b>Total Balance Due</b>	<b>\$453.49</b>
<b>Due Date</b>	<b>12/19/2025</b>

10% late fee will be applied if paid after due date

**The Total Due will be electronically transferred on 12/19/2025.**

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BEXLEY CDD

Service Address: **4273 BALLANTRAE BOULEVARD**

Bill Number: 23539910

Billing Date: 12/2/2025

Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
0966395	01352715
Please use the 15-digit number below when making a payment through your bank	
096639501352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16874989	10/13/2025	34695	11/12/2025	35051	30	356

Usage History		
Month	Usage	Rate
November 2025	356	
October 2025	263	
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	

Transactions		
Previous Bill		265.63
Payment 11/21/25		-265.63 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed	356 Thousand Gals X \$1.01	359.56
<b>Total Current Transactions</b>		359.56
<b>TOTAL BALANCE DUE</b>		<b>\$359.56</b>

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Account # 0966395  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 359.56

<b>Total Balance Due</b>	<b>\$359.56</b>
<b>Due Date</b>	<b>12/19/2025</b>

10% late fee will be applied if paid after due date

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BEXLEY CDD

Service Address: **4154 JENSEN LANE**  
 Bill Number: 23539911  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
0966400	01352715
Please use the 15-digit number below when making a payment through your bank	
096640001352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16874991	10/13/2025	24169	11/12/2025	24431	30	262

Usage History		
Month	Usage	Rate
November 2025	262	
October 2025	76	
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	

Transactions		
Previous Bill		76.76
Payment 11/21/25		-76.76 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed	262 Thousand Gals X \$1.01	264.62
<b>Total Current Transactions</b>		264.62
<b>TOTAL BALANCE DUE</b>		<b>\$264.62</b>



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Account # 0966400  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 264.62

<b>Total Balance Due</b>	<b>\$264.62</b>
<b>Due Date</b>	<b>12/19/2025</b>

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BEXLEY CDD

Service Address: **4266 BALLANTRAE BOULEVARD**

Bill Number: 23539912

Billing Date: 12/2/2025

Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
0966415	01352715
Please use the 15-digit number below when making a payment through your bank	
096641501352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16874995	10/13/2025	30834	11/12/2025	31289	30	455

Usage History		
Month	Usage	Rate
November 2025	455	
October 2025	577	
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	

Transactions		
Previous Bill		582.77
Payment 11/21/25		-582.77 CR
<b>Balance Forward</b>		0.00
Current Transactions Reclaimed		
Reclaimed	455 Thousand Gals X \$1.01	459.55
<b>Total Current Transactions</b>		459.55
<b>TOTAL BALANCE DUE</b>		<b>\$459.55</b>



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Account # 0966415  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 459.55

<b>Total Balance Due</b>	<b>\$459.55</b>
<b>Due Date</b>	<b>12/19/2025</b>

10% late fee will be applied if paid after due date

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BEXLEY CDD

Service Address: **4075 BALLANTRAE BOULEVARD**

Bill Number: 23539913

Billing Date: 12/2/2025

Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
0966425	01352715
Please use the 15-digit number below when making a payment through your bank	
096642501352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057042	10/13/2025	31198	11/12/2025	31481	30	283

Usage History

	Water	
November 2025	283	
October 2025	426	
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	

Transactions

Previous Bill	430.26
Payment 11/21/25	-430.26 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	283 Thousand Gals X \$1.01 285.83
<b>Total Current Transactions</b>	285.83
<b>TOTAL BALANCE DUE</b>	<b>\$285.83</b>

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Account # 0966425  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 285.83

<b>Total Balance Due</b>	<b>\$285.83</b>
<b>Due Date</b>	<b>12/19/2025</b>

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Service Address: **4273 BALLANTRAE BOULEVARD**

Bill Number: 23539914

Billing Date: 12/2/2025

Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
0966445	01352715
Please use the 15-digit number below when making a payment through your bank	
096644501352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	16853916	10/13/2025	98	11/12/2025	98	30	0

Usage History

Month	Usage
November 2025	0
October 2025	1
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

Transactions

Previous Bill	13.18
Payment 11/21/25	-13.18 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Water	
Water Base Charge	11.00
<b>Total Current Transactions</b>	<b>11.00</b>
<b>TOTAL BALANCE DUE</b>	<b>\$11.00</b>

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Account # 0966445  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 11.00

<b>Total Balance Due</b>	<b>\$11.00</b>
<b>Due Date</b>	<b>12/19/2025</b>

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Service Address: **4266 BALLANTRAE BOULEVARD**

Bill Number: 23539915

Billing Date: 12/2/2025

Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
0966450	01352715
Please use the 15-digit number below when making a payment through your bank	
096645001352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	16550927	10/13/2025	78	11/12/2025	78	30	0

Usage History

Month	Usage
November 2025	0
October 2025	0
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

Transactions

Previous Bill	11.00
Payment 11/21/25	-11.00 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	11.00
<b>Total Current Transactions</b>	11.00
<b>TOTAL BALANCE DUE</b>	<b>\$11.00</b>

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Account # 0966450  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 11.00

<b>Total Balance Due</b>	<b>\$11.00</b>
<b>Due Date</b>	<b>12/19/2025</b>

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BEXLEY PARCEL 3

Service Address: **16928 SOLACE RECLAIM RUN**  
 Bill Number: 23540131  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
0982070	01363593
Please use the 15-digit number below when making a payment through your bank	
098207001363593	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17473093	10/13/2025	23512	11/12/2025	23811	30	299

Usage History		
Month	Usage	Rate
November 2025	299	
October 2025	299	
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	

Transactions		
Previous Bill		301.99
Payment 11/21/25		-301.99 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed	299 Thousand Gals X \$1.01	301.99
<b>Total Current Transactions</b>		301.99
<b>TOTAL BALANCE DUE</b>		<b>\$301.99</b>



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Account # 0982070  
 Customer # 01363593  
 Balance Forward 0.00  
 Current Transactions 301.99

<b>Total Balance Due</b>	<b>\$301.99</b>
<b>Due Date</b>	<b>12/19/2025</b>

10% late fee will be applied if paid after due date

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BEXLEY PARCEL 3

Service Address: **16883 STORYLINE DR DRINKING FOUNTAIN**  
 Bill Number: 23540132  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
0982065	01363593
Please use the 15-digit number below when making a payment through your bank	
098206501363593	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14369838	10/13/2025	74	11/12/2025	74	30	0

Usage History

Month	Usage
November 2025	0
October 2025	0
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

Transactions

Previous Bill	11.00
Payment 11/21/25	-11.00 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	11.00
<b>Total Current Transactions</b>	11.00
<b>TOTAL BALANCE DUE</b>	<b>\$11.00</b>

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Account # 0982065  
 Customer # 01363593  
 Balance Forward 0.00  
 Current Transactions 11.00

<b>Total Balance Due</b>	<b>\$11.00</b>
<b>Due Date</b>	<b>12/19/2025</b>

10% late fee will be applied if paid after due date

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BEXLEY PARCEL 3

Service Address: **3462 BEXLEY VILLAGE RECLAIM DR**  
 Bill Number: 23540133  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
0982080	01363593
Please use the 15-digit number below when making a payment through your bank	
098208001363593	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17473095	10/13/2025	41951	11/12/2025	42442	30	491

Usage History		
Month	Usage	Rate
November 2025	491	
October 2025	505	
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	

Transactions		
Previous Bill		510.05
Payment 11/21/25		-510.05 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed	491 Thousand Gals X \$1.01	495.91
<b>Total Current Transactions</b>		495.91
<b>TOTAL BALANCE DUE</b>		<b>\$495.91</b>



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Account # 0982080  
 Customer # 01363593  
 Balance Forward 0.00  
 Current Transactions 495.91

<b>Total Balance Due</b>	<b>\$495.91</b>
<b>Due Date</b>	<b>12/19/2025</b>

10% late fee will be applied if paid after due date

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BEXLEY PARCEL 3

Service Address: **16915 BALANCE RECLAIM COVE**  
 Bill Number: 23540134  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
0982095	01363593
Please use the 15-digit number below when making a payment through your bank	
098209501363593	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057060	10/13/2025	5330	11/12/2025	5345	30	15

Usage History		
Month	Usage	Read
November 2025	Water	15
October 2025		22
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

Transactions		
Previous Bill		22.22
Payment 11/21/25		-22.22 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed	15 Thousand Gals X \$1.01	15.15
<b>Total Current Transactions</b>		15.15
<b>TOTAL BALANCE DUE</b>		<b>\$15.15</b>



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Account # 0982095  
 Customer # 01363593  
 Balance Forward 0.00  
 Current Transactions 15.15

