



Rizzetta & Company

# **Bexley Community Development District**

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**Board of Supervisors' Meeting  
April 22, 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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April 15, 2026

**Board of Supervisors**  
**Bexley Community**  
**Development District**

**FINAL AGENDA**

Dear Board Members:

The 2<sup>nd</sup> audit meeting and regular meeting of the Board of Supervisors of the Bexley Community Development District will be held on **Wednesday, April 22, 2026, at 6:00 p.m.** at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O' Lakes, Florida 34638. The following is the agenda for this meeting:

**AUDIT COMMITTEE MEETING:**

**1. CALL TO ORDER**

**2. BUSINESS ADMINISTRATION**

A. Consideration of RFPs Received for Auditing Services.....Tab 1

**3. ADJOURNMENT**

**REGULAR MEETING:**

**1. CALL TO ORDER/ROLL CALL**

**2. AUDIENCE COMMENTS**

**3. STAFF REPORTS**

A. Aquatic Waterway and Wetland Reports .....Tab 2

B. Landscape Inspection Report .....USC

C. RedTree Reports .....Tab 3  
(Response to LIS, Weekly Update, Irrigation)

i. Discussion on RedTree Sod Renovation Project .....Tab 4

ii. Discussion on RedTree FY 26-27 Landscape  
Budget.....Tab 5  
Recommendations

iii. Consideration of Top Choice Proposal.....Tab 6

iv. Consideration of Irrigation Controller 7 Proposal.....Tab 7

D. District Engineer

i. Update on Pond Erosion Priority List

E. District Counsel

i. Discussion on Sunshine City Law Additional Time...Tab 8

ii. Discussion on District Counsel

F. General Manager Report .....Tab 9

i. Consideration of Dog Park Plumbing Proposals.....Tab 10

G. District Manager Report .....Tab 11

- 4. **BUSINESS ITEMS**
  - A. Consideration of Multipurpose Project Proposals ..... Tab 12
  - B. Consideration of Resolution 2026-04; Designating Officers of the District..... Tab 13
  - C. Discussion on Completed Reserve Study ..... Tab 14
  - D. Discussion on Rangeland Expansion
- 5. **BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors Regular Meeting held on March 25, 2026.....Tab 15
  - B. Consideration of Operation and Maintenance for March 2026.....Tab 16
- 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  
PROPOSAL FOR AUDIT SERVICES**

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**PROPOSED BY:**

Berger, Toombs, Elam, Gaines & Frank  
CERTIFIED PUBLIC ACCOUNTANTS, PL

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600 Citrus Avenue, Suite 200  
Fort Pierce, Florida 34950

(772) 461-6120

**CONTACT PERSON:**

Maritza Stonebraker, CPA, Director

**DATE OF PROPOSAL:**

April 3, 2026

## TABLE OF CONTENTS

<u>DESCRIPTION OF SECTION</u>	<u>PAGE</u>
A. Letter of Transmittal	1-2
B. Profile of the Proposer	
Description and History of Audit Firm	3
Professional Staff Resources	4-5
Ability to Furnish the Required Services	5
A. Governmental Auditing Experience	6-15
B. Fee Schedule	16
C. Scope of Work to be Performed	16
D. Resumes	17-32
E. Peer Review Letter	33



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

April 3, 2026

Bexley Community Development District  
Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Bexley Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Bexley Community Development District. We will provide you with top quality, responsive service.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits.

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.

Bexley Community Development District  
April 3, 2026

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. Maritza Stonebraker is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Bexley Community Development District.

Very truly yours,

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

## **PROFILE OF THE PROPOSER**

### **Description and History of Audit Firm**

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 70 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and for St. Lucie County for over 34 years. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 100 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

## Professional Staff Resources

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** has a total of 32 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	<u>Total</u>
Partners/Directors (CPA's)	7
Managers (1 CPA)	2
Senior/Supervisor Accountants (1 CPA)	3
Staff Accountants	8
Paraprofessional	6
Administrative	<u>6</u>
Total – all personnel	32

Following is a brief description of each employee classification:

**Staff Accountant** – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

**Senior Accountant** – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

**Managers** – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

**Partner/Director** – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

## **Professional Staff Resources (Continued)**

**Independence** – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Bexley Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

Au-C Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

## **Ability to Furnish the Required Services**

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 74 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

## **GOVERNMENTAL AUDITING EXPERIENCE**

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** has been practicing public accounting in Florida for 70 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 1,100 community development districts, and over 2,100 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

### **Continuing Professional Education**

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

## **GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)**

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

### **Quality Control Program**

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

## **GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 33 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

### **Certificate of Achievement for Excellence in Financial Reporting (CAFR)**

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

## **GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

### References

Florida Green Finance Authority  
Jeff Walker, Special District Services  
(561) 630-4922

Gateway Services Community  
Development District  
Stephen Bloom, Inframark LLC  
(954) 753-5841

South Village Community Development District  
Darrin Mossing, Governmental Management  
Services LLC  
(407) 841-5524

Clearwater Cay Community  
Development District  
Cal Teague, Premier District Management  
(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

### Community Development Districts

Aberdeen Community Development  
District

Beacon Lakes Community  
Development District

Alta Lakes Community Development  
District

Beaumont Community Development  
District

Amelia Concourse Community  
Development District

Bella Collina Community Development  
District

Amelia Walk Community  
Development District

Bonnet Creek Community  
Development District

Aqua One Community Development  
District

Buckeye Park Community  
Development District

Arborwood Community Development  
District

Candler Hills East Community  
Development District

Arlington Ridge Community  
Development District

Cedar Hammock Community  
Development District

Bartram Springs Community  
Development District

Central Lake Community  
Development District

Baytree Community Development  
District

Channing Park Community  
Development District

**GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

Cheval West Community Development District	Evergreen Community Development District
Coconut Cay Community Development District	Forest Brooke Community Development District
Colonial Country Club Community Development District	Gateway Services Community Development District
Connerton West Community Development District	Gramercy Farms Community Development District
Copperstone Community Development District	Greenway Improvement District
Creekside @ Twin Creeks Community Development District	Greyhawk Landing Community Development District
Deer Run Community Development District	Griffin Lakes Community Development District
Dowden West Community Development District	Habitat Community Development District
DP1 Community Development District	Harbor Bay Community Development District
Eagle Point Community Development District	Harbourage at Braden River Community Development District
East Nassau Stewardship District	Harmony Community Development District
Eastlake Oaks Community Development District	Harmony West Community Development District
Easton Park Community Development District	Harrison Ranch Community Development District
Estancia @ Wiregrass Community Development District	Hawkstone Community Development District

## GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Heritage Harbor Community Development District	Madeira Community Development District
Heritage Isles Community Development District	Marhsall Creek Community Development District
Heritage Lake Park Community Development District	Meadow Pointe IV Community Development District
Heritage Landing Community Development District	Meadow View at Twin Creek Community Development District
Heritage Palms Community Development District	Mediterra North Community Development District
Heron Isles Community Development District	Midtown Miami Community Development District
Heron Isles Community Development District	Mira Lago West Community Development District
Highland Meadows II Community Development District	Montecito Community Development District
Julington Creek Community Development District	Narcoossee Community Development District
Laguna Lakes Community Development District	Naturewalk Community Development District
Lake Bernadette Community Development District	New Port Tampa Bay Community Development District
Lakeside Plantation Community Development District	Overoaks Community Development District
Landings at Miami Community Development District	Panther Trace II Community Development District
Legends Bay Community Development District	Paseo Community Development District
Lexington Oaks Community Development District	Pine Ridge Plantation Community Development District
Live Oak No. 2 Community Development District	Piney Z Community Development District

**GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

Poinciana Community  
Development District

Sampson Creek Community  
Development District

Poinciana West Community  
Development District

San Simeon Community  
Development District

Port of the Islands Community  
Development District

Six Mile Creek Community  
Development District

Portofino Isles Community  
Development District

South Village Community  
Development District

Quarry Community Development  
District

Southern Hills Plantation I  
Community Development District

Renaissance Commons Community  
Development District

Southern Hills Plantation III  
Community Development District

Reserve Community  
Development District

South Fork Community  
Development District

Reserve #2 Community  
Development District

St. John's Forest Community  
Development District

River Glen Community  
Development District

Stoneybrook South Community  
Development District

River Hall Community  
Development District

Stoneybrook South at ChampionsGate  
Community Development District

River Place on the St. Lucie  
Community Development District

Stoneybrook West Community  
Development District

Rivers Edge Community  
Development District

Tern Bay Community  
Development District

Riverwood Community  
Development District

Terracina Community Development  
District

Riverwood Estates Community  
Development District

Tison's Landing Community  
Development District

Rolling Hills Community  
Development District

TPOST Community Development  
District

Rolling Oaks Community  
Development District

## **GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

Triple Creek Community  
Development District

Vizcaya in Kendall  
Development District

TSR Community Development  
District

Waterset North Community  
Development District

Turnbull Creek Community  
Development District

Westside Community Development  
District

Twin Creeks North Community  
Development District

WildBlue Community Development  
District

Urban Orlando Community  
Development District

Willow Creek Community  
Development District

Verano #2 Community  
Development District

Willow Hammock Community  
Development District

Viera East Community  
Development District

Winston Trails Community  
Development District

VillaMar Community  
Development District

Zephyr Ridge Community  
Development District

## GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

### Other Governmental Organizations

City of Westlake	Office of the Medical Examiner, District 19
Florida Inland Navigation District	Rupert J. Smith Law Library of St. Lucie County
Fort Pierce Farms Water Control District	St. Lucie Education Foundation
Indian River Regional Crime Laboratory, District 19, Florida	Seminole Improvement District
Viera Stewardship District	Troup Indiantown Water Control District

### Current or Recent Single Audits

St. Lucie County, Florida  
Early Learning Coalition, Inc.  
Gateway Services Community Development District  
Healthy Start Coalition

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

#### Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River  
Martin  
Okeechobee  
Palm Beach

#### Municipalities

City of Port St. Lucie  
City of Vero Beach  
Town of Orchid

## **GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

### Special Districts

Bannon Lakes Community Development District  
Boggy Creek Community Development District  
Capron Trail Community Development District  
Celebration Pointe Community Development District  
Coquina Water Control District  
Diamond Hill Community Development District  
Dovera Community Development District  
Durbin Crossing Community Development District  
Golden Lakes Community Development District  
Lakewood Ranch Community Development District  
Martin Soil and Water Conservation District  
Meadow Pointe III Community Development District  
Myrtle Creek Community Development District  
St. Lucie County – Fort Pierce Fire District  
The Crossings at Fleming Island  
St. Lucie West Services District  
Indian River County Mosquito Control District  
St. John's Water Control District  
Westchase and Westchase East Community Development Districts  
Pier Park Community Development District  
Verandahs Community Development District  
Magnolia Park Community Development District

### Schools and Colleges

Federal Student Aid Programs – Indian River Community College  
Indian River Community College  
Okeechobee County District School Board  
St. Lucie County District School Board  
Indian River School District – Internal Accounts

### State and County Agencies

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)  
Florida School for Boys at Okeechobee  
Indian River Community College Crime Laboratory  
Indian River Correctional Institution

## **FEE SCHEDULE**

We propose the fee for our audit services described below to be \$5,175 for the years ending September 30, 2026 and 2027, \$5,400 for the year ending September 30, 2028 and \$5,575 for the years ending September 30, 2029 and 2030. In addition, if a bond issuance occurs there will be an additional fee for each additional bond. The fee is contingent upon the financial records and accounting systems of Bexley Community Development District being "audit ready" and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

## **SCOPE OF WORK TO BE PERFORMED**

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Bexley Community Development District as of September 30, 2026, 2027, 2028, 2029 and 2030. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **David S. McGuire, CPA, CITP**

Director – 31 years experience

#### **Education**

- ◆ University of Central Florida, B.A. – Accounting
- ◆ Barry University – Master of Professional Accountancy

#### **Registrations**

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- ◆ Certified Not-For-Profit Core Concepts 2018

#### **Professional Affiliations/Community Service**

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Associate Member, Florida Government Finance Office Associates
- ◆ Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- ◆ Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- ◆ Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- ◆ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- ◆ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- ◆ Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- ◆ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – 2017)
- ◆ St. Lucie District School Board Superintendent Search Committee (2013 – present)
- ◆ Board Member – Phrozen Pharoes (2019-2021)

#### **Professional Experience**

- ◆ Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- ◆ Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
  - St. Lucie County, Florida
  - 19<sup>th</sup> Circuit Office of Medical Examiner
  - Troup Indiantown Water Control District
  - Exchange Club Center for the Prevention of Child Abuse, Inc.
  - Healthy Kids of St. Lucie County
  - Mustard Seed Ministries of Ft. Pierce, Inc.
  - Reaching Our Community Kids, Inc.
  - Reaching Our Community Kids - South
  - St. Lucie County Education Foundation, Inc.
  - Treasure Coast Food Bank, Inc.
  - North Springs Improvement District
- ◆ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

**David S. McGuire, CPA, CITP (Continued)**

Director

#### **Continuing Professional Education**

- ◆ Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

- Not-for-Profit Auditing Financial Results and Compliance Requirements

- Update: Government Accounting Reporting and Auditing

- Annual Update for Accountants and Auditors

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Matthew Gonano, CPA**

Director – 14 years total experience

#### **Education**

- ◆ University of North Florida, B.B.A. – Accounting
- ◆ University of Alicante, Spain – International Business
- ◆ Florida Atlantic University – Masters of Accounting

#### **Professional Affiliations/Community Service**

- ◆ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

#### **Professional Experience**

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ◆ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

#### **Continuing Professional Education**

- ◆ Mr. Gonano has participated in numerous continuing professional education courses.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Melissa Marlin, CPA**

Director – 12 years

#### **Education**

- ◆ Indian River State College, A.A. – Accounting
- ◆ Florida Atlantic University, B.B.A. – Accounting

#### **Registrations**

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

#### **Professional Affiliations/Community Service**

- ◆ Member of the American Institute of Certified Public Accountants
- ◆ Member of the Florida Institute of Certified Public Accountants
- ◆ Affiliate member of the Government Finance Officers Association

#### **Professional Experience**

- ◆ Accountant with over 10 years of experience providing professional services to nonprofit and governmental entities.
- ◆ Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

#### **Continuing Professional Education**

- ◆ Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
  - Governmental Accounting Report and Audit Update
  - Analytical Procedures, FICPA
  - Annual Update for Accountants and Auditors
  - Single Audit Sampling and Other Considerations

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Maritza Stonebraker, CPA**

Director – 10 years

#### **Education**

- ◆ Indian River State College, B.S. – Accounting

#### **Registrations**

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

#### **Professional Affiliations/Community Service**

- ◆ Member of the American Institute of Certified Public Accountants
- ◆ Member of the Florida Institute of Certified Public Accountants
- ◆ Affiliate of the Government Finance Officers Association

#### **Professional Experience**

- ◆ Maritza launched her professional auditing career at Berger, Toombs, Elam, Gaines, & Frank, accumulating over 9 years of expertise in the field
- ◆ Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

#### **Continuing Professional Education**

- ◆ Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
  - Governmental Accounting Report and Audit Update
  - Analytical Procedures, FICPA
  - Annual Update for Accountants and Auditors
  - Single Audit Sampling and Other Considerations

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Jonathan Herman, CPA**

Director – 12 years

#### **Education**

- ◆ University of Central Florida, B.S. – Accounting
- ◆ Florida Atlantic University, MACC

#### **Registrations**

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

#### **Professional Affiliations/Community Service**

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Affiliate member Government Finance Officers Association

#### **Professional Experience**

- ◆ Over 10 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Herman has been involved in all phases of the audits listed on the preceding pages.

#### **Continuing Professional Education**

- ◆ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments. He has attended courses in those areas over the last two years such as:
  - Governmental Accounting Report and Audit Update
  - Annual Update: Government Accounting Reporting and Auditing
  - Annual Update for Accountants and Auditors

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **David F. Haughton, CPA**

Accounting and Audit Manager – 34 years

#### **Education**

- ◆ Stetson University, B.B.A. – Accounting

#### **Registrations**

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

#### **Professional Affiliations/Community Service**

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ◆ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- ◆ Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ◆ Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- ◆ Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

#### **Professional Experience**

- ◆ Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ◆ State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- ◆ Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- ◆ Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

##### **Counties:**

St. Lucie County

##### **Municipalities:**

City of Fort Pierce

City of Stuart

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **David F. Haughton, CPA (Continued)**

Accounting and Audit Manager

#### **Professional Experience (Continued)**

##### **Special Districts:**

Bluewaters Community Development District  
Country Club of Mount Dora Community Development District  
Fiddler's Creek Community Development District #1 and #2  
Indigo Community Development District  
North Springs Improvement District  
Renaissance Commons Community Development District  
St. Lucie West Services District  
Stoneybrook Community Development District  
Summerville Community Development District  
Terracina Community Development District  
Thousand Oaks Community Development District  
Tree Island Estates Community Development District  
Valencia Acres Community Development District

##### **Non-Profits:**

The Dunbar Center, Inc.  
Hibiscus Children's Foundation, Inc.  
Hope Rural School, Inc.  
Maritime and Yachting Museum of Florida, Inc.  
Tykes and Teens, Inc.  
United Way of Martin County, Inc.  
Workforce Development Board of the Treasure Coast, Inc.

- ◆ While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- ◆ During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

#### **Continuing Professional Education**

- ◆ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Paul Daly**

Senior Accountant – 14 years

#### **Education**

- ◆ Florida Atlantic University, B.S. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Bryan Snyder**

Manager – 11 years

#### **Education**

- ◆ Florida Atlantic University, B.B.A. – Accounting

#### **Professional Experience**

- ◆ Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- ◆ Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

#### **Continuing Professional Education**

- ◆ Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- ◆ Mr. Snyder is currently studying to pass the CPA exam.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Tifanee Terrell, CPA**

Senior Accountant – 5 years

#### **Education**

- ◆ Florida Atlantic University, M.A.C.C. – Accounting

#### **Professional Experience**

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Ms. Terrell participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Dylan Dixon**

Senior Accountant – 4 years

#### **Education**

- ◆ Indian River State College, B.S. – Accounting
- ◆ Florida Gulf Coast University, M.S. – Accounting

#### **Professional Experience**

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Mr. Dixon participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Mr. Dixon is currently studying to pass the CPA exam.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Brennen Moore**

Staff Accountant – 3 years

#### **Education**

- ◆ Indian River State College, B.S. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Mr. Moore participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Katie Gifford**

Staff Accountant – 2 years

#### **Education**

- ◆ Indian River State College, B.S. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Ms. Gifford participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

<b>Personnel Qualifications and Experience</b>
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### **Rayna Zicari**

Staff Accountant – 2 years

#### **Education**

- ◆ Stetson University, B.B.A. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Ms. Zicari participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Deandre McFadden**

Staff Accountant – 1 year

#### **Education**

- ◆ Florida Atlantic University, B.S. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Mr. McFadden participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.



6930 Gall Boulevard  
Suite 200  
Zephyrhills, FL 33542

813.788.2155

[DG.Perry.com](http://DG.Perry.com)

## Report on the Firm's System of Quality Control

December 4, 2025

To the Partners of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards). A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at [www.aicpa.org/prsummary](http://www.aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

### Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies), or fail. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of pass.

DG Perry



# Independent Audit Service Proposal



2385 NW Executive Center Dr.  
Boca Raton, FL 33431

[rmcintoshcpa.com](http://rmcintoshcpa.com)

## Prepared for Bexley Community Development District

Prepared By:  
McIntosh CPA

April 3, 2026

# Table of Contents

Transmittal Letter.....	2
Statement of Understanding and Scope of Work .....	3
Qualifications, and Experience.....	6
Personnel.....	7
Schedule of Fees .....	8
Appendix .....	9

# Transmittal Letter



April 3, 2026

Board of Supervisors  
Bexley Community Development District  
Pasco County

McIntosh CPA is pleased to submit this proposal to provide annual auditing services for the Bexley Community Development District (the "District"). Our firm specializes in auditing services for governmental entities, including special districts, ensuring compliance with Florida Statutes, Government Auditing Standards (Yellow Book), and the requirements set forth by the Florida Auditor General. We are a Woman & Minority Business certified by the State of Florida.

While the firm is new, the managing partner has been providing auditing services to special districts for over 18 years and has an impeccable reputation among former clients. With this experience and knowledge, we are uniquely qualified and ready to assist the District with the audit services needed. We are confident that we will not only provide the services required but exceed expectations.

We understand the importance of accountability and fiscal responsibility in government operations. Our audit methodology is designed to provide an efficient, thorough, and collaborative review process while minimizing disruption to your daily operations. Additionally, we are committed to maintaining open communication and delivering clear, actionable recommendations to support the District's financial integrity and operational efficiency.

We have an established reputation for delivering high-quality, timely, and efficient audits. With our extensive experience, we are confident in our ability to provide the District with the highest level of professional service. We acknowledge that this proposal is valid for ninety (90) days following submission.

We thank you for the opportunity to provide a proposal and look forward to working with the District's team. Please do not hesitate to contact Racquel McIntosh at 2385 NW Executive Center Dr., Suite 100, Boca Raton FL 33431, 561-981-6282, or [mcintoshcpa@outlook.com](mailto:mcintoshcpa@outlook.com) with any questions.

Sincerely,

*McIntoshCPA*

Racquel McIntosh, CPA  
Founder

# Statement of Understanding and Scope of Work

The Bexley Community Development District requires independent audit services for the fiscal years ending September 30, 2026, with an option for four additional one-year renewals. Our firm understands that the audit must comply with:

- Chapter 218.39, Florida Statutes
- Florida Auditor General's Rules
- Government Auditing Standards (Yellow Book)
- Licensure under Chapter 473

The audit will include an examination of the District's financial records, internal controls, and compliance with applicable laws and regulations.