<b>Total Balance Due</b>	<b>\$15.15</b>
<b>Due Date</b>	<b>12/19/2025</b>

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BEXLEY CDD

Service Address: **4908 BALLANTRAE BOULEVARD**

Bill Number: 23540428

Billing Date: 12/2/2025

Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
1004190	01352715
Please use the 15-digit number below when making a payment through your bank	
100419001352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18488761	10/13/2025	2361	11/12/2025	2406	30	45

Usage History		
Month	Usage	Read
November 2025	Water	45
October 2025		27
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

Transactions		
Previous Bill		27.27
Payment 11/21/25		-27.27 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed	45 Thousand Gals X \$1.01	45.45
<b>Total Current Transactions</b>		45.45
<b>TOTAL BALANCE DUE</b>		<b>\$45.45</b>



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Account # 1004190  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 45.45

<b>Total Balance Due</b>	<b>\$45.45</b>
<b>Due Date</b>	<b>12/19/2025</b>

10% late fee will be applied if paid after due date

**The Total Due will be electronically transferred on 12/19/2025.**

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BEXLEY CDD

Service Address: **4688 BEXLEY VILLAGE DR**  
 Bill Number: 23540432  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
1004205	01352715
Please use the 15-digit number below when making a payment through your bank	
100420501352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18809792	10/13/2025	31412	11/12/2025	31763	30	351

Usage History		
Month	Usage	Rate
November 2025	351	
October 2025	426	
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	

Transactions		
Previous Bill		430.26
Payment 11/21/25		-430.26 CR
<b>Balance Forward</b>		0.00
Current Transactions Reclaimed		
Reclaimed	351 Thousand Gals X \$1.01	354.51
<b>Total Current Transactions</b>		354.51
<b>TOTAL BALANCE DUE</b>		<b>\$354.51</b>

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Account # 1004205  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 354.51

<b>Total Balance Due</b>	<b>\$354.51</b>
<b>Due Date</b>	<b>12/19/2025</b>

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BEXLEY CDD

Service Address: **4368 TOUR TRACE**  
 Bill Number: 23540433  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
1004210	01352715
Please use the 15-digit number below when making a payment through your bank	
100421001352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18605312	10/13/2025	27040	11/12/2025	27250	30	210

Usage History		
Month	Usage	Rate
November 2025	210	210
October 2025	253	253
September 2025	244	244
August 2025	210	210
July 2025	161	161
June 2025	158	158
May 2025	211	211
April 2025	274	274
March 2025	219	219
February 2025	231	231
January 2025	179	179
December 2024	158	158

Transactions		
Previous Bill		255.53
Payment 11/21/25		-255.53 CR
<b>Balance Forward</b>		0.00
Current Transactions Reclaimed		
Reclaimed	210 Thousand Gals X \$1.01	212.10
<b>Total Current Transactions</b>		212.10
<b>TOTAL BALANCE DUE</b>		<b>\$212.10</b>

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Account # 1004210  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 212.10

<b>Total Balance Due</b>	<b>\$212.10</b>
<b>Due Date</b>	<b>12/19/2025</b>

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BEXLEY CDD

Service Address: **4349 BROAD PORCH RUN**  
 Bill Number: 23540434  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
1004215	01352715
Please use the 15-digit number below when making a payment through your bank	
100421501352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	18742538	10/13/2025	2	11/12/2025	2	30	0

Usage History

Month	Usage
November 2025	0
October 2025	0
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

Transactions

Previous Bill	11.00
Payment 11/21/25	-11.00 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	11.00
<b>Total Current Transactions</b>	11.00
<b>TOTAL BALANCE DUE</b>	<b>\$11.00</b>

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Account # 1004215  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 11.00

<b>Total Balance Due</b>	<b>\$11.00</b>
<b>Due Date</b>	<b>12/19/2025</b>

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BEXLEY CDD

Service Address: **4177 EPIC COVE**  
 Bill Number: 23540435  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
1004225	01352715
Please use the 15-digit number below when making a payment through your bank	
100422501352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18488757	10/13/2025	459	11/12/2025	464	30	5

Usage History		
Month	Usage	Rate
November 2025	5	Water
October 2025	5	
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	

Transactions		
Description	Amount	Balance
Previous Bill	5.05	
Payment 11/21/25	-5.05	CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	5 Thousand Gals X \$1.01	5.05
<b>Total Current Transactions</b>		5.05
<b>TOTAL BALANCE DUE</b>		<b>\$5.05</b>

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Account # 1004225  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 5.05

<b>Total Balance Due</b>	<b>\$5.05</b>
<b>Due Date</b>	<b>12/19/2025</b>

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BEXLEY CDD

Service Address: **4177 TOUR TRACE**  
 Bill Number: 23540436  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
1004220	01352715
Please use the 15-digit number below when making a payment through your bank	
100422001352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18488764	10/13/2025	2378	11/12/2025	2401	30	23

Usage History

Water	
November 2025	23
October 2025	33
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

Transactions

Previous Bill	33.33
Payment 11/21/25	-33.33 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	23 Thousand Gals X \$1.01
<b>Total Current Transactions</b>	23.23
<b>TOTAL BALANCE DUE</b>	<b>\$23.23</b>

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Account # 1004220  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 23.23

<b>Total Balance Due</b>	<b>\$23.23</b>
<b>Due Date</b>	<b>12/19/2025</b>

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BEXLEY CDD

Service Address: **16543 ACOUSTIC LOOP**  
 Bill Number: 23540437  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
1004230	01352715
Please use the 15-digit number below when making a payment through your bank	
100423001352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18488758	10/13/2025	3316	11/12/2025	3329	30	13

Usage History

	Water	
November 2025	13	
October 2025	25	
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	

Transactions

Previous Bill	25.25
Payment 11/21/25	-25.25 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	13 Thousand Gals X \$1.01 13.13
<b>Total Current Transactions</b>	13.13
<b>TOTAL BALANCE DUE</b>	<b>\$13.13</b>

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Account # 1004230  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 13.13

<b>Total Balance Due</b>	<b>\$13.13</b>
<b>Due Date</b>	<b>12/19/2025</b>

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BEXLEY CDD

Service Address: **17878 JERSEY PASS**  
 Bill Number: 23540688  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
1029135	01352715
Please use the 15-digit number below when making a payment through your bank	
102913501352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101943	10/13/2025	3966	11/12/2025	3996	30	30

Usage History		
Month	Days	Read
Water		
November 2025	30	
October 2025	50	
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	

Transactions		
Previous Bill		50.50
Payment 11/21/25		-50.50 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	30 Thousand Gals X \$1.01	30.30
<b>Total Current Transactions</b>		30.30
<b>TOTAL BALANCE DUE</b>		<b>\$30.30</b>



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Account # 1029135  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 30.30

<b>Total Balance Due</b>	<b>\$30.30</b>
<b>Due Date</b>	<b>12/19/2025</b>

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BEXLEY CDD

Service Address: **4157 CADENCE LOOP**  
 Bill Number: 23540689  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
1029155	01352715
Please use the 15-digit number below when making a payment through your bank	
102915501352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101950	10/13/2025	1586	11/12/2025	1599	30	13

Usage History		
Month	Usage	Rate
November 2025	13	Water
October 2025	21	
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	

Transactions		
Previous Bill		21.21
Payment 11/21/25		-21.21 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed	13 Thousand Gals X \$1.01	13.13
<b>Total Current Transactions</b>		13.13
<b>TOTAL BALANCE DUE</b>		<b>\$13.13</b>



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Account # 1029155  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 13.13

<b>Total Balance Due</b>	<b>\$13.13</b>
<b>Due Date</b>	<b>12/19/2025</b>

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BEXLEY CDD

Service Address: **4278 CADENCE LOOP**

Bill Number: 23540690

Billing Date: 12/2/2025

Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
1029160	01352715
Please use the 15-digit number below when making a payment through your bank	
102916001352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101945	10/13/2025	6218	11/12/2025	6287	30	69

Usage History

Month	Usage
November 2025	69
October 2025	75
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

Transactions

Previous Bill	75.75
Payment 11/21/25	-75.75 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	69 Thousand Gals X \$1.01 69.69
<b>Total Current Transactions</b>	69.69
<b>TOTAL BALANCE DUE</b>	<b>\$69.69</b>

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Account # 1029160  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 69.69

<b>Total Balance Due</b>	<b>\$69.69</b>
<b>Due Date</b>	<b>12/19/2025</b>

10% late fee will be applied if paid after due date

**The Total Due will be electronically  
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Service Address: **17947 AERO AVENUE**  
 Bill Number: 23540691  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
1029175	01352715
Please use the 15-digit number below when making a payment through your bank	
102917501352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101951	10/13/2025	2669	11/12/2025	2711	30	42

Usage History		
Month	Usage	Read Date
November 2025	42	
October 2025	29	
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	

Transactions		
Previous Bill		29.29
Payment 11/21/25		-29.29 CR
<b>Balance Forward</b>		0.00
Current Transactions Reclaimed		
Reclaimed	42 Thousand Gals X \$1.01	42.42
<b>Total Current Transactions</b>		42.42
<b>TOTAL BALANCE DUE</b>		<b>\$42.42</b>



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Account # 1029175  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 42.42

<b>Total Balance Due</b>	<b>\$42.42</b>
<b>Due Date</b>	<b>12/19/2025</b>

10% late fee will be applied if paid after due date

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BEXLEY CDD

Service Address: **18092 FRAME BEND**  
 Bill Number: 23540692  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
1029195	01352715
Please use the 15-digit number below when making a payment through your bank	
102919501352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101938	10/13/2025	2005	11/12/2025	2024	30	19

Usage History		
Month	Usage	Read
November 2025	19	
October 2025	25	
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	

Transactions		
Previous Bill		25.25
Payment 11/21/25		-25.25 CR
<b>Balance Forward</b>		0.00
Current Transactions Reclaimed		
Reclaimed	19 Thousand Gals X \$1.01	19.19
<b>Total Current Transactions</b>		19.19
<b>TOTAL BALANCE DUE</b>		<b>\$19.19</b>



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Account # 1029195  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 19.19

<b>Total Balance Due</b>	<b>\$19.19</b>
<b>Due Date</b>	<b>12/19/2025</b>

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Service Address: **3746 TOUR TRACE**  
 Bill Number: 23541001  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
1100205	01352715
Please use the 15-digit number below when making a payment through your bank	
110020501352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190492043	10/13/2025	6200	11/12/2025	6278	30	78

Usage History

Water	
November 2025	78
October 2025	85
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

Transactions

Previous Bill	85.85
Payment 11/21/25	-85.85 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	78 Thousand Gals X \$1.01
	78.78
<b>Total Current Transactions</b>	78.78
<b>TOTAL BALANCE DUE</b>	<b>\$78.78</b>

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Account # 1100205  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 78.78

<b>Total Balance Due</b>	<b>\$78.78</b>
<b>Due Date</b>	<b>12/19/2025</b>

10% late fee will be applied if paid after due date

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Service Address: **4744 TOUR TRACE**  
 Bill Number: 23541002  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
1100210	01352715
Please use the 15-digit number below when making a payment through your bank	
110021001352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101946	10/13/2025	9570	11/12/2025	9686	30	116

Usage History

Month	Usage
November 2025	116
October 2025	142
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

Transactions

Previous Bill	143.42
Payment 11/21/25	-143.42 CR
<b>Balance Forward</b>	0.00
Current Transactions Reclaimed	
Reclaimed	116 Thousand Gals X \$1.01 117.16
<b>Total Current Transactions</b>	117.16
<b>TOTAL BALANCE DUE</b>	<b>\$117.16</b>



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Account # 1100210  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 117.16

<b>Total Balance Due</b>	<b>\$117.16</b>
<b>Due Date</b>	<b>12/19/2025</b>

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BEXLEY CDD

Service Address: **4967 WINGED PAGE PLACE**  
 Bill Number: 23541003  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
1100220	01352715
Please use the 15-digit number below when making a payment through your bank	
110022001352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190492038	10/13/2025	173	11/12/2025	175	30	2

Usage History		
Month	Usage	Rate
November 2025	2	Water
October 2025	3	
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	

Transactions		
Description	Amount	CR
Previous Bill	3.03	
Payment 11/21/25	-3.03	CR
<b>Balance Forward</b>	<b>0.00</b>	
Current Transactions		
Reclaimed		
Reclaimed	2 Thousand Gals X \$1.01	2.02
<b>Total Current Transactions</b>	<b>2.02</b>	
<b>TOTAL BALANCE DUE</b>	<b>\$2.02</b>	

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Account # 1100220  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 2.02

<b>Total Balance Due</b>	<b>\$2.02</b>
<b>Due Date</b>	<b>12/19/2025</b>

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BEXLEY CDD

Service Address: **18260 RAMBLE ON WAY**  
 Bill Number: 23541209  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
1167220	01352715
Please use the 15-digit number below when making a payment through your bank	
116722001352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	210789088	10/13/2025	4803	11/12/2025	4826	30	23

Usage History

Water	
November 2025	23
October 2025	38
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

Transactions

Previous Bill	38.38
Payment 11/21/25	-38.38 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	23 Thousand Gals X \$1.01
<b>Total Current Transactions</b>	23.23
<b>TOTAL BALANCE DUE</b>	<b>\$23.23</b>

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Account # 1167220  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 23.23

<b>Total Balance Due</b>	<b>\$23.23</b>
<b>Due Date</b>	<b>12/19/2025</b>

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BEXLEY CDD

Service Address: **17616 EVERLONG DR**  
 Bill Number: 23541210  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
1167255	01352715
Please use the 15-digit number below when making a payment through your bank	
116725501352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	210820126	10/13/2025	18266	11/12/2025	18622	30	356

Usage History		
Month	Usage	Read
November 2025	Water	356
October 2025		373
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

Transactions		
Previous Bill		376.73
Payment 11/21/25		-376.73 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed	356 Thousand Gals X \$1.01	359.56
<b>Total Current Transactions</b>		359.56
<b>TOTAL BALANCE DUE</b>		<b>\$359.56</b>



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Account # 1167255  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 359.56

<b>Total Balance Due</b>	<b>\$359.56</b>
<b>Due Date</b>	<b>12/19/2025</b>

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BEXLEY CDD

Service Address: **18186 RAMBLE ON WAY**  
 Bill Number: 23541211  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

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](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	210789086	10/13/2025	267	11/12/2025	269	30	2

Usage History		
Month	Usage	Rate
November 2025	2	
October 2025	3	
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	

Transactions		
Previous Bill		3.03
Payment 11/21/25		-3.03 CR
<b>Balance Forward</b>		<b>0.00</b>
Current Transactions		
Reclaimed		
Reclaimed	2 Thousand Gals X \$1.01	2.02
<b>Total Current Transactions</b>		<b>2.02</b>
<b>TOTAL BALANCE DUE</b>		<b>\$2.02</b>



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Account # 1167260  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 2.02

<b>Total Balance Due</b>	<b>\$2.02</b>
<b>Due Date</b>	<b>12/19/2025</b>

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BEXLEY CDD

Service Address: **CLAY POT DR**  
 Bill Number: 23541288  
 Billing Date: 12/2/2025  
 Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
1176160	01352715
Please use the 15-digit number below when making a payment through your bank	
117616001352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	220306258	10/13/2025	3519	11/12/2025	3634	30	115

Usage History

Water	
November 2025	115
October 2025	149
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	150.49
Payment 11/21/25	-150.49 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	115 Thousand Gals X \$1.01 116.15
<b>Total Current Transactions</b>	116.15
<b>TOTAL BALANCE DUE</b>	<b>\$116.15</b>

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Check this box if entering change of mailing address on back.

Account # 1176160  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 116.15

<b>Total Balance Due</b>	<b>\$116.15</b>
<b>Due Date</b>	<b>12/19/2025</b>

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BEXLEY CDD

Service Address: **CLAY POT AND BALANCE COVE**

Bill Number: 23541530

Billing Date: 12/2/2025

Billing Period: 10/13/2025 to 11/12/2025

Account #	Customer #
1229980	01352715
Please use the 15-digit number below when making a payment through your bank	
122998001352715	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101935	10/13/2025	1684	11/12/2025	1694	30	10

Usage History

Month	Usage
November 2025	10
October 2025	11
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

Transactions

Previous Bill	11.11
Payment 11/21/25	-11.11 CR
<b>Balance Forward</b>	0.00
Current Transactions Reclaimed	
Reclaimed	10 Thousand Gals X \$1.01 10.10
<b>Total Current Transactions</b>	10.10
<b>TOTAL BALANCE DUE</b>	<b>\$10.10</b>

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)



Check this box if entering change of mailing address on back.