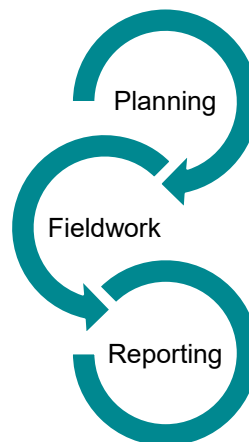
## AUDIT TIMELINE

We recognize the importance of adhering to the District's annual audit deadline of June 30th and are fully committed to ensuring a timely and efficient audit process. Racquel McIntosh will be responsible for the firm meeting the required deadline. Our team will strategically plan and execute the audit to ensure that the draft and auditor's reports are completed well in advance of the deadline, allowing ample time for review and discussion. Additionally, we will maintain open communication throughout the engagement to address any concerns promptly and ensure a smooth and seamless audit experience.

## SCOPE OF WORK

- Conduct an independent audit in accordance with Government Auditing Standards
- Evaluate internal controls and compliance with Florida statutes
- Issue audited financial statements with findings and recommendations
- Report to the Board of Supervisors on the audit findings
- Provide ongoing support for financial and compliance questions

The audit will be performed in the three phases below;



## AUDIT PLANNING

This is the most critical part of an audit, as a well planned audit determines the flow and efficiency for the entire audit. Planning consists of the following segments:

***Obtain an understanding of the District*** – we will gain an understanding of the District in order to perform risk assessment for the various segments of the audit. It involves reviewing the policies and procedures, documenting the internal controls of the District, including compliance requirements, and making an initial assessment of inherent risk in order to determine the preliminary risk of material misstatement to the financial statements. It also includes gaining an understanding of the District's IT environment and how that affects financial reporting.

***IT Assessment*** – we will discuss with management and document the District's IT infrastructure, including; general controls over the network and the accounting software, and specific controls within the accounting software. We will also discuss access, backups, disaster recovery, and virus protection. These discussions will assist in determining if the IT infrastructure is adequate to reduce any material financial statement misstatements.

***Preliminary analytics*** – current vs prior year review of accounts to determine and document causes for fluctuations.

***Risk Assessment*** - Used in conjunction with other planning items above to dictate further audit procedures.

## FIELDWORK

*Based on the risk assessment results from planning, a combination of analytical procedures, detail test of transactions, and use of audit confirmations will be applied by the auditor.*

***Analytical procedures*** – these will consist of revenue and expenditure variances from the prior year, variances with the budget, calculating revenue expectations, and reviewing trend analysis for anomalies.

***Test of details*** – these will consist of tracing and vouching transactions to and from the accounting records. Will also include testing bond compliance.

**Audit confirmations** – these will be sent to attorneys, tax collector, bond trustees, and other entities as deemed necessary.

## REPORTING

Once the fieldwork has been completed, a draft of the financial statements along with all related audit reports will be prepared for management's review. McIntosh CPA utilizes a memo to management regarding findings and recommendations not deemed significant and therefore not included in any of the audit reports. The memo will detail the observation and provide a recommendation for corrective action. No management response is required since it will not be presented in any audit report. Before a finding is reported in the audit report, a determination is made as to why the issue occurred and whether it was a one-time occurrence. We ensure that reporting items in the audit report are necessary and that recommendations are cost beneficial.

For all three phases above, if deficiencies or discrepancies are identified, management will be informed immediately to give them a chance to research and provide additional information or put corrective measures in place.

# Qualifications and Experience

## INDEPENDENCE

We affirm that McIntosh CPA is independent with respect to the District. We meet the independence standards of Generally Accepted Auditing Standards and the U.S. Government Accountability Office’s *Government Auditing Standards*.

## FIRM QUALIFICATIONS

- Licensed under Chapter 473, Florida Statutes
- Over 18 years of experience auditing governments
- Demonstrated expertise in auditing special districts and financials
- Strong track record of timely report delivery and responsiveness

The services as outlined in the statement of understanding will be overseen by Racquel McIntosh CPA, who brings 18 years of exemplary service in the government auditing and accounting industry. In her previous role, she was an audit partner providing auditing services to municipalities and special districts throughout the State of Florida and was in charge of audit quality for the firm. In addition, she assisted clients with internal policy review, internal control best practices and implementation, and assisted with implementation of accounting software and accounting standards.

Further, she has met the educational requirements for CPAs set forth under Florida Statutes and the Government Auditing Standards (Yellow Book) issued by the Government Accountability Office (GAO). See next page for resume.

## Value-Added Service

In addition to providing audit services for the District, Racquel provides an annual training session for the District accounting staff which will include; reviewing items found in the previous year’s audit, accounting treatment for certain transactions, how to respond to auditor inquiry, how to analyze financial statements, and new accounting standards and regulations applicable to the upcoming audit year.

## REFERENCES

Below are three districts that the engagement partner has worked on with the named management companies. In total, the engagement partner oversaw and worked on over 200 CDDs.

CATALINA AT WRINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT	Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
BERRY BAY COMMUNITY DEVELOPMENT DISTRICT	Meritus 2005 Pan Am Circle, Suite 300 Tampa, FL 33607
BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT	Inframark 210 N University Drive Coral Springs, FL 33071



# RACQUEL MCINTOSH

C P A

561-981-6282

mcintoshapa@outlook.com

Racquel McIntosh, CPA

2385 NW Executive Center  
Dr, Suite 100, Boca Raton FL

## EDUCATION

Masters of Accounting  
Florida Atlantic University  
2004

Bachelor of Arts B.B.A  
Major: Accounting & Finance  
Florida Atlantic University  
2003

## INDUSTRIES

Governments

Non-profits

## MEMBERSHIPS

AICPA

CSDA

FASD

FASD Board Member/Presenter

FICPA SLG Committee Member

FICPA

FGFOA

## Profile

Racquel has been providing auditing and consulting services to governments and non-profits for over 18 years. Her in-depth knowledge of government/non-profit compliance requirements, regulations, accounting principles and audit methodologies provides clients with the highest service quality delivered with the utmost integrity.

## Experience

- Oct 2023- Present  
McIntosh CPA  
Founder & Managing Partner
- 2014 - 2023  
Grau & Associates  
Audit Partner
- 2011 - 2013  
Grau & Associates  
Audit Manager
- 2009 - 2011  
Grau & Associates  
Audit Senior
- 2005 - 2009  
Grau & Associates  
Audit Staff

## Collaborations

In addition to external audits, Racquel has assisted clients with implementing new accounting standards and State legislation, switching ERP systems, improving internal controls via new policies and procedures, providing education via webinars/seminars, and providing guidance to management.

# Schedule of Fees


Below are the all-inclusive fees for the District’s annual financial statement audit

Fiscal Year	Proposed Fee
2026	\$4,000
2027	\$4,100
2028	\$4,200
2029	\$4,300
2030	\$4,400

The above fees are based on the District not issuing Bonds in any of the fiscal years. If Bonds are issued, then fees will be adjusted.

# Appendix

Ron DeSantis, Governor Melanie S. Griffin, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**BOARD OF ACCOUNTANCY**

THE ACCOUNTANCY CORPORATION HEREIN IS LICENSED UNDER THE  
PROVISIONS OF CHAPTER 473, FLORIDA STATUTES

**RACQUEL MCINTOSH CPA, P.A.**  
MCINTOSH CPA  
2385 NW EXECUTIVE CENTER DRIVE  
SUITE 100  
BOCA RATON FL 33431

**LICENSE NUMBER: AD71848**



**EXPIRATION DATE: DECEMBER 31, 2027**

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ISSUED: 12/30/2025

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*State of Florida*

**Woman & Minority Business  
Certification**

**McIntosh CPA**

Is certified under the provisions of  
287 and 295.187, Florida Statutes, for a period from:  
05/01/2024 to 05/01/2026

  
Pedro Allende  
Florida Department of Management Services



Office of Supplier Diversity  
4050 Esplanade Way, Suite 350  
Tallahassee, FL 32399  
850-487-0915  
[www.dms.myflorida.com/otsd](http://www.dms.myflorida.com/otsd)



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# Proposal to Provide Financial Auditing Services:

**BEXLEY**

**COMMUNITY DEVELOPMENT DISTRICT**

Proposal Due: April 3, 2026  
12:00PM

**Submitted to:**

Bexley  
Community Development District  
c/o District Manager  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

---

**Submitted by:**

Antonio J. Grau, Partner  
Grau & Associates  
1001 Yamato Road, Suite 301  
Boca Raton, Florida 33431

**Tel** (561) 994-9299

**Fax** (561) 994-5823

[tgrau@graucpa.com](mailto:tgrau@graucpa.com)

[www.graucpa.com](http://www.graucpa.com)



## **Table of Contents**

## **Page**

EXECUTIVE SUMMARY / TRANSMITTAL LETTER .....	1
FIRM QUALIFICATIONS.....	3
FIRM & STAFF EXPERIENCE.....	6
REFERENCES.....	11
SPECIFIC AUDIT APPROACH.....	13
COST OF SERVICES .....	17
SUPPLEMENTAL INFORMATION .....	19



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

April 3, 2026

Bexley Community Development District  
c/o District Manager  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2026, with an option for four (4) additional optional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Bexley Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

## Why Grau & Associates:

### Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

### Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

### Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

### Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

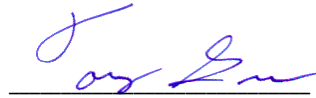
### Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA ([tgrau@graucpa.com](mailto:tgrau@graucpa.com)) or Ben Steets, CPA ([bsteets@graucpa.com](mailto:bsteets@graucpa.com)) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,  
Grau & Associates



Antonio J. Grau

# Firm Qualifications



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# Grau's Focus and Experience

## Our Team



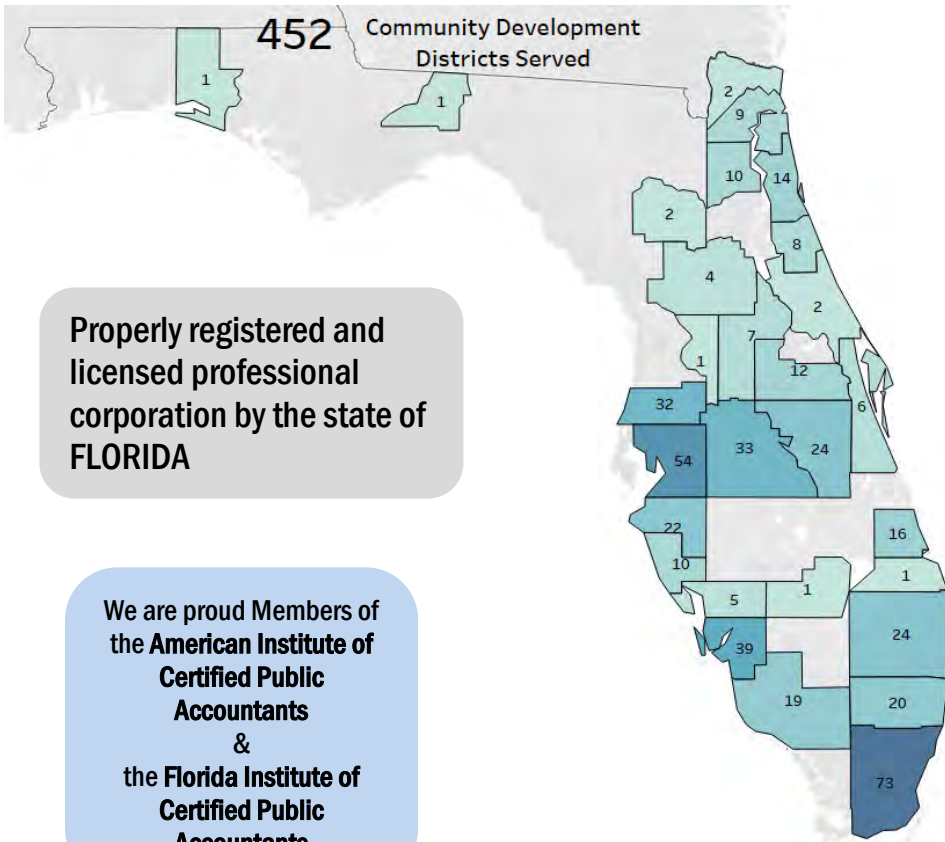
**3** Partners  
**12** Professional Staff  
**2** Administrative Professionals



# 2005

Year founded

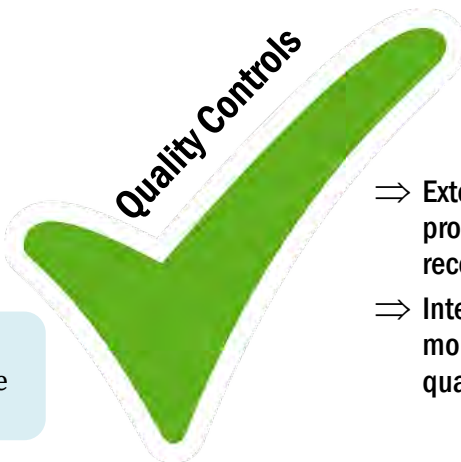
## Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants

Quality Controls



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

**Report on the Firm's System of Quality Control**

November 18, 2025

Antonio Grau  
Grau & Associates  
1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee  
paul@ficpa.org  
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

October 3, 2025

To the Partners of Grau & Associates  
And the Peer Review Committee of the  
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Grau & Associates (the firm), in effect for the year ended June 30, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at [www.aicpa.org/prsummary](http://www.aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported on conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

**Firm's Responsibility**

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

**Peer Reviewer's Responsibility**

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

**Required Selections and Considerations**

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

**Opinion**

In our opinion, the system of quality control for the accounting and auditing practice of Grau & Associates in effect for the year ended June 30, 2025, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Grau & Associates has received a peer review rating of *pass*.

*Prida Guida & Perez*

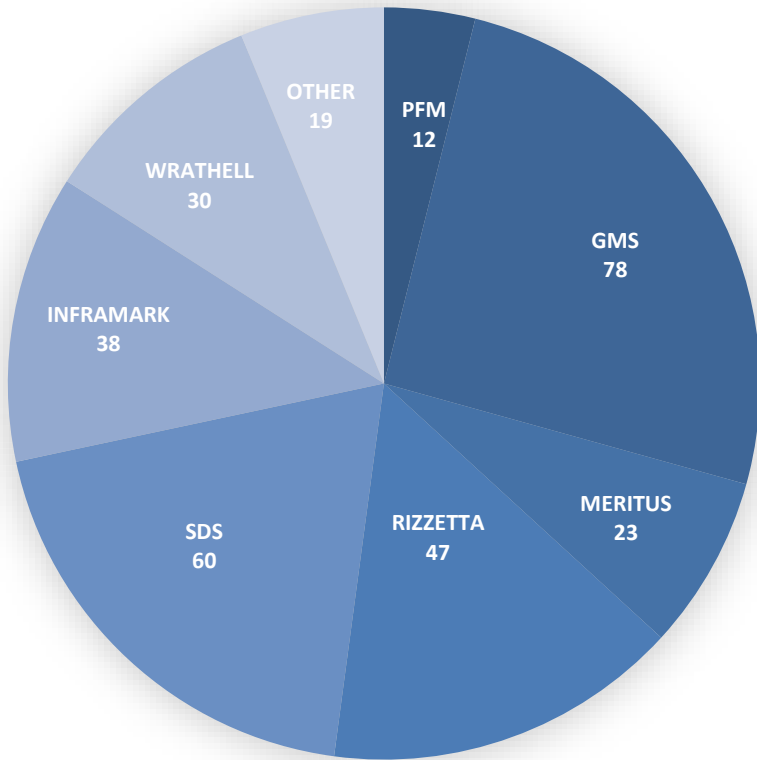
Prida Guida & Perez, P.A.

# Firm & Staff Experience



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



### *Profile Briefs:*

**Antonio J GRAU, CPA (Partner)**

*Years Performing Audits: 35+  
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours  
Professional Memberships: AICPA, FICPA, FGFOA, GFOA*

**Ben Steets, CPA (Partner)**

*Years Performing Audits: 9+  
CPE (last 2 years): Government Accounting, Auditing: 28 hours; Accounting, Auditing and Other: 88 hours  
Professional Memberships: AICPA, FICPA, FGFOA, FASD*

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

- Ben Steets

## YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



# Antonio 'Tony' J. Grau, CPA Partner

Contact: [tgrau@graucpa.com](mailto:tgrau@graucpa.com) | (561) 939-6672

## Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

## Education

University of South Florida (1983)  
Bachelor of Arts  
Business Administration

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## Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District	St. Lucie West Services District
Dunes Community Development District	Ave Maria Stewardship Community District
Fishhawk Community Development District (I,II,IV)	Rivers Edge II Community Development District
Grand Bay at Doral Community Development District	Bartram Park Community Development District
Heritage Harbor North Community Development District	Bay Laurel Center Community Development District
Boca Raton Airport Authority	
Greater Naples Fire Rescue District	
Key Largo Wastewater Treatment District	
Lake Worth Drainage District	
South Indian River Water Control	

## Professional Associations/Memberships

American Institute of Certified Public Accountants    Florida Government Finance Officers Association  
Florida Institute of Certified Public Accountants    Government Finance Officers Association Member  
City of Boca Raton Financial Advisory Board Member

## Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	<u>56</u>
Total Hours	<u>80</u> (includes of 4 hours of Ethics CPE)



**Ben Steets, CPA, Partner**

Contact : [bsteets@graucpa.com](mailto:bsteets@graucpa.com) / (561) 939-6669

**Experience**

Grau & Associates	Partner	2023-Present
Grau & Associates	Manager	2021-2023
Grau & Associates	Senior Auditor	2018-2021
Grau & Associates	Staff Auditor	2016-2018
PCAOB Registered Firm	Staff Auditor	2015-2016

**Education**

Florida Atlantic University (2015)

**Clients Served (partial list)**

- |  |  |
|--|--|
| (>300) Various Special Districts                   | San Carlos Park Fire and Rescue Service District |
| Careersource Polk                                  | Sanibel Fire and Rescue District                 |
| Central Broward Water Control District             | South Broward Drainage District                  |
| Dunes Community Development District               | South Trail Fire and Rescue District             |
| Greater Naples Fire Rescue District                | Town of Highland Beach                           |
| Key Marco Community Development District           | Town of Lauderdale-By-The-Sea                    |
| Lake Worth Drainage District                       | Verano Walk Community Development District       |
| Mae Volen Senior Center                            | West Villages Improvement District               |
| Port of the Islands Community Improvement District | Winding Cypress Community Development District   |

**Professional Education (over the last two years)**

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	28
Accounting, Auditing and Other	88
Total Hours	<u>116</u> (includes 4 hours of Ethics CPE)

**Professional Associations/Memberships**

- American Institute of Certified Public Accountants
- Florida Institute of Certified Public Accountants

# References



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

## Dunes Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 1998
<b>Client Contact</b>	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

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## Two Creeks Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2007
<b>Client Contact</b>	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

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## Journey's End Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2004
<b>Client Contact</b>	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

---

# **Specific Audit Approach**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# **AUDIT APPROACH**

## **Grau's Understanding of Work Product / Scope of Services:**

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

## **Proposed segmentation of the engagement**

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



### **Phase I - Preliminary Planning**

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

#### **During this phase we will perform the following activities:**

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

## Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

## Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

### **Communications**

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

# Cost of Services



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2026-2030 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2026	\$4,400
2027	\$4,500
2028	\$4,600
2029	\$4,700
2030	<u>\$4,800</u>
<b>TOTAL (2026-2030)</b>	<b><u>\$23,000</u></b>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned. If Bonds are issued the fee would increase by \$1,500. The fee for subsequent annual renewals would be agreed upon separately.

# Supplemental Information



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## PARTIAL LIST OF CLIENTS

<b>SPECIAL DISTRICTS</b>	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
<b>TOTAL</b>	<b>491</b>	<b>5</b>	<b>4</b>	<b>484</b>	

## **ADDITIONAL SERVICES**

### **CONSULTING / MANAGEMENT ADVISORY SERVICES**

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

### **ARBITRAGE**

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

**73**

Current  
Arbitrage  
Calculations

**We look forward to providing **Bexley Community Development District** with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates  
please visit us on [www.graucpa.com](http://www.graucpa.com).**

## **Tab 2**



# **Bexley Community Development District Waterway Inspection Report**

---

**Reason for Inspection:**  
Quality Assurance

**Inspection Date:**  
4/1/2026

**Prepared for:**  
Bexley  
Community Development District

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

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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



## TABLE OF CONTENTS

### Site Assessments

Sites 1-2 .....	2
Sites 3-4 .....	3
Sites 5-6 .....	4
Sites 7-8 .....	5
Sites 9-10 .....	6
Sites 11-12 .....	7
Sites 13-14 .....	8
Sites 15-16 .....	9
Sites 17-18 .....	10
Sites 19 -20 .....	11
Sites 21-23 .....	12
Sites 24-25 .....	13
<b>Management Summary/Recommendations .....</b>	<b>14</b>
<b>Site Map .....</b>	<b>15</b>

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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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## Site Assessments

### Pond 1

#### Comments:

Site Looks Good

Pond 1 looks good overall. A very slight amount of algae was observed in the shallow area around the native vegetation. This will be targeted for treatment during the upcoming visits. Torpedograss and other shoreline weeds have continued to be targeted during routine maintenance and new growth has been kept to a minimum.



### Pond 2

#### Comments:

Site Looks Good

Routine maintenance on pond 2 has kept new invasive growth to a minimum. Torpedograss was previously targeted for treatment along the exposed sediment and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained low.



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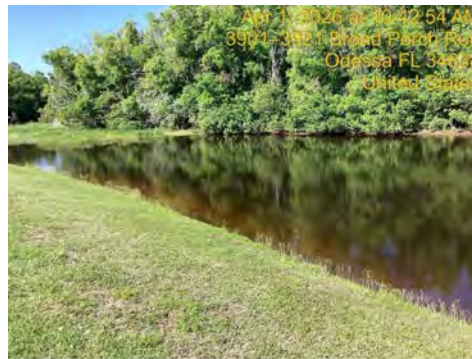
## Site Assessments

### 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, and minimal amounts of Torpedograss was oaberved in the native Gulf Spike Rush. Treatments will focus on Torpedograss growth during the upcoming visits.