Account #	1229980
Customer #	01352715
Balance Forward	0.00
Current Transactions	10.10

<b>Total Balance Due</b>	<b>\$10.10</b>
<b>Due Date</b>	<b>12/19/2025</b>

10% late fee will be applied if paid after due date

**The Total Due will be electronically transferred on 12/19/2025.**

BEXLEY CDD  
 PO BOX 32414  
 Charlotte NC 28232

PASCO COUNTY UTILITIES  
 CUSTOMER INFORMATION & SERVICES  
 P.O. BOX 2139  
 NEW PORT RICHEY, FL 34656-2139



Pasco Sheriff's Office  
ATTN: Extra Duty  
7432 Little Road  
New Port Richey, FL 34654

**Invoice:** I-202511-12296  
**Service Total:** \$960.00  
**Payments Total:**  
**Amount Due:** \$960.00  
**Sent Date:** 12/3/2025  
**Payment Terms:** Due upon receipt

BEXLEY CDD  
16950 VIBRANT WAY  
LAND O LAKES, FL 34638

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
11/7/2025	BLACK, STEVEN - 7473	Community/Traffic Safety	5:00 PM	4.00	\$60.00	\$240.00
11/15/2025	VOGELE, KEVIN - 7376	Community/Traffic Safety	8:00 PM	4.00	\$60.00	\$240.00
11/20/2025	BROCK, ASHLEY - 6508	Community/Traffic Safety	7:00 PM	4.00	\$60.00	\$240.00
11/30/2025	PAREJA-RODRIGUEZ, KEVIN - 6104	Community/Traffic Safety	6:00 PM	4.00	\$60.00	\$240.00
					<b>Total:</b>	<b>\$960.00</b>

**Questions regarding Invoice Charges & Payments please contact:**

**Contact:** Pasco Sheriff's Office  
**Telephone:** 727-844-7795  
**Email:** ExtraDuty@pascosheriff.org

**Make Checks Payable To:**

Pasco Sheriff's Office

**Invoice #:** I-202511-12296

**Invoice Total:** \$960.00

**Invoice For:** BEXLEY CDD

**Mail Checks To:**

Pasco Sheriff's Office  
ATTN: Extra Duty Program  
7432 Little Road New Port Richey, Florida 34654

Payment Terms: Due upon receipt  
Please include Invoice # in check comment

**How To Pay Online**

Customers who wish to make payments to the Pasco Sheriff's Extra Duty Office may do so on the AllPaid Payment Platform. Cardholders can now make payments with Visa®, MasterCard®, American Express® and Discover® (service charges apply). To make an online payment via the AllPaid platform, please visit <https://allpaid.com/plc/a005v9>.



POOP 911 Tampa  
 PO Box 1928  
 New Port Richey FL 34656

Bexley

B112025

Date: November 2025		
Description of services and area to be cleaned		
<i>Description</i>	<b>Unit Price</b>	<b>Weekly/Monthly</b>
Pick up station maintenance weekly: removal of pet waste, replace can liner, and fill pick up bags for 43 pet waste stations <b>once</b> weekly. Waste collected and placed in community dumpster.	48 @ \$4.95 each	\$237.36 / \$1029.60
Trash can service: empty trash weekly replace can liner	17 @ \$2.90	\$49.22 / \$213.3
Additional day of service equal to above @ 25% discount		<b>\$214.94/\$931.40</b>
Monthly service fee		<b>\$2174.30</b>

# 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.: 32012  
Terms: Net 45  
Invoice date: 11/01/2025  
Due date: 12/16/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Monthly Grounds Maintenance Services			
2.		<b>Grounds Maintenance Services</b>	Mowing & Detail Services	1	\$61,500.00	\$61,500.00
3.		<b>Horticulture</b>	Fertilization	1	\$10,200.92	\$10,200.92
4.		<b>Horticulture</b>	Pest Control	1	\$950.00	\$950.00
<b>Total</b>						<b>\$72,650.92</b>

# 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.: 32400  
Terms: Due on receipt  
Invoice date: 12/04/2025  
Due date: 12/04/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	Overseeding:  Scope of Work: *Application of (25) bags of Overseeding Eagle (3 perennial blend) winter-rye grass seed. *Touch-up re-application of the same seed initial germination period. *Application of (8) bags of 8-24 granular "starter" fertilizer to fortify health and color posts initial germination.	1	\$6,093.00	\$6,093.00
					<b>Total</b>	<b>\$6,093.00</b>

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

**Invoice**

Date	Invoice #
12/2/2025	INV0000105322

**Bill To:**

BEXLEY CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
December	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
		<b>Subtotal</b>	\$6,481.41
		<b>Total</b>	\$6,481.41

November 24, 2025  
Invoice Number: 1410986112425  
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](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

**Summary** *Service from 11/24/25 through 12/23/25  
details on following pages*

Previous Balance	130.00
Payments Received -Thank You!	-130.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	130.00
Other Charges	0.00
Current Charges	\$130.00
<i>YOUR AUTO PAY WILL BE PROCESSED 12/10/25</i>	
<b>Total Due by Auto Pay</b>	<b>\$130.00</b>



**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 11252025 NNNNNNNN 01 997202

BEXLEY HOME OWNERS - DOG PARK  
BEXLEY CDD  
PO BOX 32414  
CHARLOTTE NC 28232-2414

November 24, 2025

**BEXLEY HOME OWNERS - DOG PARK**

Invoice Number: 1410986112425  
Account Number: 8337 13 062 1410986  
Service At: 16950 VIBRANT WAY BLDG DOG  
LAND O LAKES FL 34638-3532

**Total Due by Auto Pay \$130.00**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



BEXLEY HOME OWNERS - DOG PARK  
Invoice Number: 1410986112425  
Account Number: 8337 13 062 1410986

**Contact Us**  
Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 DY RP 24 11252025 NNNNNNNN 01 997202

### Charge Details

Previous Balance		130.00
EFT Payment	11/10	-130.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 11/24/25 will appear on your next bill.

Service from 11/24/25 through 12/23/25

### Spectrum Business™ Internet

Static IP 1	20.00
Spectrum Business Internet Premier	130.00
Promotional Discount	-20.00
	<b>\$130.00</b>

Spectrum Business™ Internet Total **\$130.00**

### Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Current Charges** **\$130.00**  
**Total Due by Auto Pay** **\$130.00**

### 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](http://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](http://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](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)



For questions or concerns, please call **1-866-519-1263**.





INVOICE

Invoice Number 2463414  
Invoice Date October 6, 2025  
Customer Number 181828  
Project Number 172609055

**Bill To**

Bexley Community  
Development District  
Accounts Payable  
3434 Colwell Ave  
Suite 200  
Tampa FL 33614  
United States

**Alternative Remit To**

Stantec Consulting Services Inc.  
(SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States  
Federal Tax ID  
11-2167170

---

**Project Description:** Maintenance & Monitoring Bexley South 4.4 & North 3.1 Mitigation Areas

**Stantec Project Manager:** Moore, Mitchell  
**Authorization Amount:** \$78,607.56  
**Authorization Previously Billed:** \$4,889.04  
**Authorization Billed to Date:** \$11,787.05  
**Current Invoice Due:** \$6,898.01  
**For Period Ending:** September 26, 2025

---

**Email To:** CDDinvoice@rizzetta.com  
**CC:** Matthew Huber - MHuber@rizzetta.com

**Net Due in 30 Days or in accordance with terms of the contract**

**Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager**

INVOICE

Invoice Number  
Project Number

2463414  
172609055

**Top Task 100                      Monitoring - September 2005**

**Progress Charge**

	<b>Total Invoiced</b>	<b>Previously Invoiced</b>	<b>Current Amount</b>
17,287.45 X 12.50 % Complete	2,160.93	0.00	2,160.93
<b>Progress Charge Subtotal</b>			<b><u>2,160.93</u></b>

**Top Task 100 Total** **2,160.93**

**Top Task 200                      Annual Report - - September 2005**

**Progress Charge**

	<b>Total Invoiced</b>	<b>Previously Invoiced</b>	<b>Current Amount</b>
12,429.60 X 25.00 % Complete	3,107.40	0.00	3,107.40
<b>Progress Charge Subtotal</b>			<b><u>3,107.40</u></b>

**Top Task 200 Total** **3,107.40**

**Top Task 300                      Maintenance - - September 2005**

**Progress Charge**

	<b>Total Invoiced</b>	<b>Previously Invoiced</b>	<b>Current Amount</b>
48,890.51 X 13.33 % Complete	6,518.72	4,889.04	1,629.68
<b>Progress Charge Subtotal</b>			<b><u>1,629.68</u></b>

**Top Task 300 Total** **1,629.68**

Total Fees & Disbursements \$6,898.01

**INVOICE TOTAL (USD)** **\$6,898.01**

<b>Invoice Number</b>	2484643
<b>Invoice Date</b>	November 18, 2025
<b>Purchase Order</b>	172609055
<b>Customer Number</b>	181828
<b>Project Number</b>	172609055

**Bill To**

Bexley Community Development  
District  
Accounts Payable  
3434 Colwell Ave  
Suite 200  
Tampa FL 33614  
United States

**Alternative Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States  
Federal Tax ID 11-2167170

---

**Project Description:** Maintenance & Monitoring Bexley South 4.4 & North 3.1 Mitigation Areas

<b>Stantec Project Manager:</b>	Moore, Mitchell
<b>Authorization Amount:</b>	\$78,607.56
<b>Authorization Previously Billed:</b>	\$11,787.05
<b>Authorization Billed to Date:</b>	\$13,416.73
<b>Current Invoice Due:</b>	\$1,629.68
<b>Bill Through Date:</b>	November 7, 2025

---

**Email To:** CDDinvoice@rizzetta.com  
**CC:** Matthew Huber - MHuber@rizzetta.com

**INVOICE**

**Invoice Number**

2484643

**Project Number**

172609055

---

**Top Task 300**

**Maintenance - October 2025**

Progress Charge

	<b>Total Invoiced</b>	<b>Previously Invoiced</b>	<b>Current Amount</b>
48,890.51 X 16.67 % Complete	8,148.40	6,518.72	1,629.68
<b>Progress Charge Subtotal</b>			<b>1,629.68</b>

---

**Top Task 300 Total**

**1,629.68**

Total Fees & Disbursements

\$1,629.68

**INVOICE TOTAL (USD)**

**\$1,629.68**

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<b>Invoice Number</b>	2497310
<b>Invoice Date</b>	December 10, 2025
<b>Purchase Order</b>	172609055
<b>Customer Number</b>	181828
<b>Project Number</b>	172609055

**Bill To**

Bexley Community Development  
District  
Accounts Payable  
3434 Colwell Ave  
Suite 200  
Tampa FL 33614  
United States

**Alternative Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States  
Federal Tax ID 11-2167170

---

**Project Description:** Maintenance & Monitoring Bexley South 4.4 & North 3.1 Mitigation Areas

<b>Stantec Project Manager:</b>	Moore, Mitchell
<b>Authorization Amount:</b>	\$78,607.56
<b>Authorization Previously Billed:</b>	\$13,416.73
<b>Authorization Billed to Date:</b>	\$15,046.41
<b>Current Invoice Due:</b>	\$1,629.68
<b>Bill Through Date:</b>	December 5, 2025

---

**Email To:** RizzettaCDDInvoices@avidbill.com  
**CC:** Matthew Huber - MHuber@rizzetta.com

**INVOICE**

**Invoice Number**

2497310

**Project Number**

172609055

---

**Top Task 300**

**Maintenance - November 2025**

Progress Charge

	<b>Total Invoiced</b>	<b>Previously Invoiced</b>	<b>Current Amount</b>
48,890.51 X 20.00 % Complete	9,778.08	8,148.40	1,629.68
<b>Progress Charge Subtotal</b>			<b>1,629.68</b>

---

**Top Task 300 Total**

**1,629.68**

Total Fees & Disbursements

\$1,629.68

**INVOICE TOTAL (USD)**

**\$1,629.68**

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INVOICE

**Invoice Number** 2502004  
**Invoice Date** December 16, 2025  
**Customer Number** 181828  
**Project Number** 172609055

**Bill To**

Bexley Community  
Development District  
Accounts Payable  
3434 Colwell Ave  
Suite 200  
Tampa FL 33614  
United States

**Alternative Remit To**

Stantec Consulting Services Inc.  
(SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States  
Federal Tax ID  
11-2167170

---

**Project Description:** Maintenance & Monitoring Bexley South 4.4 & North 3.1 Mitigation Areas

**Stantec Project Manager:** Moore, Mitchell  
**Authorization Amount:** \$78,607.56  
**Authorization Previously Billed:** \$15,046.41  
**Authorization Billed to Date:** \$17,207.34  
**Current Invoice Due:** \$2,160.93  
**For Period Ending:** December 12, 2025

---

**Email To:** RizzettaCDDInvoices@avidbill.com  
**CC:** Matthew Huber - MHuber@rizzetta.com

**Net Due in 30 Days or in accordance with terms of the contract**

**Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager**

INVOICE

Invoice Number  
Project Number

2502004  
172609055

---

**Top Task 100                      Monitoring - December 2025**

**Progress Charge**

	<b>Total Invoiced</b>	<b>Previously Invoiced</b>	<b>Current Amount</b>
17,287.45 X 25.00 % Complete	4,321.86	2,160.93	2,160.93
<b>Progress Charge Subtotal</b>			<b><u>2,160.93</u></b>

---

**Top Task 100 Total** **2,160.93**

---

Total Fees & Disbursements \$2,160.93

**INVOICE TOTAL (USD)** **\$2,160.93**

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-02562P

Date 12/05/2025

**Attn:**  
Bexley CDD Rizzetta  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-02562P <b>Public Board Meetings</b> RE: Bexley Board of Supervisors Meeting on December 17, 2025 Published: 12/5/2025	\$54.69
--	---------

### Important Message

Please include our Serial # on your check  
Pay by credit card online:  
<https://legals.businessobserverfl.com/send-payment/>

Paid	( )
<b>Total</b>	<b>\$54.69</b>

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

#### NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF BEXLEY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bexley Community Development District will hold a meeting on December 17, 2025, at 1:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from Rizzetta & Company, 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Lisa Castoria  
District Manager  
December 5, 2025

25-02562P

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

#### NOTICE

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Serial Number  
25-02562P

# Business Observer

Published Weekly  
New Port Richey, Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey, Pasco County, Florida; that the attached copy of advertisement,

being a Public Board Meetings

in the matter of Bexley Board of Supervisors Meeting on December 17, 2025

in the Court, was published in said newspaper by print in the

issues of 12/5/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

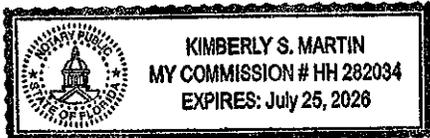
  
Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

5th day of December, 2025 A.D.

by Lindsey Padgett who is personally known to me.

  
Notary Public, State of Florida  
(SEAL)



## NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF BEXLEY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bexley Community Development District will hold a meeting on December 17, 2025, at 1:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from Rizzetta & Company, 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Lisa Castoria  
District Manager  
December 5, 2025

25-02562P





DEC - 8 2025

CC113025-547

0 BEXLEY CDD 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$8,136.00
Statement Closing Date	November 30, 2025
Days in Billing Cycle	30
Previous Balance	\$1,172.88
Payments & Credits	\$1,172.88
Purchases & Other Charges	\$1,863.68
Balance Transfer	\$0.00
<b>FEES CHARGED</b>	\$0.00
<b>INTEREST CHARGED</b>	\$0.00
New Balance	\$1,863.68

Questions? Call Customer Service  
Toll Free - 1-844-626-6581  
International Collect - 1-301-665-4442  
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	\$1,863.68
Minimum Payment Due	\$1,863.68
Payment Due Date	December 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
				<del>\$1,172.88-</del>
11/25	11/25	F151500A900CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,172.88-
		MICHELLE WHITE		\$0.00
		JESSICA		\$1,863.68
		ROSA-MELENDEZ		
10/30	11/01	05410199GWBR6NH1B	RACETRAC2458 00024588 LUTZ FL	59.18
			MCC: 5542 MERCHANT ZIP:	
10/31	11/01	55432869G639HBYFD	AMAZON MKTPL*NK10B8T71 SEATTLE WA	213.99
			MCC: 5942 MERCHANT ZIP:	
11/04	11/04	55432869L5V8Y4PYK	AMAZON MKTPL*NK7CZ2WLQ SEATTLE WA	353.00
			MCC: 5942 MERCHANT ZIP:	
11/05	11/05	05410199NWBR6BJWA	RACETRAC2458 00024588 LUTZ FL	34.22
			MCC: 5542 MERCHANT ZIP:	
11/06	11/06	52707159P09G03YXY	THE HOME DEPOT #0245 TAMPA FL	263.80

Transactions continued on next page

1080 0001 TVH 001 7 31 251130 0 PAGE 1 of 2 10 1515 0000 BASE 480

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	December 25, 2025
New Balance	\$1,863.68
Minimum Payment Due	\$1,863.68
Past Due Amount	\$0.00

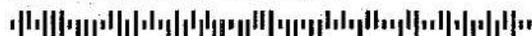
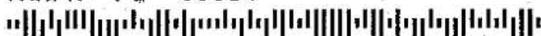
Make Check Payable to:

Amount Enclosed: \$

0 BEXLEY CDD 0  
BEXLEY COMMUNITY DEVELOPMENT DISTR  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614

480

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716



00186368001863684

## 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.

**TRANSACTIONS (continued)**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
11/07	11/07	52707159R09FFJ4NN	MCC: 5200 MERCHANT ZIP: 33618000 HOMEDEPOT.COM 800-430-3376 GA	39.68
11/07	11/07	52707159R09FFQBBF	MCC: 5200 MERCHANT ZIP: 303390000 HOMEDEPOT.COM 800-430-3376 GA	92.84
11/13	11/13	55432869X5Y5DZS3J	MCC: 5200 MERCHANT ZIP: 303390000 LOWES #02238* LUTZ FL	0.30
11/17	11/17	5543286A15ZHLZV26	MCC: 5200 MERCHANT ZIP: 33549 LOWES #02238* LUTZ FL	223.93
11/19	11/19	5543286A35ZZKTXV2	MCC: 5200 MERCHANT ZIP: 33549 AMAZON MKTPL*B00H903N2 SEATTLE WA	13.78
11/20	11/20	5543286A460EDBJG9	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*B06BL7GR0 SEATTLE WA	149.73
11/20	11/20	5270715A509FV9NYZ	MCC: 5942 MERCHANT ZIP: THE HOME DEPOT #6311 TAMPA FL	53.44
11/22	11/22	0541019A7WBR6364N	MCC: 5200 MERCHANT ZIP: 33647000 RACETRAC2458 00024588 LUTZ FL	67.77
11/23	11/23	5543286A761B7GW06	MCC: 5542 MERCHANT ZIP: AMAZON MKTPL*B203V7FP1 SEATTLE WA	286.98
11/23	11/23	5543286A861PAEXN8	MCC: 5942 MERCHANT ZIP: LOWES #02238* LUTZ FL	11.04
			MCC: 5200 MERCHANT ZIP: 33549	

**IMPORTANT ACCOUNT INFORMATION**

\$0 - \$1,863.68 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 12/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

**REWARDS SUMMARY**

Previous Cashback Balance	\$16.31	THE MORE YOU SPEND, THE MORE YOU EARN \$0-\$500,000 = 0.25% \$500,001-\$1,500,000 = 0.60% \$1,500,00-\$4,000,000 = 0.75% \$4,000,001-\$12,500,000 = 0.90% \$12,500,001+ = 1.00%
Cashback Earned this Statement	\$4.66	
New Cashback Balance	\$20.97	
Your cashback will be award on	Feb 2026	

**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.

**Bexley CDD**

**Credit Card - J.R. Melendez**

**Closing Date**

30-Nov-25

**Payment Date**

25-Dec-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
10/30/2025	Amazon	Supplies	59.18		59.18
10/31/2025	Amazon	Supplies	213.99		213.99
11/4/2025	Amazon	Supplies	353.00		353.00
11/5/2025	RaceTrac	Gas for Utility Cart & Equipment	34.22	34.22	
11/6/2025	Home Depot	Supplies	263.80		263.80
11/7/2025	Home Depot	Supplies	39.68		39.68
11/7/2025	Home Depot	Supplies	92.84		92.84
11/13/2025	LOWES	Supplies	0.30		0.30
11/17/2025	LOWES	Supplies	223.93		223.93
11/19/2025	Amazon	Supplies	13.78		13.78
11/20/2025	Amazon	Supplies	149.73		149.73
11/20/2025	Home Depot	Supplies	53.44		53.44
11/22/2025	RaceTrac	Gas for Utility Cart & Equipment	67.77	67.77	
11/23/2025	Amazon	Supplies	286.98		286.98
11/23/2025	LOWES	Supplies	11.04		11.04
<b>TOTAL</b>			<b>\$ 1,863.68</b>	<b>\$ 101.99</b>	<b>\$ 1,761.69</b>
				<b>57200-4528</b>	<b>57900-6409</b>

RaceTrac 2458  
16707 FL-54  
Land O' Lakes, FL 34

Date: 10/30/25  
Time: 09:27:31

Invoice: 13194

Pump	Gallons	Price
11	21.142	\$ 2.799
Product		Amount
Fuel Regul		\$ 59.18

Loyalty Card #:  
\*\*\*\*855677

Mastercard \$ 59.18  
TOTAL SALE \$ 59.18

MERCH. ID: 20483  
TERM. ID: 00000061  
PURCHASE \$59.18

CHIP CONTACTLESS  
\*\*\*\*\*2451

MC

Seq#: 13194  
REF#: 1319401  
ApprCode: 030483  
APPROVED

ARQC - BCB093EE4A18F

Mode: Issuer  
AID: A0000000041010  
TVR: 0000000001  
IAD: 0110A0400122000  
TSI: E800 ARC: 00

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HOW ARE WE DOING?  
GUEST@RACETRAC.COM



Final Details for Order #111-0628073-5272232

Order Placed: October 29, 2025  
PO number : 10/29/25 Bexley CDD  
Amazon.com order number: 111-0628073-5272232  
Order Total: \$566.99

Business order information
Project code: BEXLEY CDD - COMMON AREAS
Department: CDD Expense

Shipped on October 31, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>IMPACTHOR Dog Waste Station Outdoor Pet Waste Station- Desing With 4 Wholes And 800 Dog Poop Bags, 50 Waste Can Liners, 3 Poop Bag Holders &amp; 2 Set Of Keys, For Commercial Use, Parks, Condos &amp; HOA</i> Sold by: WISELLS L.L.C. ( <a href="#">seller profile</a> ) Condition: New	\$199.99
<b>Shipping Address:</b> BEXLEY HOA HOA c/o Jessica Rosa Melendez 16950 VIBRANT WAY LAND O LAKES, FL 34638-3532 United States	Item(s) Subtotal: \$199.99 Shipping & Handling: \$0.00 ----- Total before tax: \$199.99 Sales Tax: \$14.00 -----
<b>Shipping Speed:</b> Amazon Day Delivery	<b>Total for This Shipment: \$213.99</b> -----

Shipped on November 4, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>EliteShade USA 10-Year-Non-Fading 9Ft Market Umbrella Patio Umbrella Outdoor Table Umbrella with Ventilation, Macaw Gree</i> <i>n</i> Sold by: ELITESHADE USA ( <a href="#">seller profile</a> ) Condition: New	\$164.95
<b>Shipping Address:</b> BEXLEY HOA HOA c/o Jessica Rosa Melendez 16950 VIBRANT WAY LAND O LAKES, FL 34638-3532 United States	Item(s) Subtotal: \$164.95 Shipping & Handling: \$0.00 ----- Total before tax: \$164.95 Sales Tax: \$11.55 -----
<b>Shipping Speed:</b> Amazon Day Delivery	<b>Total for This Shipment: \$176.50</b> -----

Shipped on November 4, 2025
-----------------------------

Items Ordered	Price
1 of: EliteShade USA 10-Year-Non-Fading 9Ft Market Umbrella Patio Umbrella Outdoor Table Umbrella with Ventilation, Macaw Gree n Sold by: ELITESHADE USA ( <a href="#">seller profile</a> ) Condition: New	\$164.95
<b>Shipping Address:</b> BEXLEY HOA HOA c/o Jessica Rosa Melendez 16950 VIBRANT WAY LAND O LAKES, FL 34638-3532 United States	Item(s) Subtotal: \$164.95 Shipping & Handling: \$0.00 ----- Total before tax: \$164.95 Sales Tax: \$11.55 -----
<b>Shipping Speed:</b> Amazon Day Delivery	<b>Total for This Shipment: \$176.50</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 2451	Item(s) Subtotal: \$529.89 Shipping & Handling: \$0.00 -----
<b>Billing address</b> BEXLEY HOA HOA c/o Jessica Rosa Melendez 16950 VIBRANT WAY LAND O LAKES, FL 34638-3532 United States	Total before tax: \$529.89 Estimated Tax: \$37.10 ----- <b>Grand Total: \$566.99</b>
<b>Credit Card transactions</b>	MasterCard ending in 2451: November 4, 2025: \$353.00 MasterCard ending in 2451: October 31, 2025: \$213.99

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

Gas for Pressure washer



RaceTrac Store 2458  
16707 FL-54  
Land O' Lakes, FL 34638  
Phone: 470-323-5769

RaceTrac 2458  
16707 FL-54  
Land O' Lakes, FL 34

Date: 11/05/25  
Time: 11:41:32

Invoice: 18359

Pump	Gallons	Price
10	12.268	\$ 2.789
Product	Amount	
Fuel Regul		\$ 34.22

Mastercard \$ 34.22  
TOTAL SALE \$ 34.22

MERCH. ID: 20483  
TERM. ID: 00000060  
PURCHASE \$34.22

CHIP CONTACTLESS  
\*\*\*\*\*2451

MC

Seq#: 18359  
REF#: 1835901  
ApprCode: 005547  
APPROVED

ARQC - E6CC41D9E1B3D

Mode: Issuer  
AID: A0000000041010  
TVR: 0000008001  
IAD: 0110A0400122000  
TSI: E800 ARC: 00