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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 has remained at a low level.



### Pond 6

#### Comments:

Site Looks Good

Previous treatments have targeted minimal submersed weed and algae growth. Positive results continue to be seen from these as minimal new growth was observed. No issues were seen with algae, submersed weeds, or shoreline weeds. The water level has remained at a low level.



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## Site Assessments

### Pond 7

#### Comments:

Normal Growth Observed

A minor new growth of Slender Spike Rush and Pennywort were observed. These will be targeted for treatment during the upcoming visit. The native Arrowhead has recovered well from the previous cold damage. Pond 7 looks good overall with minor new growth present. The water level remains low.



### Pond 8

#### Comments:

Normal Growth Observed

Previous treatments have targeted new growth of Torpedograss, Alligator Weed, and Pennywort along the exposed sediment and around the native vegetation. Positive results have been seen however a minimal amount remain and will continue to be targeted during the upcoming visits. The water level is low.



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## Site Assessments

### Pond 9

#### Comments:

Normal Growth Observed

Previous algae treatments have shown positive results in the reduction of algae and only a minimal amount remains. This will be targeted for treatment. 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:

Normal Growth Observed

Minimal new growth of Pennywort, Torpedograss, Salvinia, and algae were observed around the shoreline areas. These will all be targeted for treatment during the upcoming visit. Overall, new growth is minimal and pond 11 look good.



### Pond 12

#### Comments:

Site Looks Good

Pond 12 looks good overall. A trace amount of Pennywort was observed. This will be targeted for treatment during the upcoming visits. 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:

Normal Growth Observed

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:

Normal Growth Observed

Minor new invasive growth was observed. The new growth consisted of Algae, Vallisneria, Salvinia, and Torpedograss. These will all be targeted for treatment during the upcoming visits. The native vegetation has recovered well from the impact from the previous cold weather.



### 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 and will be removed.



### 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. Very minimal amounts of Torpedograss remain and will continue to be targeted for treatment. No issues were observed with algae, submersed weeds, or other shoreline weeds.



### Pond 20

#### Comments:

Normal Growth Observed

A minimal amount of algae, Torpedograss, and Pennywort were observed in and around the native vegetation. Treatments will target this new growth. No other issues were observed on pond 20 and the water level remains low.



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## Site Assessments

### Pond 21

#### Comments:

Site Looks Good

A very slight amount of algae remains after previous treatments. A follow up treatment will be performed to further reduce and minimize new algae growth. No issues were observed with submersed weeds or shoreline weeds. The water level is low.



### Pond 23

#### Comments:

Normal Growth Observed

A minor new growth of algae, Salvinia, invasive vines, Alligator weed, and Torpedograss was observed on pond 23. This new growth was limited to the shallow areas inbetween the shoreline and the native vegetation. Treatments will be performed to reduce this growth and minimize any new growth.



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## Site Assessments

### Pond 24

#### Comments:

Site Looks Good

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:

Normal Growth Observed

A minor Planktonic Algae growth was observed on pond 25. This was observed primarily along the northern bank. This new growth will be targeted for treatment. No issues were observed with submersed weeds or shoreline weeds.



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## Management Summary/Recommendations

Ponds within the Bexley community, have remained in great condition and when new invasive growth is seen, it is in minimal amounts. It is common this time of year to begin to see an uptick in normal growth, especially in the shallow water areas that are reaching higher temperatures. As we have experienced this on some of the ponds within the Bexley community, our team has been able to successfully reduce and minimize this by being proactive with our treatments.

Temperatures are rising, and rainfall is consistently minimal so far this year. Right now we can expect to see growth of algae, submersed weeds, floating weeds, and shoreline weeds. These will be commonly found in the shallow areas of the ponds, usually between the shoreline and the native vegetation as this area reaches a higher temperature than the rest of the pond. This will be an area that will be focusing on over the upcoming months to keep new invasive growth to a minimum.

Alligators of all sizes were observed on most ponds during this inspection. This time of year, they will be more visible as it is mating season and would like to remind that any interactions with them should be avoided.

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

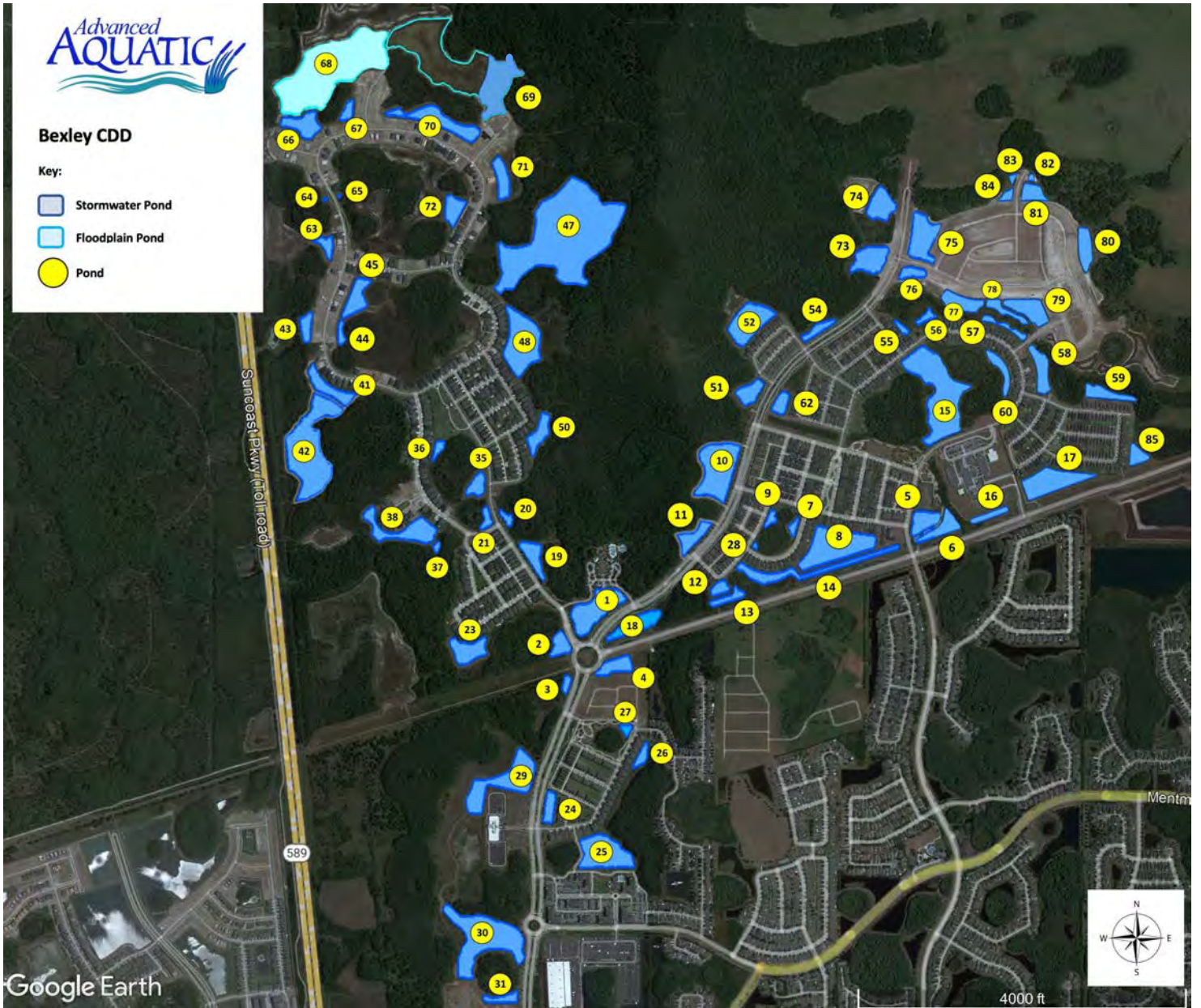


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Map



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

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**Reason for Inspection:**

Quality Assurance

**Inspection Date(s):**

4/1/2026

**Prepared for:**

Bexley  
Community Development District

**Prepared by:**

Jacob M. Adams, Project Manager & Biologist

Doug Agnew, Senior Environmental Consultant

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## TABLE OF CONTENTS

### Site Assessments

Sites 1A-1B .....	1
Sites 2-3 .....	2
Sites 4-5 .....	3
Sites 6-7 .....	4
Sites 8-9 .....	5
Sites 10-11 .....	6
Sites 12-13 .....	7
Sites 14-15 .....	8
Sites 16-17 .....	9
Sites 18-19 .....	10
Sites 20-21 .....	11
Sites 22-23 .....	12
Sites 24-25 .....	13
Sites 26-27 .....	14
Sites 28-29 .....	15
Sites 30-31 .....	16

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## TABLE OF CONTENTS CON'T

### Site Assessments

Sites 32-33 .....	17
Sites 34-35 .....	18
Sites 36-37 .....	19
Sites 38-39 .....	20
Sites 40-41 .....	21
Sites 42-43 .....	22
Sites 44-45 .....	23
Sites 46-47 .....	24
Sites 48-49 .....	25
Sites 50-51 .....	26
Sites 52-53 .....	27
Sites 54-55 .....	28
Sites 56-57 .....	29
Sites 58-59 .....	30
Sites 60-61 .....	31
Sites 62-63 .....	32

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## TABLE OF CONTENTS CON'T

### Site Assessments

Sites 64-65 .....	33
Sites 66-67 .....	34
Sites 68-69 .....	35
Sites 70-71 .....	36
Sites 72-73 .....	37
Sites 74-75 .....	38
Sites 76-77 .....	39
Sites 78-79 .....	40
Sites 80-81.....	41
Sites 82-83.....	42

Site Map.....	43
---------------	----

Common Plant Species.....	44-48
---------------------------	-------

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## Site Assessments

### Floodplain Pond 1A

#### Comments:

Normal Growth Observed

Minor new growth of Torpedograss and Alligator weed were observed. Both species will be targeted for treatment.

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

A very minimal amount of Torpedograss growth was observed. Pond 1B looks great!

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 recovery from the previous cold damage.

Previous treatments have targeted Chinese Tallow, Primrose, invasive grasses, and invasive vines. 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:

Normal Growth Observed

Cattail growth and Torpedograss were previously treated and positive results were viewed. A minimal amount of new Torpedograss 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:**

Normal Growth Observed

New Torpedograss growth was observed. This new growth will be targeted for treatment. Minimal new growth of other invasive vegetation was observed as previous treatments have minimized their growth.

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, Cattail, and other invasive terrestrials. 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:**

Normal Growth Observed

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

Minimal new growth of Thistle and Camphorweed.

Native vegetation observed:

Saltbush, Cypress tree, and Pine tree.



### Wetland Buffer 7

**Comments:**

Normal Growth Observed

Minimal new invasive growth was observed. 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. Previous treatments have targeted Torpedograss, Dog Fennel, Caesar Weed, and other minor invasive terrestrial growth. Landscape trimming dumped in buffer area.

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:

Normal Growth Observed

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.



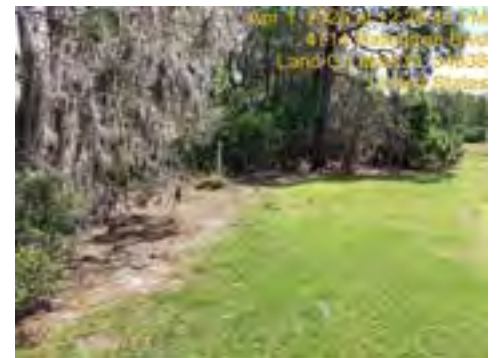
**Wetland Buffer 37**

**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:

Normal Growth Observed

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:

Site Looks Good

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:**

Normal Growth Observed

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

A minimal amount of Pennywort and Torpedograss growth is present.

The native vegetation is recovering well from the cold damage.



### Wetland Mitigation 49

**Comments:**

Normal Growth Observed

Minimal to no new invasive growth was observed. New invasive growth will be treated. 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:**

Normal Growth Observed

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

Torpedograss, vines, and Camphorweed 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 growth is present.



### Floodplain Pond 53

#### Comments:

Normal Growth Observed

A minor Cattail growth in the center area of this site was previously targeted for treatment. Only a minimal amount remain and will continue to be targeted during treatments.

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:**

Site Looks Good

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

Minimal amounts of the invasive plant species Dog Fennel and Sesbania growth observed.



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**Site Assessments**

**Floodplain Pond Buffer 56**

**Comments:**

Site Looks Good

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.

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.

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. Native vegetation recovering well from previous cold damage.



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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 and vines were observed.



**Floodplain Pond 75**

**Comments:**

Site Looks Good

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

Minimal new invasive growth observed.



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## Site Assessments

### Wetland Mitigation 76

**Comments:**

Site Looks Good

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

Minimal Torpedograss growth was observed.



### Wetland Mitigation 77

**Comments:**

Site Looks Good

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

Minimal invasive growth.

Native vegetation recovering from previous cold damage.



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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.

Very minimal Torpedograss growth was observed.



### Wetland Mitigation 79

**Comments:**

Normal growth observed

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

Minimal invasive growth of Pennywort, Torpedograss, and vines were observed.



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**Site Assessments**

**Wetland Mitigation 82**

**Comments:**

Normal growth observed.

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

Minor Torpedograss and vine growth.



**Wetland Mitigation 83**

**Comments:**

Normal growth observed.

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

Some Torpedograss and vine growth.

Abundance of native young Pine growth.



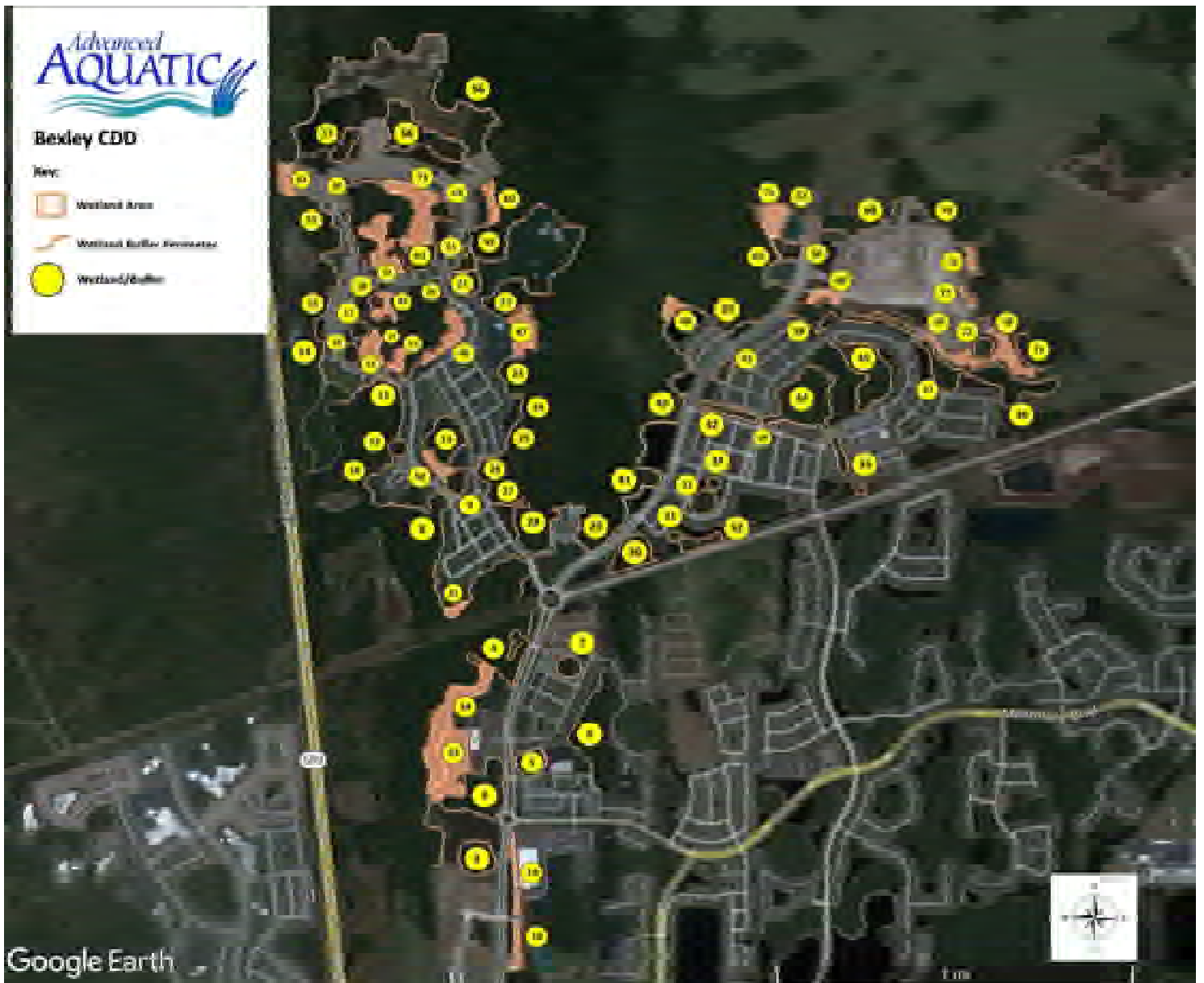
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## Common Florida Wetland and Pond Plant Species

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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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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

1-800-491-9621

## 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



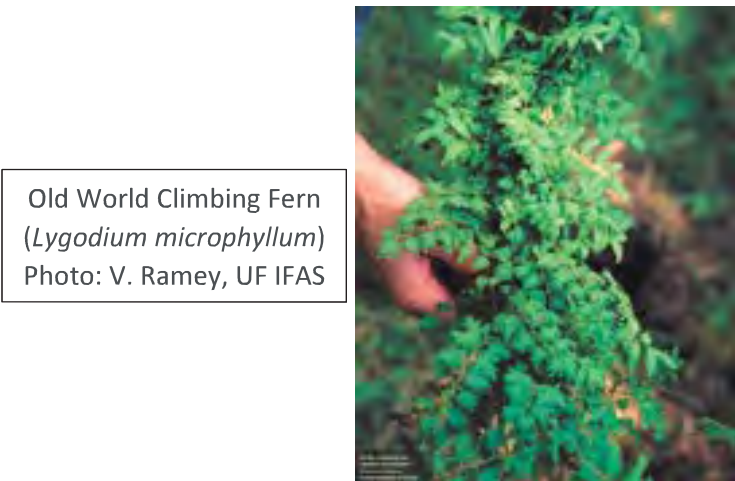
Japanese Climbing Fern (*Lygodium japonicum*)  
Photo: A. Murray, UF IFAS



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 3**

# BEXLEY

## COMMUNITY ASSET MANAGEMENT REPORT



March 17, 2026  
Rizzetta & Company  
John Toborg – Division Manager  
Community Asset Management



Rizzetta & Company  
Professionals in Community Management

# Summary, Upcoming Events, Bexley Village Drive South

## General Updates, Recent & Upcoming Maintenance Event

- During the month of April, all Bahia turf shall receive a second application of 1000 lbs. (20 – 50 lb. bags) of a pre-emergent herbicide as well as an application of 600 lbs. (12 – 50 lb. bags) of Soluble Nitrogen, 22-0-12. Additionally, all St. Augustine turf shall receive an application of 4250 lbs. (85 – 50 lb. bags) of Soluble Nitrogen, 22-0-12. All Bermuda turf shall receive an application of 300 lbs. (6 – 50 lb. bags) of Soluble Nitrogen, 22-0-12.
- RedTree to notify me and Staff at least five days ahead of each fertilization being applied and to check in with Staff the day of application so Staff can verify type, quantity and what the fertilizer is being applied to and then record this information on the label and scan it to me. PAYMENT FOR FERTILIZATION WILL NOT BE APPROVED WITHOUT PRIOR VERIFICATION.
- During this inspection, it was obvious at least one mowing event had been skipped as throughout the entire community, weeds up to 2' tall were seen in open lawns and pond banks. Weekly mowing began March 1<sup>st</sup>! There NEVER is a time when the community should experience weeds such as this!
- Provide an update for the 30-day Irrigation Audit

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. It seems bare spots in the Variegated Confederate Jasmine (VCJ) on the Mentmore roundabout are growing larger. Has RedTree been able to diagnose why? Is there a fungal issue? Is this irrigation related or perhaps herbicide overspray collateral damage? There are also way too many weeds in the Juniper and the VCJ needs to be kept delineated from the Arboricola. (Pic 1>) - **Noted**



2. The Bald Cypress on the pond bank at the SW corner of the roundabout are loaded with Spanish Moss. (So are the Bald Cypress on the pond north of Lot "D"). These need to be de-mossed. Additionally, this entire ground plane is very tall, weedy and overgrown. (Pic 2>)  
- **Complete.**
3. **And once again, water continues to run over the curb and gutter on the west (southbound) side of the Bexley Village Drive. (BVD) medians north of Mentmore. - In progress.**

# Bexley Village Drive South, Balance Cove

- Eradicate expansion joint weeds between the asphalt and curb and gutter on the east (northbound) lanes of the BVD median south of Balance Cove. - **In progress.**
- Judging by the enormous amount of very obvious weeds, it is clear that herbicide spot-treating of weeds is not occurring. (Pic 5)



- Before any new annuals are installed, annual beds need to be re-formed to app. 8" -10" above normal grade using specific soil for annual flowers. This one at Balance Cove is below grade and holding water. (Pic 6)



Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and **monthly slow-release** nutritional requirements **at no additional cost to District.** Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation (June) **at no additional cost to District.** a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior at each changeout throughout the year. All annual beds shall be raised at least eight inches. Upon completion of annual flower installation, a 1' layer of Pine Fines shall be spread throughout the entire annual bed. **All this shall be provided at no additional cost to the District.**



- Water is standing on the sidewalk again on the south end of the Block 2 in the single-family home section at Balance Cove. Is there a break in the irrigation system here? I have noticed this once before. (Pic 7>) - **In progress.**
- Also, in Balance Cove Park, the tree rings still have irrigation drip lines wrapped around their trunks in addition to no new mulch. When will mulching be complete? (Pic 8>) - **Noted.**
- Winter freeze cutbacks should've begun by now. Most Dwarf Firebush throughout the

- 5. Noted.
- 6. Noted.

# Balance Cove Park, Gimme 10 Park

community still needs to be cut to the ground. This plant will not rejuvenate new leaves from the limbs frozen above ground but will re-flourish from the roots. The dead growth cannot remain. (Pic 9) - **Complete**.



10. No mulch has been installed a the Gimme 10 Park either. (Pic 10) - **Completed**.



11. Hand pull/eradicate palm saplings in the beds surrounding the Gimme 10 totlot. - **Complete**.

12. Turf is way stressed on the back side of the sidewalk on the south side of Gimme 10 Park and continues to and along Balance Cove in "new" areas. (Pics 12a & b) - **Noted**.



# Balance Cove, Lixberry, Lot "D"

13. Crews cannot forget the maintenance in the triangular lawn at Lixberry & Balance Cove. Trees need lifting and the hedge lines need to be mulched. (see below) - **Complete.**



17. As mentioned previously, weekly mowing began March 1<sup>st</sup> ... it has been longer than that since this turf in Lot "D" Park was mowed. (Pic 17) - **Complete.**



14. Turf is not mowed and the sidewalk is not hard-edged along the north side of Lot "D". (Pic 14) - **Complete.**



15. Lot "D" park turf is still not in great shape. **I am including a lot of the southern half of this park's turf in the proposal representing what the previous vendor should replace as I began reporting much of the turf here more than a year ago.** (Pic 15>) - **Noted.**



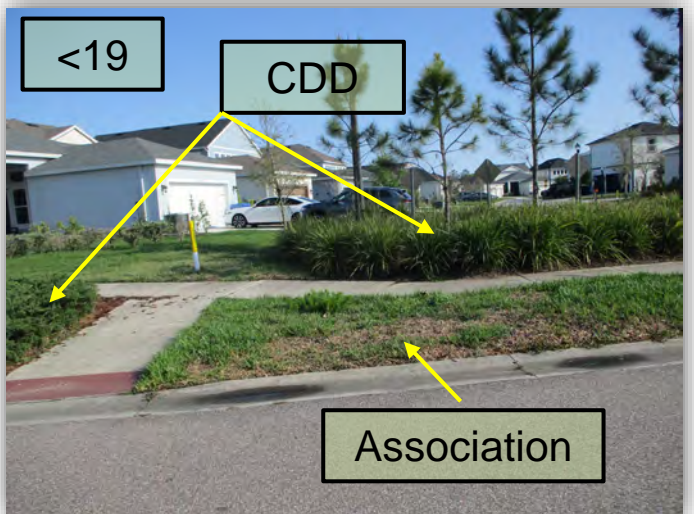
16. Crews need to ensure they are mowing the entirety of the Lot "D" park lawn – the area toward the NW corner seems to get missed a lot. (Pic 16>) - **Complete.**

# Gimme 10 Park, Solace Run, Aero Avenue

18. The height of these weeds on top of the berm inside Gimme 10 Park as well as the interior lawn also indicate it has been longer than 1 week since this park was mowed. (Pics 18a & b) - **Complete.**



19. It is a bit confusing, but this area on the north side of Solace Run approaching BVD is not the CDD's to maintain but the association's. The cutoff line is the crosswalk. (Pic 19> & below) - **Noted.**



20. The Lantana at the end of the Solace Run median needs to be cut to the ground. - **Complete.**

21. The Bald Cypress on the Pond bank north of Lot "D" as well as the ones on the pond bank in front of the club remain full of Spanish Moss. - **Complete.**

22. Eradicate and pull the weeds in the ornamental grass beds on the north side of Bud Bexley Parkway (BBP) leading up to Westwood. - **Complete.**

23. There are also 6" – 8' tall weeds on the berm at the NW corner of the soccer field. - **Complete.**

24. We need to monitor this turf, and treat accordingly, on the north side of Aero Avenue between Ballantrae and Cadence Loop before it worsens. (Pic 24)



# Lotus Lawn, Aero Avenue, Ramble On Way South Park

25. Are turf weeds being spot treated? From the height and the vibrant color, I would say not. This is at Lotus Lawn. (Pic 25) - **Noted.**



29. Much of the turf in the Ramble On Way south Park ROW (and interior) should be included in the revised Sod Replacement Proposal. I do not see it in there. But why are there such tall weeds? (Pics 29a - c) - **Complete.**



26. Properly prune off a broken Crape Myrtle limb in Lotus Lawn Park. - **Complete.**

27. There are also newer areas of yellowing (and Brown) turf on the west side of Lotus Lawn. These need to be inspected, treated with continued monitoring. - **Noted.**



28. We need to work at eliminating weeds and diagnose why turf is failing along Aero Avenue east of the lift station. This actually started back in the previous vendor's days. (Pic 28) - **Noted.**



# Ramble On Way Pie Park, Epic Cove/Blue Lantana

30. I know we are entertaining proposals to do away with these plant beds at Ramble On Way & Wind Chime Place pie park and convert them to turf and irrigation designed for turf, but I still feel there are program duplications here in this irrigation program. It is always full of water. (Pic 30)



31. There are several areas of chronically bad turf on Epic Cove leading to and continuing on Blue Lantana ... I do not see these areas in the Sod Replacement Proposal. (Pics 31a – c) - Noted.



At this point, we concluded the combination “Sod Replacement Proposal/regular inspection” portion of the inspection and returned to the “regular” inspection, so there may be some backtracking and repetition of some areas already covered in the earlier portion of this report.



32. Mentioned earlier in the report, there remain many Bald Cypress and other small trees that are covered with Spanish Moss. This needs to be removed up to 15' (Pic 32) - Complete.



# Ballantrae, Lotus Lawn, Everlong, Bexley Village Drive North

33. A majority of this ROW across from the school on Ballantrae is included in the turf replacement proposal, however, we should never have to look at weeds this tall. (Pic 33)



37. Crews need to improve their mowing and detail work. This unmaintained areas beneath a tree is in Cruiser Bend Park. A couple bench areas in this park are also like this. (Pic 37>)  
- Complete.



34. Hand pull and eradicate weeds in the rear buffer of Lotus Lawn Park. There are also kids' toys in this buffer. (Pic 34) - Complete.



35. As a reminder, all Blue Daze needs to be cut to the ground and lightly fertilized. This is on Everlong. (Pic 35>) - Noted.



36. I don't understand how this could happen – brand new mulch installed around extremely tall weeds. These are on BVD. These should have been hand pulled before the mulch went down – regardless if an herbicide was applied or not. These are also along BVD near Everlong. (Pics 36a & b>) - Complete.

-33. Complete.

# Cruiser Bend Park, Slipstream, Bexley Village Drive

<37



38. Are turf weeds being treated with a post-emergent herbicide? Yes or No. If so, when? There has been no discoloration in any of the very tall turf weeds throughout the course of this entire inspection. This is on Ballantrae between Slipstream and Terrazzo. (Pic 38)

38

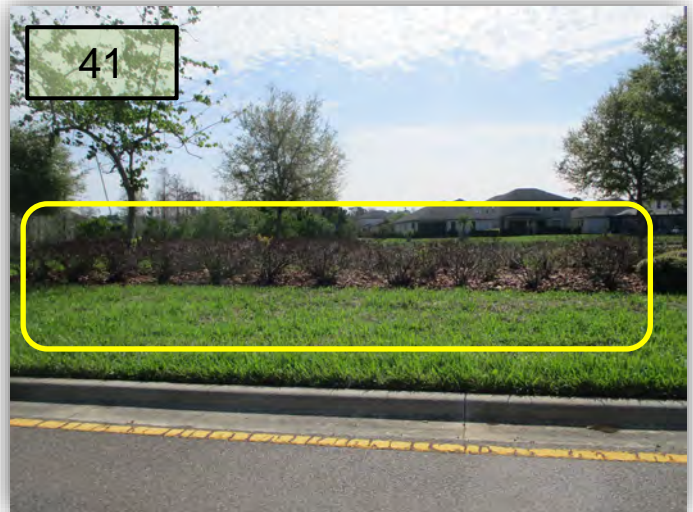


39. This is one of the “new” areas of failed turf. This area on Slipstream approaching Cruiser Bend was never like with the previous vendor so I cannot include it in the Sod Replacement Proposal. What has RedTree diagnosed here? (Pic 39>) - In progress.

40. This is another newer area of failing turf on the east side of BVD north of Cruiser Bend. What has RedTree diagnosed here? Is it being treated? (Pic 40>) - In progress.

41. As a reminder, all Dwarf Firebush also needs to be cut to the ground so it can rejuvenate from the root stock. (Pic 41) - Noted.

41



42. Beds along Terrazzo all resemble these beds of Juniper near Game On Park. (Pic 42a & b>)

<39



<40



-38. Complete. 3.19.26

- 42. Complete.



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Professionals in Community Management

# Game On Park, Terrazzo, Yellow Brick Park, Wisdom Trail

43. The beds inside Yellow Brick Park are very weedy. - [Noted](#).

44. Carolina Geranium is rampant in the turf on the west side of Yellow Brick Park. Very difficult to see in this picture, but it is there. (Pic 44>) - [Noted](#).



45. For me, dead turf under streetlights almost always points to mole crickets. Has RedTree inspected these areas and treated accordingly? This is on Wisdom Trail. (Pic 45>) - [Complete](#).

46. Turf in a couple of the three alleys between Balcony Breeze and BVD was also overgrown. - [Noted](#).

47. Crushed asphalt trails need to have weeds removed from them more consistently.

- [Noted](#).



48. There are 2' tall thistles (and other weeds) in Broad Porch Run Park and we've received many complaints from residents who have to look at this every day. (Pic 48) - [In progress](#).



# Tour Trace, Winged Page Place, Chime After Chime

49. As a reminder there is also a lot of freeze damaged Dwarf Firebush in the Epic Cove/Broad Porch Run Park buffer that will need to be cut to the ground. Time will be running out shortly. - **Noted.**

50. A lot of the turf along the Tour Trace north ROW from Epic Cove westward will be included in the Sod Replacement Proposal. (Pic 50 & below) - **Noted.**



51. The lawn on the east ROW of Tour Trace leading up to the lift station has been on the decline for several months. What is RedTree doing to correct this situation? Many times, yellowing of turf is the precursor to the onset of fungus. And there are brown areas closer to the lift station. (Pic 51) - **Noted.**

52. Winged Page Place Court cul-de-sac is a weedy mess. (Pic 52>) - **Complete.**

53. There is also yellowing turf in Chime After Chime Park. - **Noted.**

54. Cab RedTree take a look at this tree brace in Chime After Chime Park and re-do it. (Pic 54)



- 54. **Noted.**

# Frehley Run, Acoustic Loop, Blue Lantana Park

55. Much of Frehley Run turf is also on the Sod Replacement Proposal. This began to decline years ago, and I often reminded the previous vendor to alter their mowers and mow patterns to reverse the “hill-valley-hill” phenomenon that leads to scalping with weeds and valleys with fungus. (Pic 55)



however, the majority of this south ROW is new damage. And although it should have been included in the water truck watering, I do not believe it was. (Pics 57a & b) - **Noted.**



56. There are many areas in Acoustic Loop as well as in Blue Lantana Park that I consider new failing areas and need to be addressed by RedTree. (Pics 56a & b) - **Noted**



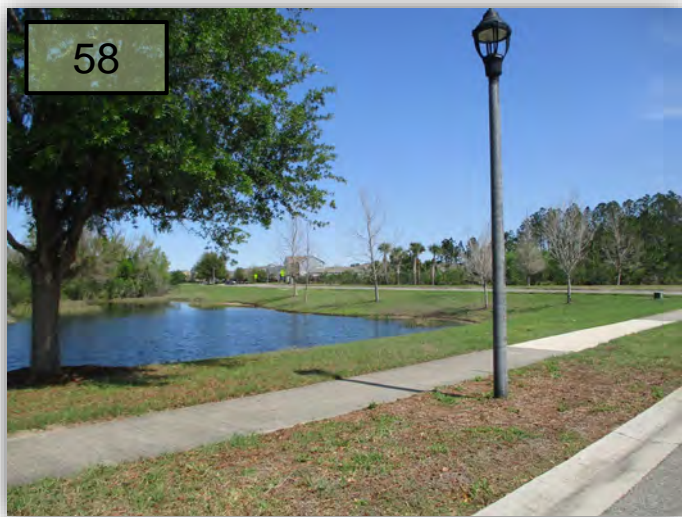
57. There have been a lot of complaints about the turf on the south side of Blue Lantana Park south of the mail kiosk. Unfortunately, the majority of this failure took place after the previous vendor's departure and during the Pasco County water shortage debacle. There was a small section of turf on the south corner of the park that was reported regularly,



- 55. **Noted.**

# Epic Cove

58. This is a chronic area of poor turf (one of many on Epic Cove near Blue Lantana and Broad Porch Run) that is included on the Sod Replacement Proposal and again I suspect mole crickets. (Pic 58) - [Noted](#).





*The New Standard in Landscape Maintenance*

## RECAP REPORT

<b>Client:</b>	<b>Bexley CDD</b>
<b>Week Of:</b>	<b>March 16, 2026</b>

Recipient Group			
Client Contacts		RedTree Contacts	
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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>Crews completed mowing services throughout the property, including edging, string trimming, and blowing.</li> <li>Detail crews focused on high-visibility areas such as parks, mail kiosk areas, and main corridors. Additional detailing included hedge trimming, soft edging, and general bed maintenance.</li> </ul>
<b>Pest Control &amp; Fertilization</b>	<ul style="list-style-type: none"> <li>Pest control and fertilization applications were completed on March 19.</li> <li>Performed weed control applications throughout beds and hardscape areas.</li> <li>Treated juniper beds for fungus.</li> </ul>
<b>Irrigation</b>	<ul style="list-style-type: none"> <li>Inspection in progress.</li> <li>Drip removal project has been completed.</li> </ul>
<b>Arbor Care</b>	<ul style="list-style-type: none"> <li>Demossed trees throughout the community to improve overall tree health and appearance.</li> </ul>

<b>Landscape</b>	<ul style="list-style-type: none"><li>• Mulch installation was completed in the Courtyard Loop Park.</li><li>• Crews also prepared Broad Porch Run Park for upcoming mulch installation by clearing beds and applying herbicide treatments.</li><li>• Sod renovation proposal submitted.</li></ul>
------------------	--

































































































































*The New Standard in Landscape Maintenance*

## RECAP REPORT

<b>Client:</b>	<b>Bexley CDD</b>
<b>Week Of:</b>	<b>March 23, 2026</b>

Recipient Group			
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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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Service	ReCap
<b>Mowing &amp; Detailing</b>	<ul style="list-style-type: none"> <li>Crew began detailing along Bexley Parkway Boulevard, starting at the monument and working North, including general trimming and bed maintenance.</li> </ul>
<b>Pest Control &amp; Fertilization</b>	<ul style="list-style-type: none"> <li>Prior to mulch installation, crews performed weed control applications and bed preparation, including burning out beds and treating weeds in serviced areas.</li> </ul>
<b>Irrigation</b>	<ul style="list-style-type: none"> <li>Inspection in progress.</li> <li>All controllers have been reprogrammed.</li> <li>Gimme 10 Park – Found faulty module in controller (stations 13-18), now working properly.</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>Mulch was completed at Gimme 10 Park and surrounding pocket parks.</li> <li>Ballantrae Boulevard mulch installations are in progress.</li> </ul>























































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## RECAP REPORT

<b>Client:</b>	<b>Bexley CDD</b>
<b>Week Of:</b>	<b>March 30, 2026</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>Crews completed mowing services throughout the property, including edging, string trimming, and blowing</li> <li>Crews detailed high-visibility areas including the main monument at State Road 54 and Bexley Boulevard. Work included hedge trimming, crack weed removal, soft edging, and general bed maintenance.</li> <li>At the dog/bike park and yellow brick park, crews burned out beds, sprayed for weeds and put down mulch.</li> </ul>
<b>Pest Control &amp; Fertilization</b>	<ul style="list-style-type: none"> <li>Crews performed weed control applications, including spraying for bed weeds and crack weeds.</li> </ul>
<b>Irrigation</b>	<ul style="list-style-type: none"> <li>5 controllers installed.</li> <li>Working on the wire path for Controller 8.</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>Crews addressed inspections report. ( pages 1-7)</li> </ul>









































































\*\*\*  
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# March Inspection 2026

Date: Mar 24, 2026 8:11 am  
Inspector: Mike Bennett

Site	
Name	BEXLEY CDD
Address	16950 Vibrant Way
City	Land O' Lakes
ST	Florida
Zip	34638

Controller	
Name	***Controller 2 Bexley Village & Balance Cove
Location	
Model	
Modules	25
Controller ID	206470

Water Days as of Mar 24, 2026	
Program A	Mon , Fri
Program B	Tue , Sat
Program C	Every day of the week
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1		Pass										
2	S. 1st round about	Pass										
3	S. 1st round about	Pass										
4	D. 1st round about	Pass										
5	S. 1st round about	Pass										
6	S. 1st round about	Pass										
7	S. East side north of round about	Pass		4								
8	D. Center island north of round about	Pass										
9	S. South end of center island north of	Pass		2	1							
10	West side north of round about	Pass										
11	D. Center island north of round about	Pass										
12	S. North and south tips of 1st center	Pass										
13	MPR. Center island north of zone 9	Pass			1							

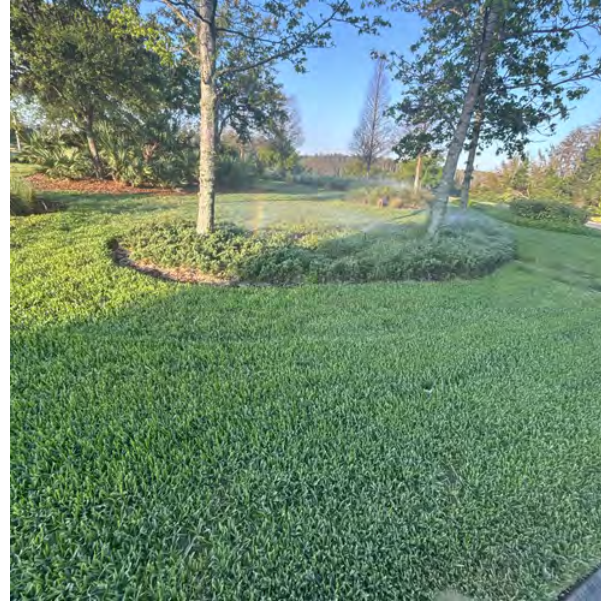
	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14	D. Middle of center island	Pass										
15	S. South end of center island south of	Pass										
16	D. South end of center island south of	Pass										
17	S. West side south of balance cove	Pass										
18	S. By school	Pass		1								
19	S on the corner of balance tree	Pass		1								
20	D middle island	Pass										
21		Pass										
22	S balance cove entrance	Pass										
23	D balance cove	Pass										
24	D island across from clock	Pass										
25	S bexley village & balance cove	Pass										
26	D bexley village & balance cove	Pass										
27	D bexley village & balance cove	Pass										
28	S left of controller	Pass		1								
29	D Center, Island North of Ballin Cove	Pass										
30	S. North street side	Pass										
31	S north street side	Pass			1							
32	S pine Ribbon Curve	Pass							2			
33	S/r end of pond	Pass										
34	S/r unknown location	Fail										
35	D Center, Island	Pass										
36	S/r center island main strip	Pass										
37	S on the exit side, going to 54 school	Pass										
38	S same side as a zone before	Pass	2									
39	Mp Center, Island	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
40		Pass										
41		Pass										
42		Pass										
43		Pass										
44		Pass										
45		Pass										
46		Pass										
47		Pass										
48		Pass										
49		Pass										
50		Pass										