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Just What You Need In a Snap In Our App

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## Order #WH14132597

Placed on: Nov 06, 2025

## Billing Information

Jessica Rosa Melendez  
16950 Vibrant Way  
Land O Lakes FL 34638

Payment Method: MC \*\*\*2451

Feedback

Item	Price/Item	Qty	Line Total
<b>Delivery (4 items)</b>			
16950 Vibrant Way , Land O Lakes, FL 34638			
Simpson Strong-Tie Outdoor Accents Mission Collection 5 in. x 11-1/4 in. ZMAX Black Powder-Coated Strap for 6x Lumber	\$9.92	4	\$39.68
Expect it on Nov 08			
Simpson Strong-Tie Outdoor Accents Mission Collection 3 in. x 11-1/4 in. ZMAX Black Powder-Coated Strap for 4x Lumber	\$7.63	4	\$30.52
Expect it on Nov 08			
Simpson Strong-Tie Outdoor Accents Avant Collection 5 in. x 9-3/4 in. ZMAX, Black Powder-Coated Strap for 6x Lumber	\$8.93	4	\$35.72
Expect it on Nov 08			
Simpson Strong-Tie Outdoor Accents Mission Collection ZMAX, Black Powder-Coated L Strap for 4x4 Lumber	\$13.30	2	\$26.60
Expect it on Nov 08			
<b>Scheduled Delivery (4 items)</b>			
16950 Vibrant Way , Land O Lakes, FL 34638			
Olympic Maximum 5 gal. ST-2023 Rustic Cedar Semi-Transparent Exterior Stain and Sealer in One Low VOC	\$205.00	1	\$205.00
Expect it on Nov, 07 2025 6am - 10am			
BEHR 7 in. Exterior Stain Pad Applicator	\$10.98	2	\$21.96
Expect it on Nov, 07 2025 6am - 10am			
BEHR 7 in. Exterior Stain Pad Applicator Refill	\$8.23	2	\$16.46
Expect it on Nov, 07 2025 6am - 10am			
Simpson Strong-Tie Outdoor Accents 0.220 in. x 5-1/2 in. T40 6-Lobe, Low Profile Head, Black Structural Wood Screw (10-Pack)	\$19.38	1	\$19.38

Subtotal	\$395.32
Delivery	\$1.00
Sales Tax	\$0.00

<b>Total</b>	<b>\$396.32</b>
--------------	-----------------

**Need help?**

Online Customer Support:  
1-800-430-3376

Call 7 days a week:  
6 a.m. to 2 a.m. EST

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**Need Help?**

Visit our [Customer Service Center](#) or Text 78465

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Feedback

Bobt park repair Game On



LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

LOWE'S HOME CENTERS, LLC  
21500 STATE RD 54  
LUTZ, FL 33549 (413) 345-9020

--- SALE ---

SALES# : S22385M9 5333380 TRANS# : 427503990 11-13-25

63302 HN 1-C1 5/16-IN ZINC HEX 0.28  
2 0 0.14

SUBTOTAL: 0.20  
TOTAL TAX: 0.02  
INVOICE TOTAL: 0.30  
N/C: 0.30

MC: XXXXXXXXXXXX451 AMOUNT: 0.30 AUTHCD: 013732  
TRF REFID: 223039009409 11/13/25 09:05:12  
CUSTOMER CODE: phase 4 playground  
TRF : 0000000001  
AID : A0000000041010

STORE: 2230 TERMINAL: 39 11/13/25 09:06:40

# OF ITEMS PURCHASED: 2

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT  
[LOWES.COM/RETURNS](http://LOWES.COM/RETURNS)  
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

MY LOWE'S REWARDS CREDIT CARDHOLDERS GET MORE.  
FOR DETAILS VISIT [LHPS.COM/MYLOWESREWARDS](http://LHPS.COM/MYLOWESREWARDS)

Broad Porch  
Pergola repairs



SIGN IN TO TRACK REWARDS AND MANAGE ACCOUNT

LOWE'S HOME CENTERS, LLC  
21500 STATE RD 54  
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: 82238SG1 107774 TRANS#: 51291491 11-17-25

39277 3M N95 Q210 3PK - PAINT	11.48
1086085 MILESCRAFT COMPACT SUB BA	22.98
172729 VEL 50-CT 8-IN REUSABLE S	6.98
777279 BSH 18-PC T-SHANK JIG SAW	15.98
1054983 CM 18-PC T-SHK JIG SET W	14.98
5639366 CFT 1/4 SHEET SANDING 120	9.98
5639364 CFT 1/4 SHEET SANDING 60#	9.98
5639367 CFT 1/4 SHEET SANDING 220	9.98
6012988 KT 7IN RAFTER SQUARE	14.98
6303808 SKIL 30-PC ROUTER BIT SET	69.98
5024419 KB HITER BOX AND SAW	21.98

SUBTOTAL:	209.28
TOTAL TAX:	14.65
INVOICE 98851 TOTAL:	223.93
N/C:	223.93

\*\*\*\*\* MY LOWE'S PRO REWARDS \*\*\*\*\*

EST. POINTS EARNED: 209\*

\* Points are awarded on eligible purchases  
for orders that have been settled and fulfilled

\*\*\*\*\*

MC: XXXXXXXXXXXX2451 AMOUNT: 223.93 AUTHCO: 017641  
CHIP REFID:223832851636 11/17/25 19:45:49  
CUSTOMER CODE: BEXLEY CDD  
TVR : 000008000  
TSI : E800 AID : A0000000041010

STORE: 2290 TERMINAL: 92 11/17/25 19:46:04  
# OF ITEMS PURCHASED: 11  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.



Final Details for Order #111-2009417-5837033

Order Placed: November 18, 2025  
PO number : 11/18/25 CDD  
Amazon.com order number: 111-2009417-5837033  
Order Total: \$13.78

BMX back gate lock

Business order information
Project code: Bike Park Gate lock
Department: CDD Expense

Shipped on November 18, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: Sportneer Bike Lock: 5 Digit Combination High Security Anti Theft Bike Chain Lock - 3.2/3.6/4ft Heavy Duty Keyless Bicycle Lock for Bike Motorcycle Scooter Door & Gate - Easy to Use, Bike Accessories	\$14.88
Sold by: Sportneer Direct ( <a href="#">seller profile</a> )	
Business Price	
Condition: New	
<b>Shipping Address:</b> CDD	
BEXLEY <del>FL 34638</del> c/o Jessica Rosa Melendez	Item(s) Subtotal: \$14.88
16950 VIBRANT WAY	Shipping & Handling: \$0.00
LAND O LAKES, FL 34638-3532	Your Coupon Savings: -\$2.00
United States	-----
	Total before tax: \$12.88
<b>Shipping Speed:</b>	Sales Tax: \$0.90
FREE Prime Delivery	-----
	<b>Total for This Shipment: \$13.78</b>
	-----

Payment information	
<b>Payment Method:</b>	
MasterCard   Last digits: 2451	Item(s) Subtotal: \$14.88
	Shipping & Handling: \$0.00
<b>Billing address</b>	Promotion applied: -\$2.00
BEXLEY <del>FL 34638</del> c/o Jessica Rosa Melendez	-----
16950 VIBRANT WAY	Total before tax: \$12.88
LAND O LAKES, FL 34638-3532	Estimated Tax: \$0.90
United States	-----
	<b>Grand Total: \$13.78</b>
<b>Credit Card transactions</b>	MasterCard ending in 2451: November 18, 2025: \$13.78

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



Final Details for Order #111-4888924-3534607

Order Placed: November 20, 2025
PO number : 11/20/25 CDD
Amazon.com order number: 111-4888924-3534607
Order Total: \$149.73

Business order information
Project code: Broad Porch Park - Pergolas
Department: CDD Expense

Shipped on November 20, 2025

Items Ordered Price
1 of: SEBETOW 10 Rolls Painters Tape 2 inch Bulk Painter Tape Blue Wide Roll, Blue Masking Tape, 2 Inches x 55 Yards for Gener al Purpose Wall Painting, Home Improvement \$39.99
2 of: CHOMP! Concrete Oil Stain Remover: Pull It Out Removes and Cleans Oils, Greases from Garage Floors & Driveways, 128 Fl Oz \$49.97