**Zone #1 - 03-24-26 7:15 am CDT**



**Zone #2 - 03-24-26 7:18 am CDT**



**Zone #3 - 03-24-26 7:20 am CDT**



**Zone #5 - 03-24-26 7:23 am CDT**



**Zone #6 - 03-24-26 7:26 am CDT**



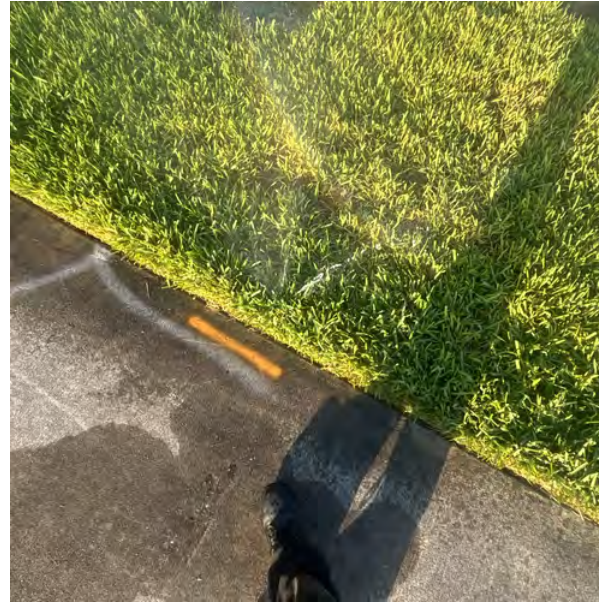
**Zone #7 - 03-24-26 7:29 am CDT**



**Zone #7 (Blocked Head) - 03-24-26 7:32 am CDT**



**Zone #7 (Blocked Head) - 03-24-26 7:33 am CDT**



**Zone #7 (Blocked Head) - 03-24-26 7:33 am CDT**



**Zone #7 (Blocked Head) - 03-24-26 7:33 am CDT**



**Zone #9 - 03-24-26 7:36 am CDT**



**Zone #9 (Blocked Head) - 03-24-26 7:39 am CDT**



**Zone #9 (Blocked Head) - 03-24-26 7:39 am CDT**



**Zone #9 (Broken Head) - 03-24-26 7:40 am CDT**



**Zone #10 - 03-24-26 7:42 am CDT**



**Zone #12 - 03-24-26 7:47 am CDT**



**Zone #13 - 03-24-26 7:49 am CDT**



**Zone #13 (Broken Head) - 03-24-26 7:50 am CDT**



**Zone #15 - 03-24-26 8:03 am CDT**



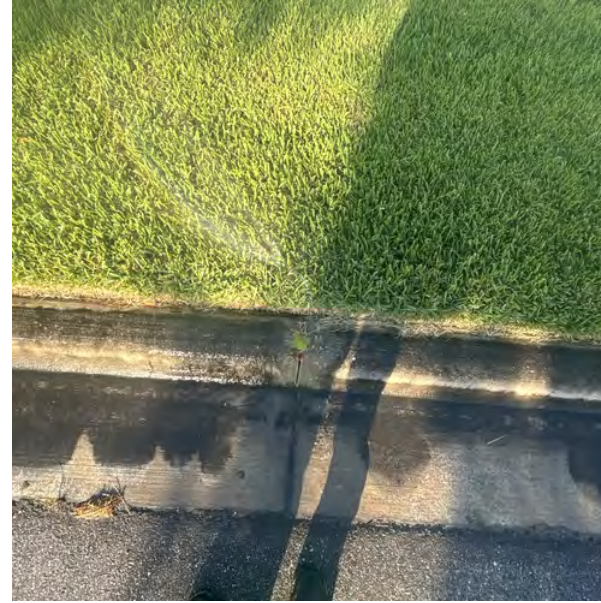
**Zone #17 - 03-24-26 8:09 am CDT**



**Zone #18 - 03-24-26 8:11 am CDT**



**Zone #18 (Blocked Head) - 03-24-26 8:12 am CDT**



**Zone #19 - 03-24-26 8:14 am CDT**



**Zone #19 (Blocked Head) - 03-24-26 8:18 am CDT**



**Zone #22 - 03-24-26 8:24 am CDT**



**Zone #25 - 03-24-26 8:56 am CDT**



**Zone #28 - 03-24-26 9:03 am CDT**



**Zone #30 - 03-24-26 9:08 am CDT**



**Zone #31 - 03-24-26 9:10 am CDT**



**Zone #31 (Broken Head) - 03-24-26 9:11 am CDT**



**Zone #32 (Broken Lateral) - 03-24-26 9:22 am CDT**



**Zone #32 (Broken Lateral) - 03-24-26 9:22 am CDT**



No

**Zone #33 - 03-24-26 9:24 am CDT**



**Zone #36 - 03-24-26 9:34 am CDT**



**Zone #37 - 03-24-26 9:38 am CDT**



**Zone #38 - 03-24-26 9:42 am CDT**



**Zone #38 (Clogged Nozzle) - 03-24-26 9:43 am CDT**



**Zone #38 (Clogged Nozzle) - 03-24-26 9:46 am CDT**



**Zone #38 (Clogged Nozzle) - 03-24-26 9:46 am CDT**



**Zone #39 - 03-24-26 9:48 am CDT**





\*\*\*  
powered by SmartLink Network ®

# March Inspection 2026

Date: Mar 24, 2026 7:13 am  
Inspector: Matthew Olson

Site	
Name	BEXLEY CDD
Address	16950 Vibrant Way
City	Land O' Lakes
ST	Florida
Zip	34638

Controller	
Name	Controller Park 5*
Location	
Model	
Modules	12
Controller ID	206292

Water Days as of Mar 24, 2026	
Program A	Tue , Fri
Program B	Mon , Thur
Program C	Mon , Tue , Wed , Thur , Fri , Sat
Program D	

Notes
Installed brand new module
Modules that was replaced was a A2M-600 module for ACC or ACC2
Had to replace bad modules for Zones 13, 14, 15, 16, 17 & 18, as they were not putting power out. Replaced it and working correctly now.

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S east of timer	Pass	1									
Replaced one clogged nozzle												
2	Tree drip	Pass										
3	S east of zone 1	Pass		2								
Replaced 2 broken pops up and new nozzle												
4	S east of zone 3	Pass										
5		Pass										
6	S Balance Cove and Lixberry	Pass	1									
One broken, pop-up												
7	MPR Lixberry Park	Pass										
8	D Lixberry Park	Pass										
9	S south of zone 6	Pass										
10	S south of zone 9	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
11	D Balance Cove and Storyline	Pass										
12	S Balance Cove and Storyline	Pass										
13		Pass										
14	S south east corner of park	Pass										
15	S Storyline and Pine Ribbon	Pass	1									
Replaced one broken, pop-up, and new nozzle												
16	R south east corner of park	Pass										
17	Tree drip	Pass										
18	R east center of park	Pass										
19	S playground	Pass										
20	S Storyline and Pine Ribbon	Pass	2									
Replaced two broken pop-ups, and new nozzles												
21	Pine Ribbon and Solace	Pass										
22	ANNUALS	Pass	6									
Repaired six drip leaks												
23		Pass										
24	Rotors east of playground	Pass										
25	Rotors by timer	Pass										

**Zone #1 - 03-24-26 7:14 am CDT**



**Zone #3 - 03-24-26 7:17 am CDT**



**Zone #4 - 03-24-26 7:19 am CDT**



**Zone #6 - 03-24-26 7:22 am CDT**



**Zone #7 - 03-24-26 7:25 am CDT**



**Zone #8 - 03-24-26 7:45 am CDT**



**Zone #9 - 03-24-26 7:28 am CDT**



**Zone #10 - 03-24-26 7:34 am CDT**



**Zone #12 - 03-24-26 7:35 am CDT**



**Zone #14 - 03-24-26 9:14 am CDT**



**Zone #15 - 03-24-26 9:10 am CDT**



**Zone #16 - 03-24-26 9:07 am CDT**



**Zone #18 - 03-24-26 9:05 am CDT**



**Zone #19 - 03-24-26 8:16 am CDT**



**Zone #20 - 03-24-26 8:11 am CDT**



**Zone #20 - 03-24-26 8:15 am CDT**



**Zone #21 - 03-24-26 8:05 am CDT**



**Zone #22 - 03-24-26 8:03 am CDT**



**Zone #23 - 03-24-26 8:00 am CDT**



**Zone #24 - 03-24-26 7:58 am CDT**



**Zone #25 - 03-24-26 7:56 am CDT**



## **Tab 4**



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**April 6, 2026**

**Sod Renovation Proposal**

**For**

**Bexley CDD**

**Attn: John Toborg**

**JToborg@rizzetta.com**

- Kill off target areas with non selective herbicide
- Cut out with sod cutter and haul away debris
- Install 79,360 sq ft Fresh Floratam St Augustine Sod
- Includes all materials, labor, hauling and dump fees

**Total: \$203,310.00**

---

Authorized By:

Date:

**Frehley Run 2,400 sq ft \$5,400.00**

**Tour Trace 2,600 sq ft \$5,850.00**

**Amped Way 3,600 sq ft \$8,100.00**

**Broad Porch Run near Amped Way 2,400 sq ft \$5,400.00**

**Wisdom Trail 8,000 sq ft \$18,000.00**

**Brighton Lake Rd 2,240 sq ft \$5,040.00**

**Ballantrae Blvd & Bud Bexley 3,600 sq ft \$8,100.00**

**Ballantrae across from school 5,760 sq ft \$12,960.00**

**Jersey Pass 2,400 sq ft \$5,400.00**

**Terrazzo Way from Revival to Ballantrae 9,600 sq ft \$21,600.00**

**Slipstream 2,200 sq ft \$4,950.00**

**Tubular Run 3,500 sq ft \$7,875.00**

**Cruiser Bend North 2,560 sq ft \$5,760.00**

**Bexley Village Drive 26,000 sq ft \$58,500.00**

**Lot 'D' Park 2,500 sq ft \$5,625.00**

**Ramble On Way 3,500 sq ft \$7,875.00**

**Epic Cove to Blue Lantern 7,500 sq ft \$16,875.00**

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

## **Tab 5**



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**April 7, 2026  
Landscape Budget FY 2027  
for  
Bexley CDD**

**Mulching**

- Round 1 mulching 1,700 yards \$110,500.00
  - Round 1 Pine Straw 1,600 bales \$16,000.00
  - Round 2 mulching 1,700 yards \$110,500.00
  - Round 2 Pine Straw 1,600 bales \$16,000.00
- Total Mulching: \$253,000.00**

**Sod Repair / Replacement**

- Estimated sod repair \$101,250.00
- Total estimated sod: \$101,250.00**

**Plant Material Replacement / Repair / Upgrades**

- Estimated 3-gallon material installed \$126,000.00
  - Estimated 30-gallon material installed \$50,000.00
- Total estimated plant material: \$176,000.00**

**Hardwood Tree Center Pruning**

- Hardwood Tree Structural Crown Thinning and Elevation  
\$172,550.00
- Total estimated tree pruning: \$172,550.00**

**Seasonal Color Rotations**

- Installation of Seasonal Color in designated beds 4 times a year
- Total Seasonal Color Installation: \$27,140.00**

**Total estimated landscape budget for FY 2027: \$729,940.00**

**This does not include General Landscape Maintenance or Irrigation**



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

ENTIRE PROPERTY
HARDWOOD TREE STRUCTURAL CROWN THINNING & ELEVATION
PROPOSAL

FOR

BEXLEY CDD

Attention: Lisa Castoria - District Manager

April 7, 2026

Summary

Proper structural hardwood tree crown thinning and crown cleaning is a process that is necessary to be performed every 3 to 5 years for your oak trees. The general purposes of performing this crown thinning and cleaning process are:

- Promote air flow through the canopy to drastically reduce the chances of the tree breaking apart or being ripped out of the ground during high-wind storms.
Promote proper sunlight flow through the canopy to enhance and improve the health of the turfgrass and plant material under the tree canopy.
Reduce the risk of injury or property damage by eliminating hazard broken or dead limbs.
Provide proper clearance for service trucks or emergency vehicles.

Scope of Work

This proposal includes the following functions performed under the watch and instruction of an ISA Certified Arborist:

Diagram of a tree with labels: dead diseased branch, crossed-over branch, watersprouts or watershoots, broken/damaged branch, weak V-shaped crotch, suckers. List of work items: Removal of all damaged limbs, Removal of all diseased limbs, Removal of all dead limbs, Removal of all mistletoe, Removal of all sucker growth, Removal of watersprout growth, Removal of cross-over branches.

<p>A. Targetting the cut</p>	<ul style="list-style-type: none"> <li>• Proper limb removal at the branch bark ridge and collar.</li> <li>• Proper drop-crotch pruning to ensure the health of the tree.</li> </ul>
	<ul style="list-style-type: none"> <li>• Structural elevation to provide proper clearance for pedestrians on landscape areas.</li> <li>• Structural elevation to provide proper clearance for trucks and emergency vehicles on roadways.</li> <li>• Includes debris removal, hauling fees and dumping fees for all debris.</li> </ul>

***PRICING (Can be approved by section or by total project)***

Property Location	Tree Count	Unit Cost	Section Cost	Approval Signature	Date of Approval
BEXLEY BLVD.	291	\$ 350.00	\$ 101,850.00		
GIMMIE 10 PARK	28	\$ 350.00	\$ 9,800.00		
BALANCE COVE - PINE RIBBON	23	\$ 350.00	\$ 8,050.00		
BALCONY BREEZE - WISDOM TRAIL PARK	8	\$ 350.00	\$ 2,800.00		
BALCONY BREEZE DR.	4	\$ 350.00	\$ 1,400.00		
BRIGHTON LAKE DR.	15	\$ 350.00	\$ 5,250.00		
TERRAZ WAY	4	\$ 350.00	\$ 1,400.00		
GAME ON PARK	12	\$ 350.00	\$ 4,200.00		
BARK YARD DOG PARK	16	\$ 350.00	\$ 5,600.00		
YELLOW BRICK PARK	25	\$ 350.00	\$ 8,750.00		
TOUR TRACE	31	\$ 350.00	\$ 10,850.00		
EXPIC COVE	11	\$ 350.00	\$ 3,850.00		
ACOUSTIC LOOP	12	\$ 350.00	\$ 4,200.00		
BLUE LANTANA LANE - PARK	13	\$ 350.00	\$ 4,550.00		
<b>TOTAL PROJECT COST:</b>			<b>\$ 172,550.00</b>		

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist / TRAQ Certified Arborist  
[peteluke@redtreelandscape.systems](mailto:peteluke@redtreelandscape.systems) / Cell phone: (727) 919-3915

# Tab 6



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**Finished Turfgrass Areas**

**TOP CHOICE ANNUAL FIRE ANT CONTROL PROPOSAL  
for  
BEXLEY CDD**

Attention: Ms. Lisa Castoria – District Manager

April 2, 2026

**Scope of Work:**

- Application of *Top Choice* annual fire ant control on all finished turf areas.
- Areas excluded include retention pond embankments.
- Includes a (12) month guarantee from the date of application – all necessary retreatments will be performed at no additional charge within the warranty period.

**Contractual Excerpt:**

**Application of Top Choice for annual treatment of Fire Ants**

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services

**\$25,000.** / yr.

**Top Choice application will be performed at the sole discretion of the District's BOS**  
*(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

---

**Total Project Cost: \$25,000.00**

---

**Authorized Signature to Proceed**

---

**Date of Authorization**

Proposal submitted by Peter Lucadano – CEO / Owner & Florida Certified Pest Control Operator  
[peteluke@redtreelandscape.com](mailto:peteluke@redtreelandscape.com) / Cell phone: (727) 919-3915

# Tab 7



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**CONTROLLER 7**  
**BEXLEY VILLAGE DRIVE**

**IRRIGATION PROPOSAL**  
for  
***BEXLEY CDD***

Attention: Lisa Castoria, District Manager

April 3, 2026

**Scope of Work:**

Controller 7 is a Two-Wire Hunter ACC2 controller and does not have communications. A Hunter ACC2 communications module will be installed for internet communications.



**Materials:**

- (1) Hunter Cellular Communication Module
- (1) Hunter Communication Yearly Fee
- Labor included

**Total Price: \$2,042.50**

\_\_\_\_\_  
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 8

**From:** Jane Graham

**Sent:** Sunday, June 1, 2025 11:29 AM

**To:** Nancy Pettit <[nancy.bexleycdd@gmail.com](mailto:nancy.bexleycdd@gmail.com)>; Willson, Alyssa C. <[alyssa.willson@kutakrock.com](mailto:alyssa.willson@kutakrock.com)>; Wesley Elias <[welias@rizzetta.com](mailto:welias@rizzetta.com)>

**Subject:** April May 2025 invoice

Hi Nancy,

Hope you are doing well. Attached is the April/May invoice and here's a link for payment online: [LawPay](#)

My contract provides that the scope is "estimated not to exceed 20 hours." The total time in the attached invoice is 19 hours and 38 minutes, so we are still under the 20 hour limit. However, with at least 3 commissioner meetings coming up over the summer and a future County Commission meeting, I believe we will need an amendment to expand the scope by up to 10-14 hours. The Commissioner meetings will be 3-5 hours total, and the Commission meeting with preparation is likely 6-10 hours. Please let me know how Bexley would like to proceed.

For immediate next steps, we have a meeting with Commissioner Starkey on June 9, which is before the next Bexley CDD meeting. I am happy to go ahead with it anyway, even if it goes beyond the upset limit, with the understanding that 1) if my scope is expanded, I'll credit that time; and 2) if my scope is not expanded, I will waive that time. The rest of the Commissioner meetings are after the next scheduled Bexley CDD meeting, so we can further discuss as needed.

Let me know if you have any questions and how you would like to proceed. I can also discuss with Drew if he needs any amendment to his contract.

Thank you. I appreciate having the opportunity to work with you all. Have a great weekend.

Best,

Jane

Jane Graham, Esq.

Florida Bar Board Certified Attorney in City, County, and Local Government Law

Attorney and Founder

Sunshine City Law

# Tab 9



Bexley CDD  
General Manager's Report  
April 22, 2026

CDD maintenance operations continued to perform at a high level, with a strong focus on asset preservation, safety, and amenity enhancements throughout the reporting period. The team maintained consistent productivity while addressing both routine and high-priority maintenance items across the community.

Significant progress was made at the dog park, including the installation of approximately 200 linear feet of new fencing, repairs to the dog waste station, and redistribution of wood chips to improve ground conditions and overall usability. Attached to this management report, you will find the proposal for the removal of the water bowl and the installation of 2 water spigots with a concrete pad.

Community-wide efforts to preserve and enhance amenities remain a priority. Extensive staining and refurbishment were completed across multiple locations, including Yellow Brick Park, Lotus Park, Phase 4 Park, Ballantrae Boulevard, and Brighton Lake Road. This work included benches, tables, chairs, and waste receptacles, resulting in all furniture at Lotus Park and Yellow Brick Park being fully restored and stained, improving both appearance and longevity.











The team also completed repairs to the BMX park gate.



Infrastructure and safety-related items were addressed, including the repair of a damaged PVC gas warning marker at Cruiser Bend and Bexley Village Drive, as well as securing the bridge railing along the Go Your Own Way Trail. These efforts support ongoing safety and risk mitigation throughout common areas.

Overall, the maintenance team continues to operate efficiently and proactively, maintaining community standards, enhancing amenities, and ensuring that all common areas remain safe, functional, and visually appealing for residents.







# Tab 10



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

Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida 33619  
(813) 655-7520  
Plumbing #CFC019219 / Air Conditioning #CAC1822951

**BILL TO**

Bexley CDD c/o Rizzetta and Company  
3434 Colwell Avenue #200  
Tampa, FL 33614 USA

<b>ESTIMATE</b> 253495202	<b>ESTIMATE DATE</b> Mar 31, 2026
------------------------------	--------------------------------------

**JOB ADDRESS**

Bexley CDD  
16950 Vibrant Way  
Land O' Lakes, FL 34638 USA

**Job:** 81460

**ESTIMATE DETAILS**

Water line work: estimate, remove the dog bowl, water station rework the water lines to accommodate two new hose bibs that will be going in place. We will install a pressure treated 4 x 4 for each hose bib to be mounted correctly. We will also do this with a concrete bed for proper stability this price also covers the install of the concrete pads and drain system needed for discharge also this covers the auto shut offs for the hose bibs so they can not be left on this is parts and labor

<b>POTENTIAL SAVINGS</b>	\$543.00
<b>SUB-TOTAL</b>	\$5,429.98
<b>TOTAL</b>	\$5,429.98
<b>EST. FINANCING</b>	\$67.86

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

**CUSTOMER AUTHORIZATION**

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

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

Sign here

Date



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

Plumbing #CFC019219 / Air Conditioning #CAC1822951

## Terms & Conditions

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

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

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

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

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

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

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

# Tab 11



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Regular Meeting/Proposed Budget: May 27, 2026 @ 6:00 PM**

**District  
Manager's  
Report**

April 22

**2026**

B  
E  
X  
L  
E  
Y

C  
D  
D

**FINANCIAL SUMMARY**

**3/31/2026**

General Fund Cash & Investment Balance:	\$2,805,093
Reserve Fund Cash & Investment Balance:	\$592,605
Debt Service Fund Investment Balance:	<u>\$3,117,565</u>
<b>Total Cash and Investment Balances:</b>	<b>\$6,515,263</b>

**General Fund Expense Variance: \$168,839 Under Budget**

- Update on Duke Pole Replacement - no cost to District
- Proposed and adopted budget dates: **5/27 & 8/26 \*QUORUM needed\***

# Tab 12



**Scope of work for possible courts at Bexley CDD project:**

**2 Pickleball & Half Basketball = \$15,100 (concept 1)**

- muriatic acid
- one coat of binder
- one coat of black acrylic resurfacer
- two coats of color
- permanent install of sleeves, net post & nets for PB
- striping for pickleball and half basketball

**3 Pickleball & Mini Full Basketball = \$19,400 (concept 2)**

- muriatic acid
- one coat of binder
- one coat of black acrylic resurfacer
- two coats of color
- permanent install of sleeves, net post & nets for PB
- striping for pickleball and mini full basketball

**1 Tennis court = \$13,650 (concept 3)**

- muriatic acid
- one coat of binder
- one coat of black acrylic resurfacer
- two coats of color
- permanent install of sleeves, net post & nets for tennis
- striping for tennis

**Guarantee:** This surface comes with a 2-year guarantee against peeling, lifting and unusual fading.

**Note:** Price is total for entire job stated above.

**Contract prepared by Tammy Taylor  
Acceptance of Contract**

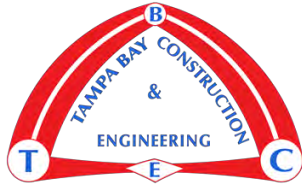
\*\*\*\*\*

The above prices, specification and conditions are here by accepted. Taylor Tennis can proceed with the above agreed upon Scope of work.

Accepting Signature: \_\_\_\_\_ Date: \_\_\_\_\_

PO BOX 971 Ellenton, FL 34222 Phone: 941.822.4490 Email: taylortennismore@yahoo.com

**\*\*Schedule is based on weather conditions and is subject to change daily, therefore postponing start or finish dates. Please plan accordingly for your court/courts to be closed until given the okay to start using them.**



# Tampa Bay Construction & Engineering Inc.

General Contracting • Construction Management

State License No. CGC060554

---

April 6, 2026

## Rizzetta & Company

Ms. Lisa Castoria

16950 Vibrant Way

Land O' Lakes, Florida 34638

(813) 994-1001

Project: Sport Courts

Re: Price Proposal

Good afternoon,

This is a proposal from information obtained from Tammy Taylor with Taylor Tennis, from the Engineer with BDI Engineering and from seeing the site. I tried contacting your office several times, but unfortunately, I was unsuccessful. However, I believe I have enough info to give the following price proposals.

**Option 1** concept drawing that includes half Basketball court, 2 pickleball courts and 1,350 SF Sidewalks would be \$63,000

**Option 2** concept drawing that includes full Basketball court, 2 Pickleball courts and 1,100 SF Sidewalks would be 73,000

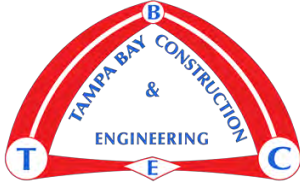
**Option 3 Tennis Court** 56'X106' would be \$44,000

In all options work will include the following:

- Mobilization
- Construction Silt Fence and Erosion Control
- Grade, proof roll and compact sub-grade to the required density.
- Spread Crushed Concrete base, grade and compact.
- Overlay 1.5 inch thick Asphalt Surface.
- Install Concrete Sidewalk.

## TERMS & CONDITIONS:

- Clearing and Grubbing. At this time we don't know which option will be taken and hence we don't know how many trees will be removed and disposed. Therefore, clearing & Grubbing will be added upon request.
- The site is balanced and there is no need for import fill dirt. However, if survey stakes show there is a need for import fill, price will be furnished upon knowing the quantities.



## Tampa Bay Construction & Engineering Inc.

*General Contracting • Construction Management*

*State License No. CGC060554*

Looking forward to hearing from you and if you have any question, please let me know.

Thank you

Tampa Bay Construction & Engineering, Inc.

*Ahmad Erchid*

Ahmad M. Erchid

# Tab 13

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEXLEY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

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

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

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

Section 1. Joe Albert is appointed Chairman.

Section 2. Stephen Babon is appointed Vice Chairman.

Section 3. Deneen Klenke is appointed Assistant Secretary.  
Adam Saunders is appointed Assistant Secretary.  
Nancy Pettit is appointed Assistant Secretary.  
Lisa Castoria is appointed Assistant Secretary.  
Matthew Huber is appointed Assistant Secretary.  
Scott Brizendine is appointed Secretary.  
Susan Garcia is appointed Assistant Treasurer.  
Scott Brizendine is appointed Treasurer.

Section 4. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF APRIL 2026.**

**BEXLEY COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASST. SECRETARY**

# Tab 14

**Florida Reserve Study and Appraisal, Inc.**  
12407 N. Florida Avenue  
Tampa, FL 33612  
Phone: 813.932.1588  
Fax: 813.388.4189  
[www.reservestudyfl.com](http://www.reservestudyfl.com)

## **Funding Reserve Analysis**

*for*

# **Bexley CDD**

March 31, 2026



# Funding Reserve Analysis

*for*

## Bexley CDD

### Table of Contents

<b>Pages</b>	<b>Subject</b>
<b>1</b> .....	<b>Report Cover Sheet</b>
<b>2</b> .....	<b>Table of Contents</b>
<b>3 to 19</b> .....	<b>Reserve Study Summary</b>
<b>20 to 24</b> .....	<b>Reserve Item Summary</b>
<b>25 to 35</b> .....	<b>Reserve Item Listing</b>
<b>36 to 40</b> .....	<b>Present Cost Report</b>
<b>41</b> .....	<b>Cash Flow</b>
<b>42 to 43</b> .....	<b>Assessment Summary</b>
<b>44 to 53</b> .....	<b>Expense Report</b>
<b>54 to 62</b> .....	<b>Expense Summary</b>

March 31, 2026

Bexley CDD  
16950 Vibrant Way  
Land O Lakes, Florida 34638

Board of Supervisors,

We are pleased to present to Bexley CDD the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call, we would be pleased to answer any questions you may have.

**Project Description**

Bexley CDD commenced operations in May 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. There will be 1,643 residential owners at build-out. Additionally, there is a daycare that pays assessments as well, bringing the overall number of assessed owners 1,644. The CDD consists of 938.717 acres and is located in Land O Lakes, Pasco County, Florida.

**Date of Physical Inspection**

The subject property was physically inspected on February 10, 2026 by Paul Gallizzi and Steven Swartz.

**Study Start and Study End**

This Reserve Study encompasses the 2026-2027 fiscal year plus 30 years. The Study Start Date is October 1, 2026 and the study ends on September 30, 2027.

**Governing Documents**

A review was made of aerials and subdivision plats for the subject property.

**Depth of Study**

Full Reserve Study with Field Inspection. A field inspection was made to visually verify the existing component conditions and to visually verify existing component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of some components were made to either verify improvement plan take offs or determine directly the quantities of a component. Photographs were taken of the site improvements.

**Summary of Financial Assumptions**

The below table contains a partial summary of information provided by Bexley CDD for the Bexley CDD funding study. For the purpose of this report, an annual operating budget was set to \$0, as this report focuses only on reserve items.

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2026</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>1644</i>
<i>Reserve Balance as of October 1, 2026<sup>1</sup></i>	<i>\$ 590,974</i>
<i>Annual Inflation Rate</i>	<i>3.00%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

<sup>1</sup> See "Financial Condition of District" in this report.

**Recommended Payment Schedule**

The below table contains the recommended schedule of payments for the next six years. The projected life expectancy of the major components and the funding needs of the reserves of the District are based upon the District performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the District.

**Proposed Assessments**

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2026	\$ 244	\$ 401,700	\$ 997,635
2027	\$ 252	\$ 413,751	\$ 1,435,352
2028	\$ 259	\$ 426,164	\$ 1,883,747
2029	\$ 267	\$ 438,948	\$ 675,817
2030	\$ 275	\$ 452,117	\$ 618,030
2031	\$ 283	\$ 465,680	\$ 756,480

\* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2026

### **Reserve Study Assumptions**

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The District plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur throughout the year, as services are provided.

### **Impact of Component Life**

The projected life expectancy of the major components and the reserve funding needs of the District are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the District. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the District. Also, some reserve items may have the phrase allowance after it. These reserve items are something that would not be fully replaced at one time, but a small portion may have to be replaced periodically.

### **Inflation Estimate**

The reserve study uses an inflation factor of 3.0% over the 30-year window of the report.

### **Initial Reserves**

Through February 28, 2026, there was \$590,974 set aside for reserves. The projected reserve balance on October 1, 2026 will be \$590,974. These numbers were obtained from the District on the official February 2026 balance sheet and the 2025-2026 fiscal year budget. October 1, 2026 starts the next fiscal year. September 30, 2027 marks the end of the fiscal year.

### **Financial Condition of District**

The pooled method with inflation reserve projections estimate \$244.34 per owner per year in fiscal year 2026-2027 and \$401,700 in total reserve funding.

At the current time, the District is considered to be 44 percent funded. This represents a fairly-funded status. The higher the percent funded, the more likely a District is to avoid a special assessment.

The following are general measures to the health of a District based on the percent funding model:

0- 30% funded:	poorly funded
30-70% funded:	fairly funded
70-100% funded:	well funded
100+% funded:	very well funded

### **Special Assessments**

No reserve items will require special assessments if the funding schedule is followed. However, funding less than the suggested amounts will likely result in special assessments or for the replacement of an item to be delayed.

### **Reserve Funding Goal**

The reserve fund is set to be as close to Fully Funded as possible on an annual basis.

### **Study Method**

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. This approach is pragmatic, and allows human judgment and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the National Construction Estimator, Marshall Swift cost data, historical costs, and our in-house database of costs. When possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

### **Summary of Findings**

We have estimated future projected expenses for Bexley CDD based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Bexley CDD Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our opinion that owner reserve assessments as shown in the attached "Bexley CDD Assessment Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Bexley CDD represents and

warrants that the information provided to us, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Bexley CDD shall provide to us Bexley CDD's best-estimated age of that item. If Bexley CDD is unable to provide and estimate of a Reserve Item's age, we shall make our own estimate of age of the Reserve Item. The Reserve Study is created for the District's use, and is a reflection of information provided to us. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

### **Percent Funded**

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of a District. The assumption is, the higher the percentage, the greater the "Financial Health". We believe the basic premise of "Fully Funded" is sound, but we also believe that the validity of the Fully Funded value must be used with caution.

To answer the question, some understanding of Percent Funded is required. Fully Funded is the sum of the depreciation of all the components by year. To get the Percent Funded, divide the year end reserve balance by the Fully Funded value and multiply by 100 to get a percentage. The concept of Fully Funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

### **Keeping Your Reserve Study Current**

We believe that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once every few years
- At changes in the number of assessment paying owners
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

### **Items Beyond the Scope of this Report**

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Bexley CDD for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.
- Safety inspections.

### **Alley Notes**

Bexley CDD has ownership responsibility of alleys around the District. The alleys are primarily asphalt, but there are also some concrete alleys. Overall, the alleys were considered to be in age-appropriate condition. For the purpose of the report, the alleys have been grouped into areas. Please note that some alleys do not have a formal street name, so they will be referenced by a nearby street. The following are the alley groups in the District:

Area 1: Parcel 4, Phase 2A; Concrete alleys near Vibrato Ln; built 2018; 16,584 SF

Area 2: Parcel 4, Phase 1; Concrete alleys near Remembrance Way; built 2017; 11,982 SF

Area 3: Parcel 4, Phase 2B: Asphalt alleys; built 2018; 15,552 SF; included alleys are Gear Ln

Area 4: Parcel 3, Phase 1, Lot D Replat: Asphalt alleys; built 2023; 14,908 SF; included alleys are Tea Leaf and Full Sun

Area 5: Parcel 3, Phase 1: Asphalt alleys; built 2017; 5,622 SF; included alleys are Janna Grace Way

Area 5A: Parcel 3, Phase 1; Concrete alleys near Red Brick Ln; built 2017; 7,006 SF

Area 6: Parcel 4, Phase 1: Asphalt alleys; built 2017; 62,294 SF; included alleys are Richness Way, Cinnamon Fern Way, and several nearby unnamed streets

Area 7: Parcel 4, Phase 2B: Asphalt alleys; built 2018; 9,216 SF; included alleys are Kickstand Ln

**Pond Banks Notes**

Drainage ponds require routine and non-routine maintenance. Routine maintenance includes mowing debris removal and catch basin cleaning. Mowing on a regular basis enhances the aesthetics of the area as well as helping to prevent erosion. Proper mowing of the banks helps the ground cover maintain a healthy root system, which minimizes erosion. Trash, debris, and litter removal reduces obstructions to inlets and outlets allow the storm water system to function as designed. Cleaning catch basins is also considered routine maintenance. For the purpose of this reserve study, the cost of routine maintenance is not a reserve item.

Non-routine maintenance is a reserve item. Non-routine maintenance includes bank erosion and stabilization, sediment removal, and structural repairs and replacement. From time to time, some of these ponds may encounter erosion of their banks and require repairs. All ponds react differently due to original construction, slope of the bank, soil or environmental conditions, and other factors.

In Bexley, there are retention ponds for stormwater drainage. These ponds are estimated to have 105,326 linear feet of shoreline area, excluding natural ponds and natural shorelines.

It is not likely that all of the shoreline area will erode and need to be replaced. We have estimated that approximately 5 percent of the shoreline will erode and need refurbishment over a 5-year period. An erosion control reserve for repair of ponds is necessary for the proper upkeep in the District. This number can be adjusted in future reserve planning if necessary.

**Stormwater Drainage Notes**

The community has an overall area of 938 acres with build-out potential of 1,643 homes. The drainage for the District is comprised of many retention ponds and a complete drainage system.

The entire residential area including all roads and open areas have a complete drainage system. Overall, there are estimated to be 92 manholes, 38 control structures, 414 curb inlets, 72 grate inlets, 4 junction boxes, 133 mitered end sections, and 39 yard drains. In addition, there is 65,109 feet of reinforced concrete piping ranging in size from an 15 inch diameter to a 60 inch diameter. Additionally, there is HDPE piping ranging from an 8 inch diameter to a 15 inch diameter.

**Bexley CDD Storm Water Pipes**

Concrete:

Diameter	Length	Cost/LF	Amount
----------	--------	---------	--------

15"	1783'	83.00	\$ 147,989
18"	24623'	95.00	\$2,339,185
24"	16548'	119.00	\$1,969,212
30"	9841'	143.00	\$1,407,263
36"	7009'	167.00	\$1,170,503
42"	3272'	191.00	\$ 624,952
48"	1221'	215.00	\$ 41,825
54"	637'	239.00	\$ 167,531
60"	'	263.00	\$ 262,515

HDPE:

8"	501'	42.00	\$ 21,042
12"	1391'	55.00	\$ 76,505
15"	92'	64.00	\$ 5,888

PVC:

12"	364'	40.00	\$ 14,560
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Other Drainage:

Curb Inlets	414@6000 =	\$2,484,000
Grate Inlets	72@5000 =	\$ 360,000
Control Structures	38@6000 =	\$ 228,000
Manholes	92@4100 =	\$ 377,200
Junction Boxes	4@5000 =	\$ 20,000
Mitered End Sections	133@2500 =	\$ 332,500
Yard Drains	39@1200 =	\$ 46,800
End Walls	8@6000 =	\$ 48,000
Head Walls	15@12000 =	\$ 180,000

Grand Total \$12,375,470

In general, the drainage system including drainage structures and drainage pipes have a long lifespan. These improvements, however, may encounter problems from natural causes such as settlement or tree roots and man-made causes such as excavations or poor original design or poor construction. It has therefore been deemed necessary to set up a reserve for repair and replacement of the District owned drainage improvements.

For the purpose of this reserve study, it is our opinion that 2 percent of the original system cost should be set aside for reserves over a ten year period, which would result in a reserve over that time of \$247,500. These reserves can also be used for deferred maintenance of the storm drainage system, as

some minor problems may occur at various times. The amounts shown in this reserve study should be analyzed and adjusted in future reserve studies based upon actual District expenditures for such items.

**Statement of Qualifications**

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 300,000 apartment, villa, townhome, and condominium units. We have prepared insurance appraisals and reserve studies for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, townhouse developments, single family homeowners associations, etc. We both hold engineering degrees from fully accredited universities. Paul Gallizzi is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465. Steven Swartz is a designated Reserve Specialist, RS No.214, from the Community Associations Institute as well as a State Certified General Real Estate Appraiser License Number RZ 3479.

**Conflict of Interest**

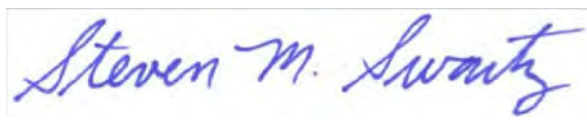
As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank Bexley CDD for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:



Paul Gallizzi



Steven M. Swartz, RS

Enclosures:

8 Pages of Photographs Attached



Typical Concrete Alley



Typical Concrete Alley



Typical Asphalt Alley



Soccer Field Chain Link Fencing



Bike Park Shade Structure



Bike Park Wooden Ramp



Bike Park Asphalt Surface



Bike Park Small Wooden Structures



Bike Park Aluminum Fencing



Access System for Bike Park and Dog Park



Dog Park



Dog Park Fencing



Dog Park Shade Structure



Dog Park Play Tunnels



Stormwater Drainage Grate Inlet



Stormwater Drainage Curb Inlet



Pedestrian Bridge



Pedestrian Bridge



Nature Boardwalk



Retaining Wall and Fence



CDD-Owned Sidewalks



Typical Pond



Typical Pond



Typical Pond



Exercise Stations



Exercise Stations



Terrazzo Way Playstructure



Terrazzo Way Playstructure



Terrazzo Way Swingset



Terrazzo Way Game Tables



Double Swing Pergola - Broad Porch Run Park



Typical Park Bench



Typical Trash Can



Typical Mail Center



Typical Mail Center



Typical Mail Sections



Tour Trace Park



Outdoor Furniture - Tour Trace Park



Wooden Swingset - Tour Trace Park



Shade Structure - Tour Trace Park



Typical Picnic Table



Pine Ribbon Park Playstructure



Pine Ribbon Park Climbing Structure



Typical Park Pavers



Wooden Park Trellis - Pine Ribbon Park



Entry Monument

*Prepared by Florida Reserve Study and Appraisal*  
**Bexley CDD Reserve Study Expense Item Summary**

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
<b>Alleys</b>					
Area 1 Concrete Replacement near Vibrato Ln	\$ 165,840	27 Years	35 Years	\$ 383,744	Yes
Area 2 Concrete Replacement near Remembrance Way	\$ 119,820	26 Years	35 Years	\$ 269,072	Yes
Area 3 Asphalt Mill and Overlay Gear Ln	\$ 34,992	10 Years	18 Years	\$ 48,653	Yes
Area 4 Asphalt Mill and Overlay Tea Leaf and Full Sun	\$ 33,543	15 Years	18 Years	\$ 54,176	Yes
Area 5 Asphalt Mill and Overlay Janna Grace Way	\$ 12,650	9 Years	18 Years	\$ 17,069	Yes
Area 5A Concrete Replacement near Red Brick Ln	\$ 70,060	26 Years	35 Years	\$ 157,329	Yes
Area 6 Asphalt Mill and Overlay near Richness Way	\$ 140,162	9 Years	18 Years	\$ 189,127	Yes
Area 7 Asphalt Mill and Overlay Kickstand Ln	\$ 20,736	10 Years	18 Years	\$ 28,831	Yes
<b>Balcony Breeze Dr Parks</b>					
Mail Pavilion Metal Roofing	\$ 9,936	21 Years	30 Years	\$ 19,208	Yes
Mail Pavilion Painting	\$ 2,212	0 Years	8 Years	\$ 2,279	Yes
Mail Sections	\$ 39,200	16 Years	25 Years	\$ 65,238	Yes
Trash Cans	\$ 1,200	6 Years	15 Years	\$ 1,480	Yes
Wood/Metal Picnic Table	\$ 2,000	6 Years	15 Years	\$ 2,467	Yes
Wood/Metal Park Benches	\$ 7,500	6 Years	15 Years	\$ 9,250	Yes
<b>Ballantrae Blvd Park</b>					
Trash Cans	\$ 600	7 Years	15 Years	\$ 763	Yes
Wood/Metal Park Benches	\$ 4,500	7 Years	15 Years	\$ 5,719	Yes
Mail Pavilion Metal Roofing	\$ 9,936	22 Years	30 Years	\$ 19,793	Yes
Mail Pavilion Painting	\$ 2,212	0 Years	8 Years	\$ 2,279	Yes
Mail Sections	\$ 39,200	17 Years	25 Years	\$ 67,222	Yes
<b>Bike Park</b>					
Shade Canopy	\$ 3,780	2 Years	8 Years	\$ 4,136	Yes
Aluminum Fencing 5'	\$ 42,480	11 Years	20 Years	\$ 60,860	Yes
Picnic Tables	\$ 4,000	6 Years	15 Years	\$ 4,933	Yes

Bexley CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Wooden Structures Repair Allowance	\$ 8,000	4 Years	5 Years	\$ 9,293	Yes
Asphalt Resurface	\$ 31,840	11 Years	20 Years	\$ 45,617	Yes
Access Fab System for Dog Park and Bike Park	\$ 5,000	9 Years	18 Years	\$ 6,747	Yes
<b>Blue Lantana Ln Park</b>					
Wood/Metal Park Benches	\$ 4,500	6 Years	15 Years	\$ 5,550	Yes
Wood/Metal Picnic Table	\$ 2,000	6 Years	15 Years	\$ 2,467	Yes
Mail Pavilion Metal Roofing	\$ 7,280	21 Years	30 Years	\$ 14,074	Yes
Mail Pavilion Painting	\$ 1,864	0 Years	8 Years	\$ 1,921	Yes
Mail Sections	\$ 11,200	16 Years	25 Years	\$ 18,639	Yes
<b>Broad Porch Run Park</b>					
Wood/Metal Park Benches	\$ 4,500	7 Years	15 Years	\$ 5,719	Yes
Trash Cans	\$ 1,800	7 Years	15 Years	\$ 2,288	Yes
Double Swing Pergolas	\$ 10,000	7 Years	15 Years	\$ 12,709	Yes
Single Swing Pergola	\$ 2,500	7 Years	15 Years	\$ 3,177	Yes
Mail Pavilion Metal Roofing	\$ 9,936	22 Years	30 Years	\$ 19,793	Yes
Mail Pavilion Painting	\$ 2,212	0 Years	8 Years	\$ 2,279	Yes
Mail Sections	\$ 39,200	17 Years	25 Years	\$ 67,222	Yes
<b>Cadence Loop Park</b>					
Pavers	\$ 16,742	29 Years	35 Years	\$ 41,132	Yes
Wood/Metal Park Benches	\$ 4,500	9 Years	15 Years	\$ 6,072	Yes
Wood/Metal Picnic Tables	\$ 4,000	9 Years	15 Years	\$ 5,397	Yes
Trash Cans	\$ 1,800	9 Years	15 Years	\$ 2,429	Yes
Mail Pavilion Metal Roofing	\$ 9,936	24 Years	30 Years	\$ 21,015	Yes
Mail Pavilion Painting	\$ 2,212	2 Years	8 Years	\$ 2,420	Yes
Mail Sections	\$ 39,200	19 Years	25 Years	\$ 71,374	Yes
Outdoor Furniture	\$ 7,800	6 Years	12 Years	\$ 9,620	Yes
<b>Clay Pot Dr Park</b>					
Wooden Trellis Structure	\$ 6,435	17 Years	20 Years	\$ 11,035	Yes
Mail Sections	\$ 16,800	22 Years	25 Years	\$ 33,466	Yes
<b>Dog Park</b>					
Dog Park Play Tunnels	\$ 2,400	11 Years	20 Years	\$ 3,438	Yes