Shipping Address: BEXLEY CDD c/o Jessica Rosa Melendez 16950 VIBRANT WAY LAND O LAKES, FL 34638-3532 United States
Shipping Speed: Rush Shipping
Item(s) Subtotal: \$139.93
Shipping & Handling: \$2.99
Free Shipping: -\$2.99
Total before tax: \$139.93
Sales Tax: \$9.80
Total for This Shipment: \$149.73

Payment information

Payment Method: MasterCard | Last digits: 2451
Billing address: BEXLEY HOA HOA c/o Jessica Rosa Melendez 16950 VIBRANT WAY LAND O LAKES, FL 34638-3532 United States
Item(s) Subtotal: \$139.93
Shipping & Handling: \$2.99
Promotion applied: -\$2.99
Total before tax: \$139.93
Estimated Tax: \$9.80
Grand Total: \$149.73

Credit Card transactions MasterCard ending in 2451: November 20, 2025: \$149.73

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



Final Details for Order #111-9371056-1160221

Order Placed: November 21, 2025  
PO number : 11/21/25 CDD  
Amazon.com order number: 111-9371056-1160221  
Order Total: \$286.98

Business order information
Project code: Activity or Project: CDD Park
Department: CDD Expense

Shipped on November 21, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 Of: Great Andrew 12 Pack Paint Tray Liners 7 Inch, 1 PC Sturdy Plastic Tray with 11 PCS Disposable Paint Tray Liners, Paint Roller Trays, Paint Pan Liners for DIY Painting Projects, Walls, Furniture Sold by: Great Andrew ( <a href="#">seller profile</a> ) Business Price Condition: New	\$16.98
1 Of: Axle Straps 10000 Lbs Break Strength 3335 Lbs Working Load Blue Car Axle Straps for Race Car Hauler Tow Truck 4x4 Off-Road, 4 Pack (2 Inch by 24 Inch) Sold by: Big-Autoparts ( <a href="#">seller profile</a> ) Business Price Condition: New	\$19.99
<b>Shipping Address:</b> BEXLEY CDD c/o Jessica Rosa Melendez 16950 VIBRANT WAY LAND O LAKES, FL 34638-3532 United States	Item(s) Subtotal: \$36.97 Shipping & Handling: \$0.00 ----- Total before tax: \$36.97 Sales Tax: \$2.59 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$39.56</b> -----

Shipped on November 21, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 Of: 11" Wooster BR496 Wooster Deluxe Tray Liner, 12-Pack Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	\$12.02
1 Of: 4 Pack 2 Inch Ratchet Straps Heavy Duty 20ft Tie Down Straps Ratchet with Double J Hook, 8000 LBS Break Strength, Cargo Ratchet Straps for Truck, Trailers, Motorcycle, Kayaks, Car Roof Sold by: DAOST ( <a href="#">seller profile</a> ) Condition: New	\$37.79

**Shipping Address:**  
BEXLEY CDD c/o Jessica Rosa Melendez  
16950 VIBRANT WAY  
LAND O LAKES, FL 34638-3532  
United States

Item(s) Subtotal: \$49.81  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$49.81  
Sales Tax: \$3.49  
-----

**Shipping Speed:**  
FREE Prime Delivery

**Total for This Shipment: \$53.30**  
-----

**Shipped on November 22, 2025**

<b>Items Ordered</b>	<b>Price</b>
1 of: HAFIDI® Floor Mats Fit for 2025 2026 Dodge Ram 1500 Crew Cab Under-seat Storage, All Weather Protection TPE Anti-Slip Au tomotive Floor Liners, Fits 1st & 2nd Row Full Set Custom Accessories, Black Sold by: Dianyue ( <a href="#">seller profile</a> ) Condition: New	\$90.71

**Shipping Address:**  
BEXLEY CDD c/o Jessica Rosa Melendez  
16950 VIBRANT WAY  
LAND O LAKES, FL 34638-3532  
United States

Item(s) Subtotal: \$90.71  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$90.71  
Sales Tax: \$6.35  
-----

**Shipping Speed:**  
FREE Prime Delivery

**Total for This Shipment: \$97.06**  
-----

**Shipped on November 22, 2025**

<b>Items Ordered</b>	<b>Price</b>
1 of: HAFIDI® Floor Mats Fit for 2025 2026 Dodge Ram 1500 Crew Cab Under-seat Storage, All Weather Protection TPE Anti-Slip Au tomotive Floor Liners, Fits 1st & 2nd Row Full Set Custom Accessories, Black Sold by: Dianyue ( <a href="#">seller profile</a> ) Condition: New	\$90.71

**Shipping Address:**  
BEXLEY CDD c/o Jessica Rosa Melendez  
16950 VIBRANT WAY  
LAND O LAKES, FL 34638-3532  
United States

Item(s) Subtotal: \$90.71  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$90.71  
Sales Tax: \$6.35  
-----

**Shipping Speed:**  
FREE Prime Delivery

**Total for This Shipment: \$97.06**  
-----

**Payment information**

**Payment Method:**  
MasterCard | Last digits: 2451

Item(s) Subtotal: \$268.20  
Shipping & Handling: \$0.00  
-----

**Billing address**

BEXLEY HOA HOA c/o Jessica Rosa Melendez  
16950 VIBRANT WAY  
LAND O LAKES, FL 34638-3532  
United States

Total before tax: \$268.20

Estimated Tax: \$18.78

-----

**Grand Total: \$286.98**

**Credit Card transactions**

MasterCard ending in 2451: November 22, 2025: \$286.98

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

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Gas for truck  
& blowers

RaceTrac 2458  
16707 FL-54  
Land O' Lakes, FL 34

Date: 11/22/25  
Time: 11:29:04

Invoice: 33474

Pump	Gallons	Price
4	21.454	\$ 3.159
Product		Amount
Fuel Regul		\$ 67.77

Loyalty Card #:  
\*\*\*655877

Mastercard \$ 87.77  
TOTAL SALE \$ 67.77

MERCH. ID: 20483  
TERM. ID: 00000054  
PURCHASE \$67.77

CHIP CONTACTLESS  
\*\*\*\*\*2451

MC

Seq#: 33474  
REF#: 3347401  
ApprCode: 022018  
APPROVED

ARQC - 35FCB25BA4E92

Mode: Issuer  
AID: A0000000041010  
TVR: 0000000001  
IAD: 0110A0400122000  
TSI: E800 ARC: 00

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21500 STATE RD 54  
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S22388J2 2252472 TRANS#: 241837272 11-23-25

7392146 1-2-8 SYP STRIP 10.32  
5 0 1.72

SUBTOTAL: 10.32  
TOTAL TAX: 0.72  
INVOICE 98661 TOTAL: 11.04  
M/ZC: 11.04

MC: XXXXXXXXXXXX2451 AMOUNT: 11.04 AUTHCD: D23566  
TAP REFID: 229809661103 11/23/25 13:56:23  
CUSTOMER CODE: 34638  
TUR : 000008001  
ATD : A000000041010

STORE: 2298 TERMINAL: 03 11/23/25 13:56:40  
# OF ITEMS PURCHASED: 6  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
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\* ENTRE EN EL SORTEO MENSUAL \*  
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\* \* \* \* \*

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\* YOUR ID: #986612 229833 275454 \*  
\* \* \* \* \*

\* NO PURCHASE NECESSARY TO ENTER OR WIN \*  
\* \* \* \* \*



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17601 BRUCE B. DOWNS BLVD.  
TAMPA, FL 33647 (813)971-7791

6311 00051 29069 11/20/25 02:00 PM  
SALE SELF CHECKOUT

030699284368	HL	9.93
030699300471	3.5" 1/4" SCREW FREE HINGE 3PK ORB	7.93
030699335251	RUST DEFEND GRAVITY LATCH BLK	9.93
030699336142	LOCKNG HASP <A>	5.28
	HASP, KEYLOCK 3.5" BLK	
	PULL, DOOR 6.5" BLK	

-----Instant Vol Savings-----  
071497176196 TRAY LNR 3PK <A>  
WSTR 11 IN DLX TRAY LNER 3PK -CLEA 10.44  
3@3.48

MAX REFUND VALUE \$8.88/3  
071497168016 PAINT TRAY <A>  
WSTR 11 IN DELUXE PLASTIC TRAY 9.14  
2@4.57  
MAX REFUND VALUE \$7.76/2  
Instant Vol Savings -2.94

SUBTOTAL 49.71  
SALES TAX 3.73  
TOTAL \$53.44

XXXXXXXXXXXX2451 MASTERCARD USD\$ 53.44  
AUTH CODE 0207677511185 TA  
Chip Read Mastercard  
AID A0006000041010

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-6926 SUMMARY  
THIS RECEIPT F3/JOB NAME: BEXLEY CDD

2025 PRO XTRA SPEND 11/19: \$2,520.26

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6311 11/20 02:00 PM