Bexley CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Wood/Metal Park Benches	\$ 3,000	6 Years	15 Years	\$ 3,700	Yes
Trash Cans	\$ 600	6 Years	15 Years	\$ 740	Yes
Outdoor Furniture	\$ 3,600	3 Years	12 Years	\$ 4,058	Yes
<b>Exercise Stations</b>					
Poured in Place Rubber Surface	\$ 39,904	5 Years	14 Years	\$ 47,763	Yes
Exercise Equipment	\$ 22,000	11 Years	20 Years	\$ 31,519	Yes
<b>Frame Bend Park</b>					
Pavers	\$ 5,412	30 Years	35 Years	\$ 13,701	Yes
Wood/Metal Park Benches	\$ 3,000	10 Years	15 Years	\$ 4,171	Yes
<b>Grounds</b>					
Stormwater Drainage Repair Allowance	\$ 247,500	5 Years	10 Years	\$ 296,245	Yes
Pedestrian Bridge Frame and Support	\$ 123,840	24 Years	32 Years	\$ 261,924	Yes
Pedestrian Bridge Deck Boards and Railings	\$ 170,280	8 Years	16 Years	\$ 222,986	Yes
Nature Boardwalk Frame and Support	\$ 56,160	24 Years	32 Years	\$ 118,779	Yes
Nature Boardwalk Deck Boards	\$ 126,360	8 Years	16 Years	\$ 165,471	Yes
Entry Monument Refurbishment	\$ 10,000	11 Years	20 Years	\$ 14,327	Yes
3' CB Retaining Wall and 4' Aluminum Fence Frehley Run	\$ 33,600	25 Years	30 Years	\$ 73,226	Yes
3' CB Retaining Wall and 4' Aluminum Fence Tour Trace	\$ 40,600	24 Years	30 Years	\$ 85,870	Yes
3' CB Retaining Wall and 4' Aluminum Fence Broad Porch Run	\$ 41,300	22 Years	30 Years	\$ 82,270	Yes
CDD-Owned Sidewalks Repair Allowance	\$ 25,000	4 Years	5 Years	\$ 29,040	Yes
Pond Banks Erosion Control	\$ 421,300	4 Years	5 Years	\$ 489,389	Yes
<b>Jensen Ln Park</b>					
Outdoor Furniture	\$ 1,490,400	3 Years	12 Years	\$ 1,680,170	Yes
Pavers	\$ 11,572	26 Years	35 Years	\$ 25,987	Yes

Bexley CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Trash Cans	\$ 1,200	6 Years	15 Years	\$ 1,480	Yes
Wood/Metal Picnic Table	\$ 2,000	6 Years	15 Years	\$ 2,467	Yes
Wood/Metal Park Benches	\$ 4,500	6 Years	15 Years	\$ 5,550	Yes
<b>Pine Ribbon Dr Parks</b>					
Mail Pavilion Metal Roofing	\$ 7,280	22 Years	30 Years	\$ 14,502	Yes
Mail Pavilion Painting	\$ 1,864	0 Years	8 Years	\$ 1,921	Yes
Mail Sections	\$ 22,400	17 Years	25 Years	\$ 38,413	Yes
Wood/Metal Park Benches	\$ 7,500	7 Years	15 Years	\$ 9,532	Yes
Trash Cans	\$ 2,400	7 Years	15 Years	\$ 3,050	Yes
Playstructure	\$ 40,000	7 Years	15 Years	\$ 50,835	Yes
Climbing Structure	\$ 6,000	7 Years	15 Years	\$ 7,625	Yes
Swingset	\$ 6,800	17 Years	25 Years	\$ 11,661	Yes
Wood/Metal Picnic Table	\$ 2,000	7 Years	15 Years	\$ 2,542	Yes
Table Tennis and Fusbol Tables	\$ 7,000	7 Years	15 Years	\$ 8,896	Yes
Wooden Trellis Structure	\$ 36,400	12 Years	20 Years	\$ 53,736	Yes
<b>Soccer Field</b>					
Shade Canopy	\$ 3,780	2 Years	8 Years	\$ 4,136	Yes
Chain Link Fencing 4'	\$ 7,680	9 Years	18 Years	\$ 10,363	Yes
Chain Link Fencing 6'	\$ 8,400	9 Years	18 Years	\$ 11,335	Yes
Soccer Goals	\$ 2,000	3 Years	12 Years	\$ 2,255	Yes
Picnic Tables	\$ 2,400	6 Years	15 Years	\$ 2,960	Yes
<b>Terrazzo Way Playground</b>					
Table Tennis/Fusbol Table/Cornhole	\$ 7,000	6 Years	15 Years	\$ 8,633	Yes
Playstructure	\$ 130,000	13 Years	15 Years	\$ 197,751	Yes
Swingset	\$ 6,800	23 Years	25 Years	\$ 13,958	Yes
Metal Park Benches	\$ 4,500	13 Years	15 Years	\$ 6,845	Yes
<b>Tour Trace Park</b>					
Mail Pavilion Metal Roofing	\$ 9,936	25 Years	30 Years	\$ 21,654	Yes
Mail Pavilion Painting	\$ 2,212	3 Years	8 Years	\$ 2,494	Yes
Mail Sections	\$ 28,000	20 Years	25 Years	\$ 52,532	Yes
Artificial Grass	\$ 10,824	7 Years	12 Years	\$ 13,756	Yes
Pavers	\$ 13,134	30 Years	35 Years	\$ 33,250	Yes

Bexley CDD Funding Study Expense Item Summary - Continued

<b>Reserve Items</b>	<b>Current Cost When New</b>	<b>Estimated Remaining Life</b>	<b>Expected Life When New</b>	<b>First Replacement Cost</b>	<b>Repeating Item?</b>
Outdoor Furniture	\$ 8,000	7 Years	12 Years	\$ 10,167	Yes
Trash Cans	\$ 1,200	10 Years	15 Years	\$ 1,668	Yes
Wooden Swingset	\$ 6,000	15 Years	20 Years	\$ 9,691	Yes
Wooden Jungle Gym	\$ 5,000	15 Years	20 Years	\$ 8,076	Yes
Wooden Merry-Go-Round	\$ 5,000	15 Years	20 Years	\$ 8,076	Yes
Shade Canopies	\$ 9,612	6 Years	8 Years	\$ 11,855	Yes
Decorative Park Bench	\$ 2,000	10 Years	15 Years	\$ 2,781	Yes
Wood/Metal Park Benches	\$ 3,000	10 Years	15 Years	\$ 4,171	Yes
Wood/Metal Picnic Table	\$ 2,000	10 Years	15 Years	\$ 2,781	Yes

Months Remaining in Fiscal Calendar Year 2026: 12

Expected annual inflation: 3.00%

Interest earned on reserve funds: 2.00%

Initial Reserve: \$ 590,974

Prepared by Florida Reserve Study and Appraisal  
**Bexley CDD Reserve Study Expense Item Listing**

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
<b>Alleys</b>							
Area 1 Concrete Replacement near Vibrato Ln	\$ 10.00 / sf	16584 sf	\$ 165,840	27 Years	35 Years	2053	\$ 383,744
				35 Years		2088	\$ 1,095,170
Area 2 Concrete Replacement near Remembrance Way	\$ 10.00 / sf	11982 sf	\$ 119,820	26 Years	35 Years	2052	\$ 269,072
				35 Years		2087	\$ 767,908
Area 3 Asphalt Mill and Overlay Gear Ln	\$ 2.25 / sf	15552 sf	\$ 34,992	10 Years	18 Years	2036	\$ 48,653
				18 Years		2054	\$ 83,432
						2072	\$ 143,074
Area 4 Asphalt Mill and Overlay Tea Leaf and Full Sun	\$ 2.25 / sf	14908 sf	\$ 33,543	15 Years	18 Years	2041	\$ 54,176
				18 Years		2059	\$ 92,903
Area 5 Asphalt Mill and Overlay Janna Grace Way	\$ 2.25 / sf	5622 sf	\$ 12,650	9 Years	18 Years	2035	\$ 17,069
				18 Years		2053	\$ 29,270
						2071	\$ 50,194
Area 5A Concrete Replacement near Red Brick Ln	\$ 10.00 / sf	7006 sf	\$ 70,060	26 Years	35 Years	2052	\$ 157,329
				35 Years		2087	\$ 449,004
Area 6 Asphalt Mill and Overlay near Richness Way	\$ 2.25 / sf	62294 sf	\$ 140,162	9 Years	18 Years	2035	\$ 189,127
				18 Years		2053	\$ 324,325
						2071	\$ 556,170
Area 7 Asphalt Mill and Overlay Kickstand Ln	\$ 2.25 / sf	9216 sf	\$ 20,736	10 Years	18 Years	2036	\$ 28,831
				18 Years		2054	\$ 49,441
						2072	\$ 84,784
<b>Balcony Breeze Dr Parks</b>							
Mail Pavilion Metal Roofing	\$ 16.00 / sf	621 sf	\$ 9,936	21 Years	30 Years	2047	\$ 19,208
				30 Years		2077	\$ 47,192
Mail Pavilion Painting	\$ 2.00 / sf	1106 sf	\$ 2,212	0 Years	8 Years	2026	\$ 2,279
				8 Years		2034	\$ 2,897
						2042	\$ 3,681

Bexley CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Mail Pavilion Painting	\$ 2.00 / sf	1106 sf	\$ 2,212	8 Years	8 Years	2050	\$ 4,678
						2058	\$ 5,946
Mail Sections	\$ 2,800 ea	14	\$ 39,200	16 Years	25 Years	2042	\$ 65,238
				25 Years		2067	\$ 137,979
Trash Cans	\$ 600 ea	2	\$ 1,200	6 Years	15 Years	2032	\$ 1,480
				15 Years		2047	\$ 2,320
						2062	\$ 3,636
Wood/Metal Picnic Table	\$ 2,000 ea	1	\$ 2,000	6 Years	15 Years	2032	\$ 2,467
				15 Years		2047	\$ 3,866
						2062	\$ 6,060
Wood/Metal Park Benches	\$ 1,500 ea	5	\$ 7,500	6 Years	15 Years	2032	\$ 9,250
				15 Years		2047	\$ 14,499
						2062	\$ 22,726
<b>Ballantrae Blvd Park</b>							
Trash Cans	\$ 600 ea	1	\$ 600	7 Years	15 Years	2033	\$ 763
				15 Years		2048	\$ 1,195
						2063	\$ 1,873
Wood/Metal Park Benches	\$ 1,500 ea	3	\$ 4,500	7 Years	15 Years	2033	\$ 5,719
				15 Years		2048	\$ 8,964
						2063	\$ 14,050
Mail Pavilion Metal Roofing	\$ 16.00 / sf	621 sf	\$ 9,936	22 Years	30 Years	2048	\$ 19,793
				30 Years		2078	\$ 48,627
Mail Pavilion Painting	\$ 2.00 / sf	1106 sf	\$ 2,212	0 Years	8 Years	2026	\$ 2,279
				8 Years		2034	\$ 2,897
						2042	\$ 3,681
						2050	\$ 4,678
						2058	\$ 5,946
Mail Sections	\$ 2,800 ea	14	\$ 39,200	17 Years	25 Years	2043	\$ 67,222
				25 Years		2068	\$ 142,176
<b>Bike Park</b>							
Shade Canopy	\$ 12.00 / sf	315 sf	\$ 3,780	2 Years	8 Years	2028	\$ 4,136
				8 Years		2036	\$ 5,256

Bexley CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Shade Canopy	\$ 12.00 / sf	315 sf	\$ 3,780	8 Years	8 Years	2044	\$ 6,679
						2052	\$ 8,489
						2060	\$ 10,788
Aluminum Fencing 5'	\$ 60.00 / lf	708 lf	\$ 42,480	11 Years 20 Years	20 Years	2037	\$ 60,860
						2057	\$ 110,812
Picnic Tables	\$ 2,000 ea	2	\$ 4,000	6 Years 15 Years	15 Years	2032	\$ 4,933
						2047	\$ 7,733
						2062	\$ 12,121
Wooden Structures Repair Allowance	\$ 8,000 / total	1 total	\$ 8,000	4 Years 5 Years	5 Years	2030	\$ 9,293
						2035	\$ 10,795
						2040	\$ 12,539
						2045	\$ 14,566
						2050	\$ 16,920
2055	\$ 19,655						
Asphalt Resurface	\$ 8.00 / sf	3980 sf	\$ 31,840	11 Years 20 Years	20 Years	2037	\$ 45,617
						2057	\$ 83,057
Access Fab System for Dog Park and Bike Park	\$ 5,000 / total	1 total	\$ 5,000	9 Years 18 Years	18 Years	2035	\$ 6,747
						2053	\$ 11,570
						2071	\$ 19,840
<b>Blue Lantana Ln Park</b>							
Wood/Metal Park Benches	\$ 1,500 ea	3	\$ 4,500	6 Years 15 Years	15 Years	2032	\$ 5,550
						2047	\$ 8,699
						2062	\$ 13,636
Wood/Metal Picnic Table	\$ 2,000 ea	1	\$ 2,000	6 Years 15 Years	15 Years	2032	\$ 2,467
						2047	\$ 3,866
						2062	\$ 6,060
Mail Pavilion Metal Roofing	\$ 16.00 / sf	455 sf	\$ 7,280	21 Years 30 Years	30 Years	2047	\$ 14,074
						2077	\$ 34,577
Mail Pavilion Painting	\$ 2.00 / sf	932 sf	\$ 1,864	0 Years 8 Years	8 Years	2026	\$ 1,921
						2034	\$ 2,441
						2042	\$ 3,102
						2050	\$ 3,942

Bexley CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Mail Pavilion	\$ 2.00 / sf	932 sf	\$ 1,864	8 Years	8 Years	2058	\$ 5,010
Mail Sections	\$ 2,800 ea	4	\$ 11,200	16 Years 25 Years	25 Years	2042 2067	\$ 18,639 \$ 39,423
<b>Broad Porch Run Park</b>							
Wood/Metal Park Benches	\$ 1,500 ea	3	\$ 4,500	7 Years 15 Years	15 Years	2033 2048 2063	\$ 5,719 \$ 8,964 \$ 14,050
Trash Cans	\$ 600 ea	3	\$ 1,800	7 Years 15 Years	15 Years	2033 2048 2063	\$ 2,288 \$ 3,586 \$ 5,620
Double Swing Pergolas	\$ 5,000 ea	2	\$ 10,000	7 Years 15 Years	15 Years	2033 2048 2063	\$ 12,709 \$ 19,920 \$ 31,223
Single Swing Pergola	\$ 2,500 ea	1	\$ 2,500	7 Years 15 Years	15 Years	2033 2048 2063	\$ 3,177 \$ 4,980 \$ 7,806
Mail Pavilion Metal Roofing	\$ 16.00 / sf	621 sf	\$ 9,936	22 Years 30 Years	30 Years	2048 2078	\$ 19,793 \$ 48,627
Mail Pavilion Painting	\$ 2.00 / sf	1106 sf	\$ 2,212	0 Years 8 Years	8 Years	2026 2034 2042 2050 2058	\$ 2,279 \$ 2,897 \$ 3,681 \$ 4,678 \$ 5,946
Mail Sections	\$ 2,800 ea	14	\$ 39,200	17 Years 25 Years	25 Years	2043 2068	\$ 67,222 \$ 142,176
<b>Cadence Loop Park</b>							
Pavers	\$ 11.00 / sf	1522 sf	\$ 16,742	29 Years	35 Years	2055	\$ 41,132
Wood/Metal Park Benches	\$ 1,500 ea	3	\$ 4,500	9 Years 15 Years	15 Years	2035 2050 2065	\$ 6,072 \$ 9,518 \$ 14,918
Wood/Metal Picnic Tables	\$ 2,000 ea	2	\$ 4,000	9 Years 15 Years	15 Years	2035 2050	\$ 5,397 \$ 8,460

Bexley CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Wood/Metal	\$ 2,000 ea	2	\$ 4,000	15 Years	15 Years	2065	\$ 13,261
Trash Cans	\$ 600 ea	3	\$ 1,800	9 Years	15 Years	2035	\$ 2,429
				15 Years		2050	\$ 3,807
						2065	\$ 5,967
Mail Pavilion Metal Roofing	\$ 16.00 / sf	621 sf	\$ 9,936	24 Years 30 Years	30 Years	2050 2080	\$ 21,015 \$ 51,630
Mail Pavilion Painting	\$ 2.00 / sf	1106 sf	\$ 2,212	2 Years	8 Years	2028	\$ 2,420
						2036	\$ 3,076
				8 Years		2044	\$ 3,909
						2052	\$ 4,967
						2060	\$ 6,313
Mail Sections	\$ 2,800 ea	14	\$ 39,200	19 Years 25 Years	25 Years	2045 2070	\$ 71,374 \$ 150,957
Outdoor Furniture	\$ 7,800 / total	1 total	\$ 7,800	6 Years 12 Years	12 Years	2032 2044 2056	\$ 9,620 \$ 13,783 \$ 19,746
<b>Clay Pot Dr Park</b>							
Wooden Trellis Structure	\$ 65.00 / sf	99 sf	\$ 6,435	17 Years 20 Years	20 Years	2043 2063	\$ 11,035 \$ 20,092
Mail Sections	\$ 2,800 ea	6	\$ 16,800	22 Years 25 Years	25 Years	2048 2073	\$ 33,466 \$ 70,780
<b>Dog Park</b>							
Dog Park Play Tunnels	\$ 1,200 ea	2	\$ 2,400	11 Years 20 Years	20 Years	2037 2057	\$ 3,438 \$ 6,261
Wood/Metal Park Benches	\$ 1,500 ea	2	\$ 3,000	6 Years 15 Years	15 Years	2032 2047 2062	\$ 3,700 \$ 5,800 \$ 9,090
Trash Cans	\$ 600 ea	1	\$ 600	6 Years 15 Years	15 Years	2032 2047 2062	\$ 740 \$ 1,160 \$ 1,818
Outdoor Furniture	\$ 3,600 / total	1 total	\$ 3,600	3 Years 12 Years	12 Years	2029 2041	\$ 4,058 \$ 5,814

Bexley CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Outdoor Furniture	\$ 3,600 / total	1 total	\$ 3,600	12 Years	12 Years	2053	\$ 8,330
						2065	\$ 11,935
<b>Exercise Stations</b>							
Poured in Place Rubber Surface	\$ 16.00 / sf	2494 sf	\$ 39,904	5 Years	14 Years	2031	\$ 47,763
				14 Years		2045	\$ 72,655
						2059	\$ 110,521
Exercise Equipment	\$ 22,000 / total	1 total	\$ 22,000	11 Years	20 Years	2037	\$ 31,519
				20 Years		2057	\$ 57,389
<b>Frame Bend Park</b>							
Pavers	\$ 11.00 / sf	492 sf	\$ 5,412	30 Years	35 Years	2056	\$ 13,701
Wood/Metal Park Benches	\$ 1,500 ea	2	\$ 3,000	10 Years	15 Years	2036	\$ 4,171
				15 Years		2051	\$ 6,538
						2066	\$ 10,248
<b>Grounds</b>							
Stormwater Drainage Repair Allowance	\$ 247,500 / total	1 total	\$ 247,500	5 Years	10 Years	2031	\$ 296,245
				10 Years		2041	\$ 399,739
						2051	\$ 539,389
						2061	\$ 727,827
Pedestrian Bridge Frame and Support	\$ 40.00 / sf	3096 sf	\$ 123,840	24 Years	32 Years	2050	\$ 261,924
				32 Years		2082	\$ 683,247
Pedestrian Bridge Deck Boards and Railings	\$ 55.00 / sf	3096 sf	\$ 170,280	8 Years	16 Years	2034	\$ 222,986
				16 Years		2050	\$ 360,146
						2066	\$ 581,673
Nature Boardwalk Frame and Support	\$ 20.00 / sf	2808 sf	\$ 56,160	24 Years	32 Years	2050	\$ 118,779
				32 Years		2082	\$ 309,845
Nature Boardwalk Deck Boards	\$ 45.00 / sf	2808 sf	\$ 126,360	8 Years	16 Years	2034	\$ 165,471
				16 Years		2050	\$ 267,254
						2066	\$ 431,644
Entry Monument	\$ 10,000 ea	1	\$ 10,000	11 Years	20 Years	2037	\$ 14,327

Bexley CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Entry Monument	\$ 10,000 ea	1	\$ 10,000	20 Years	20 Years	2057	\$ 26,086
3' CB Retaining Wall and 4' Aluminum Fence Frehley Run	\$ 175 / lf	192 lf	\$ 33,600	25 Years 30 Years	30 Years	2051 2081	\$ 73,226 \$ 179,905
3' CB Retaining Wall and 4' Aluminum Fence Tour Trace	\$ 175 / lf	232 lf	\$ 40,600	24 Years 30 Years	30 Years	2050 2080	\$ 85,870 \$ 210,969
3' CB Retaining Wall and 4' Aluminum Fence Broad Porch Run	\$ 175 / lf	236 lf	\$ 41,300	22 Years 30 Years	30 Years	2048 2078	\$ 82,270 \$ 202,123
CDD-Owned Sidewalks Repair Allowance	\$ 25,000 / total	1 total	\$ 25,000	4 Years 5 Years	5 Years	2030 2035 2040 2045 2050 2055	\$ 29,040 \$ 33,734 \$ 39,186 \$ 45,519 \$ 52,875 \$ 61,421
Pond Banks Erosion Control	\$ 421,300 / total	1 total	\$ 421,300	4 Years 5 Years	5 Years	2030 2035 2040 2045 2050 2055	\$ 489,389 \$ 568,483 \$ 660,359 \$ 767,084 \$ 891,058 \$ 1,035,068
<b>Jensen Ln Park</b>							
Outdoor Furniture	\$ 2,400 / sf	621 sf	\$ 1,490,400	3 Years 12 Years	12 Years	2029 2041 2053 2065	\$ 1,680,170 \$ 2,407,155 \$ 3,448,696 \$ 4,940,898
Pavers	\$ 11.00 / sf	1052 sf	\$ 11,572	26 Years 35 Years	35 Years	2052 2087	\$ 25,987 \$ 74,163
Trash Cans	\$ 600 ea	2	\$ 1,200	6 Years 15 Years	15 Years	2032 2047 2062	\$ 1,480 \$ 2,320 \$ 3,636

Bexley CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Wood/Metal Picnic Table	\$ 2,000 ea	1	\$ 2,000	6 Years	15 Years	2032	\$ 2,467
				15 Years		2047	\$ 3,866
						2062	\$ 6,060
Wood/Metal Park Benches	\$ 1,500 ea	3	\$ 4,500	6 Years	15 Years	2032	\$ 5,550
				15 Years		2047	\$ 8,699
						2062	\$ 13,636
<b>Pine Ribbon Dr Parks</b>							
Mail Pavilion Metal Roofing	\$ 16.00 / sf	455 sf	\$ 7,280	22 Years	30 Years	2048	\$ 14,502
				30 Years		2078	\$ 35,629
Mail Pavilion Painting	\$ 2.00 / sf	932 sf	\$ 1,864	0 Years	8 Years	2026	\$ 1,921
						2034	\$ 2,441
				8 Years		2042	\$ 3,102
						2050	\$ 3,942
						2058	\$ 5,010
Mail Sections	\$ 2,800 ea	8	\$ 22,400	17 Years	25 Years	2043	\$ 38,413
				25 Years		2068	\$ 81,244
Wood/Metal Park Benches	\$ 1,500 ea	5	\$ 7,500	7 Years	15 Years	2033	\$ 9,532
				15 Years		2048	\$ 14,940
						2063	\$ 23,417
Trash Cans	\$ 600 ea	4	\$ 2,400	7 Years	15 Years	2033	\$ 3,050
				15 Years		2048	\$ 4,781
						2063	\$ 7,494
Playstructure	\$ 40,000 ea	1	\$ 40,000	7 Years	15 Years	2033	\$ 50,835
				15 Years		2048	\$ 79,680
						2063	\$ 124,893
Climbing Structure	\$ 6,000 ea	1	\$ 6,000	7 Years	15 Years	2033	\$ 7,625
				15 Years		2048	\$ 11,952
						2063	\$ 18,734
Swingset	\$ 6,800 ea	1	\$ 6,800	17 Years	25 Years	2043	\$ 11,661
				25 Years		2068	\$ 24,663
Wood/Metal Picnic Table	\$ 2,000 ea	1	\$ 2,000	7 Years	15 Years	2033	\$ 2,542
				15 Years		2048	\$ 3,984

Bexley CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Wood/Metal	\$ 2,000 ea	1	\$ 2,000	15 Years	15 Years	2063	\$ 6,245
Table Tennis and Fusbol Tables	\$ 7,000 / total	1 total	\$ 7,000	7 Years	15 Years	2033	\$ 8,896
				15 Years		2048	\$ 13,944
						2063	\$ 21,856
Wooden Trellis Structure	\$ 65.00 / sf	560 sf	\$ 36,400	12 Years	20 Years	2038	\$ 53,736
				20 Years		2058	\$ 97,840
<b>Soccer Field</b>							
Shade Canopy	\$ 12.00 / sf	315 sf	\$ 3,780	2 Years	8 Years	2028	\$ 4,136
						2036	\$ 5,256
				8 Years		2044	\$ 6,679
						2052	\$ 8,489
						2060	\$ 10,788
Chain Link Fencing 4'	\$ 24.00 / lf	320 lf	\$ 7,680	9 Years	18 Years	2035	\$ 10,363
				18 Years		2053	\$ 17,771
						2071	\$ 30,475
Chain Link Fencing 6'	\$ 30.00 / lf	280 lf	\$ 8,400	9 Years	18 Years	2035	\$ 11,335
				18 Years		2053	\$ 19,437
						2071	\$ 33,332
Soccer Goals	\$ 1,000 ea	2	\$ 2,000	3 Years	12 Years	2029	\$ 2,255
						2041	\$ 3,230
				12 Years		2053	\$ 4,628
						2065	\$ 6,630
Picnic Tables	\$ 1,200 ea	2	\$ 2,400	6 Years	15 Years	2032	\$ 2,960
				15 Years		2047	\$ 4,640
						2062	\$ 7,272
<b>Terrazzo Way Playground</b>							
Table Tennis/Fusbol Table/Cornhole	\$ 7,000 / total	1 total	\$ 7,000	6 Years	15 Years	2032	\$ 8,633
				15 Years		2047	\$ 13,532
						2062	\$ 21,211
Playstructure	\$ 130,000 / total	1 total	\$ 130,000	13 Years	15 Years	2039	\$ 197,751
				15 Years		2054	\$ 309,962
						2069	\$ 485,844

Bexley CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Swingset	\$ 6,800 ea	1	\$ 6,800	23 Years 25 Years	25 Years	2049 2074	\$ 13,958 \$ 29,521
Metal Park Benches	\$ 1,500 ea	3	\$ 4,500	13 Years 15 Years	15 Years	2039 2054 2069	\$ 6,845 \$ 10,729 \$ 16,818
<b>Tour Trace Park</b>							
Mail Pavilion Metal Roofing	\$ 16.00 / sf	621 sf	\$ 9,936	25 Years 30 Years	30 Years	2051 2081	\$ 21,654 \$ 53,201
Mail Pavilion Painting	\$ 2.00 / sf	1106 sf	\$ 2,212	3 Years 8 Years	8 Years	2029 2037 2045 2053 2061	\$ 2,494 \$ 3,169 \$ 4,028 \$ 5,118 \$ 6,505
Mail Sections	\$ 2,800 ea	10	\$ 28,000	20 Years 25 Years	25 Years	2046 2071	\$ 52,532 \$ 111,106
Artificial Grass	\$ 12.00 / sf	902 sf	\$ 10,824	7 Years 12 Years	12 Years	2033 2045 2057	\$ 13,756 \$ 19,708 \$ 28,235
Pavers	\$ 11.00 / sf	1194 sf	\$ 13,134	30 Years	35 Years	2056	\$ 33,250
Outdoor Furniture	\$ 8,000 / total	1 total	\$ 8,000	7 Years 12 Years	12 Years	2033 2045 2057	\$ 10,167 \$ 14,566 \$ 20,869
Trash Cans	\$ 600 ea	2	\$ 1,200	10 Years 15 Years	15 Years	2036 2051 2066	\$ 1,668 \$ 2,615 \$ 4,099
Wooden Swingset	\$ 6,000 ea	1	\$ 6,000	15 Years 20 Years	20 Years	2041 2061	\$ 9,691 \$ 17,644
Wooden Jungle Gym	\$ 5,000 ea	1	\$ 5,000	15 Years 20 Years	20 Years	2041 2061	\$ 8,076 \$ 14,704
Wooden Merry-Go-Round	\$ 5,000 ea	1	\$ 5,000	15 Years 20 Years	20 Years	2041 2061	\$ 8,076 \$ 14,704
Shade Canopies	\$ 12.00 / sf	801 sf	\$ 9,612	6 Years	8 Years	2032	\$ 11,855

Bexley CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Shade Canopies	\$ 12.00 / sf	801 sf	\$ 9,612	8 Years	8 Years	2040	\$ 15,066
						2048	\$ 19,147
						2056	\$ 24,333
Decorative Park Bench	\$ 2,000 ea	1	\$ 2,000	10 Years	15 Years	2036	\$ 2,781
				15 Years		2051	\$ 4,359
						2066	\$ 6,832
Wood/Metal Park Benches	\$ 1,500 ea	2	\$ 3,000	10 Years	15 Years	2036	\$ 4,171
				15 Years		2051	\$ 6,538
						2066	\$ 10,248
Wood/Metal Picnic Table	\$ 2,000 ea	1	\$ 2,000	10 Years	15 Years	2036	\$ 2,781
				15 Years		2051	\$ 4,359
						2066	\$ 6,832

Months Remaining in Fiscal Calendar Year 2026: 12

Expected annual inflation: 3.00% Interest earned on reserve funds: 2.00% Initial Reserve: \$ 590,974

## Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Alleys	Area 1 Concrete Replacement near Vibrato Ln	16584 sf	\$ 10.00 / sf	\$ 165,840.00
	Area 2 Concrete Replacement near Remembrance Way	11982 sf	\$ 10.00 / sf	\$ 119,820.00
	Area 3 Asphalt Mill and Overlay Gear Ln	15552 sf	\$ 2.25 / sf	\$ 34,992.00
	Area 4 Asphalt Mill and Overlay Tea Leaf and Full Sun	14908 sf	\$ 2.25 / sf	\$ 33,543.00
	Area 5 Asphalt Mill and Overlay Janna Grace Way	5622 sf	\$ 2.25 / sf	\$ 12,649.50
	Area 5A Concrete Replacement near Red Brick Ln	7006 sf	\$ 10.00 / sf	\$ 70,060.00
	Area 6 Asphalt Mill and Overlay near Richness Way	62294 sf	\$ 2.25 / sf	\$ 140,161.50
	Area 7 Asphalt Mill and Overlay Kickstand Ln	9216 sf	\$ 2.25 / sf	\$ 20,736.00
Alleys Sub Total =				\$ 597,802.00
Balcony Breeze Dr Parks	Mail Pavilion Metal Roofing	621 sf	\$ 16.00 / sf	\$ 9,936.00
	Mail Pavilion Painting	1106 sf	\$ 2.00 / sf	\$ 2,212.00
	Mail Sections	14	\$ 2,800.00 ea	\$ 39,200.00
	Trash Cans	2	\$ 600.00 ea	\$ 1,200.00
	Wood/Metal Picnic Table	1	\$ 2,000.00 ea	\$ 2,000.00
	Wood/Metal Park Benches	5	\$ 1,500.00 ea	\$ 7,500.00
Balcony Breeze Dr Parks Sub Total =				\$ 62,048.00
Ballantrae Blvd Park	Trash Cans	1	\$ 600.00 ea	\$ 600.00
	Wood/Metal Park Benches	3	\$ 1,500.00 ea	\$ 4,500.00
	Mail Pavilion Metal Roofing	621 sf	\$ 16.00 / sf	\$ 9,936.00
	Mail Pavilion Painting	1106 sf	\$ 2.00 / sf	\$ 2,212.00
	Mail Sections	14	\$ 2,800.00 ea	\$ 39,200.00
Ballantrae Blvd Park Sub Total =				\$ 56,448.00
Bike Park	Shade Canopy	315 sf	\$ 12.00 / sf	\$ 3,780.00
	Aluminum Fencing 5'	708 lf	\$ 60.00 / lf	\$ 42,480.00
	Picnic Tables	2	\$ 2,000.00 ea	\$ 4,000.00
	Wooden Structures Repair Allowance	1 total	\$ 8,000.00 / total	\$ 8,000.00
	Asphalt Resurface	3980 sf	\$ 8.00 / sf	\$ 31,840.00

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Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Bike Park	Access Fab System for Dog Park and Bike Park	1 total	\$ 5,000.00 / total	\$ 5,000.00
Bike Park Sub Total =				\$ 95,100.00
Blue Lantana Ln Park	Wood/Metal Park Benches	3	\$ 1,500.00 ea	\$ 4,500.00
	Wood/Metal Picnic Table	1	\$ 2,000.00 ea	\$ 2,000.00
	Mail Pavilion Metal Roofing	455 sf	\$ 16.00 / sf	\$ 7,280.00
	Mail Pavilion Painting	932 sf	\$ 2.00 / sf	\$ 1,864.00
	Mail Sections	4	\$ 2,800.00 ea	\$ 11,200.00
Blue Lantana Ln Park Sub Total =				\$ 26,844.00
Broad Porch Run Park	Wood/Metal Park Benches	3	\$ 1,500.00 ea	\$ 4,500.00
	Trash Cans	3	\$ 600.00 ea	\$ 1,800.00
	Double Swing Pergolas	2	\$ 5,000.00 ea	\$ 10,000.00
	Single Swing Pergola	1	\$ 2,500.00 ea	\$ 2,500.00
	Mail Pavilion Metal Roofing	621 sf	\$ 16.00 / sf	\$ 9,936.00
	Mail Pavilion Painting	1106 sf	\$ 2.00 / sf	\$ 2,212.00
	Mail Sections	14	\$ 2,800.00 ea	\$ 39,200.00
Broad Porch Run Park Sub Total =				\$ 70,148.00
Cadence Loop Park	Pavers	1522 sf	\$ 11.00 / sf	\$ 16,742.00
	Wood/Metal Park Benches	3	\$ 1,500.00 ea	\$ 4,500.00
	Wood/Metal Picnic Tables	2	\$ 2,000.00 ea	\$ 4,000.00
	Trash Cans	3	\$ 600.00 ea	\$ 1,800.00
	Mail Pavilion Metal Roofing	621 sf	\$ 16.00 / sf	\$ 9,936.00
	Mail Pavilion Painting	1106 sf	\$ 2.00 / sf	\$ 2,212.00
	Mail Sections	14	\$ 2,800.00 ea	\$ 39,200.00
	Outdoor Furniture	1 total	\$ 7,800.00 / total	\$ 7,800.00
Cadence Loop Park Sub Total =				\$ 86,190.00
Clay Pot Dr Park	Wooden Trellis Structure	99 sf	\$ 65.00 / sf	\$ 6,435.00
	Mail Sections	6	\$ 2,800.00 ea	\$ 16,800.00
Clay Pot Dr Park Sub Total =				\$ 23,235.00
Dog Park	Dog Park Play Tunnels	2	\$ 1,200.00 ea	\$ 2,400.00
	Wood/Metal Park Benches	2	\$ 1,500.00 ea	\$ 3,000.00
	Trash Cans	1	\$ 600.00 ea	\$ 600.00
	Outdoor Furniture	1 total	\$ 3,600.00 / total	\$ 3,600.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Dog Park Sub Total =				\$ 9,600.00
Exercise Stations	Poured in Place Rubber Surface	2494 sf	\$ 16.00 / sf	\$ 39,904.00
	Exercise Equipment	1 total	\$ 22,000.00 / total	\$ 22,000.00
Exercise Stations Sub Total =				\$ 61,904.00
Frame Bend Park	Pavers	492 sf	\$ 11.00 / sf	\$ 5,412.00
	Wood/Metal Park Benches	2	\$ 1,500.00 ea	\$ 3,000.00
Frame Bend Park Sub Total =				\$ 8,412.00
Grounds	Stormwater Drainage Repair Allowance	1 total	\$ 247,500.00 / total	\$ 247,500.00
	Pedestrian Bridge Frame and Support	3096 sf	\$ 40.00 / sf	\$ 123,840.00
	Pedestrian Bridge Deck Boards and Railings	3096 sf	\$ 55.00 / sf	\$ 170,280.00
	Nature Boardwalk Frame and Support	2808 sf	\$ 20.00 / sf	\$ 56,160.00
	Nature Boardwalk Deck Boards	2808 sf	\$ 45.00 / sf	\$ 126,360.00
	Entry Monument Refurbishment	1	\$ 10,000.00 ea	\$ 10,000.00
	3' CB Retaining Wall and 4' Aluminum Fence Frehley Run	192 lf	\$ 175.00 / lf	\$ 33,600.00
	3' CB Retaining Wall and 4' Aluminum Fence Tour Trace	232 lf	\$ 175.00 / lf	\$ 40,600.00
	3' CB Retaining Wall and 4' Aluminum Fence Broad Porch Run	236 lf	\$ 175.00 / lf	\$ 41,300.00
	CDD-Owned Sidewalks Repair Allowance	1 total	\$ 25,000.00 / total	\$ 25,000.00
	Pond Banks Erosion Control	1 total	\$ 421,300.00 / total	\$ 421,300.00
Grounds Sub Total =				\$ 1,295,940.00
Jensen Ln Park	Outdoor Furniture	621 sf	\$ 2,400.00 / sf	\$ 1,490,400.00
	Pavers	1052 sf	\$ 11.00 / sf	\$ 11,572.00
	Trash Cans	2	\$ 600.00 ea	\$ 1,200.00
	Wood/Metal Picnic Table	1	\$ 2,000.00 ea	\$ 2,000.00
	Wood/Metal Park Benches	3	\$ 1,500.00 ea	\$ 4,500.00
Jensen Ln Park Sub Total =				\$ 1,509,672.00
Pine Ribbon Dr Parks	Mail Pavilion Metal Roofing	455 sf	\$ 16.00 / sf	\$ 7,280.00
	Mail Pavilion Painting	932 sf	\$ 2.00 / sf	\$ 1,864.00

Prepared by Florida Reserve Study and Appraisal

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Pine Ribbon Dr Parks	Mail Sections	8	\$ 2,800.00 ea	\$ 22,400.00
	Wood/Metal Park Benches	5	\$ 1,500.00 ea	\$ 7,500.00
	Trash Cans	4	\$ 600.00 ea	\$ 2,400.00
	Playstructure	1	\$ 40,000.00 ea	\$ 40,000.00
	Climbing Structure	1	\$ 6,000.00 ea	\$ 6,000.00
	Swingset	1	\$ 6,800.00 ea	\$ 6,800.00
	Wood/Metal Picnic Table	1	\$ 2,000.00 ea	\$ 2,000.00
	Table Tennis and Fusbol Tables	1 total	\$ 7,000.00 / total	\$ 7,000.00
	Wooden Trellis Structure	560 sf	\$ 65.00 / sf	\$ 36,400.00
Pine Ribbon Dr Parks Sub Total =				\$ 139,644.00
Soccer Field	Shade Canopy	315 sf	\$ 12.00 / sf	\$ 3,780.00
	Chain Link Fencing 4'	320 lf	\$ 24.00 / lf	\$ 7,680.00
	Chain Link Fencing 6'	280 lf	\$ 30.00 / lf	\$ 8,400.00
	Soccer Goals	2	\$ 1,000.00 ea	\$ 2,000.00
	Picnic Tables	2	\$ 1,200.00 ea	\$ 2,400.00
Soccer Field Sub Total =				\$ 24,260.00
Terrazzo Way Playground	Table Tennis/Fusbol Table/Cornhole	1 total	\$ 7,000.00 / total	\$ 7,000.00
	Playstructure	1 total	\$ 130,000.00 / total	\$ 130,000.00
	Swingset	1	\$ 6,800.00 ea	\$ 6,800.00
	Metal Park Benches	3	\$ 1,500.00 ea	\$ 4,500.00
Terrazzo Way Playground Sub Total =				\$ 148,300.00
Tour Trace Park	Mail Pavilion Metal Roofing	621 sf	\$ 16.00 / sf	\$ 9,936.00
	Mail Pavilion Painting	1106 sf	\$ 2.00 / sf	\$ 2,212.00
	Mail Sections	10	\$ 2,800.00 ea	\$ 28,000.00
	Artificial Grass	902 sf	\$ 12.00 / sf	\$ 10,824.00
	Pavers	1194 sf	\$ 11.00 / sf	\$ 13,134.00
	Outdoor Furniture	1 total	\$ 8,000.00 / total	\$ 8,000.00
	Trash Cans	2	\$ 600.00 ea	\$ 1,200.00
	Wooden Swingset	1	\$ 6,000.00 ea	\$ 6,000.00
	Wooden Jungle Gym	1	\$ 5,000.00 ea	\$ 5,000.00
	Wooden Merry-Go-Round	1	\$ 5,000.00 ea	\$ 5,000.00
	Shade Canopies	801 sf	\$ 12.00 / sf	\$ 9,612.00
	Decorative Park Bench	1	\$ 2,000.00 ea	\$ 2,000.00
Wood/Metal Park Benches	2	\$ 1,500.00 ea	\$ 3,000.00	

Prepared by Florida Reserve Study and Appraisal

Present Costs - Continued

<b>Category</b>	<b>Item Name</b>	<b>No Units</b>	<b>Unit Cost</b>	<b>Present Cost</b>
Tour Trace Park	Wood/Metal Picnic Table	1	\$ 2,000.00 ea	\$ 2,000.00
Tour Trace Park Sub Total =				\$ 105,918.00
Totals =				\$ 4,321,465.00

### Bexley CDD Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2026	\$ 401,700	\$ 15,640	\$ 10,679	\$ 997,635	43.2%
2027	\$ 413,751	\$ 23,966		\$ 1,435,352	53.2%
2028	\$ 426,164	\$ 32,922	\$ 10,691	\$ 1,883,747	60.4%
2029	\$ 438,948	\$ 42,098	\$ 1,688,976	\$ 675,817	19.0%
2030	\$ 452,117	\$ 17,819	\$ 527,723	\$ 618,030	26.9%
2031	\$ 465,680	\$ 16,777	\$ 344,008	\$ 756,480	34.0%
2032	\$ 479,651	\$ 19,702	\$ 73,153	\$ 1,182,680	50.3%
2033	\$ 494,040	\$ 28,444	\$ 136,776	\$ 1,568,389	56.4%
2034	\$ 508,862	\$ 36,372	\$ 402,029	\$ 1,711,593	54.1%
2035	\$ 524,127	\$ 39,405	\$ 861,550	\$ 1,413,576	42.7%
2036	\$ 539,851	\$ 33,530	\$ 106,643	\$ 1,880,314	62.8%
2037	\$ 556,047	\$ 43,108	\$ 158,931	\$ 2,320,538	67.0%
2038	\$ 572,728	\$ 52,154	\$ 53,736	\$ 2,891,685	74.0%
2039	\$ 589,910	\$ 63,850	\$ 204,597	\$ 3,340,848	74.4%
2040	\$ 607,607	\$ 73,086	\$ 727,150	\$ 3,294,391	66.5%
2041	\$ 625,836	\$ 72,316	\$ 2,895,956	\$ 1,096,586	22.3%
2042	\$ 644,611	\$ 28,093	\$ 101,125	\$ 1,668,164	63.2%
2043	\$ 663,949	\$ 39,817	\$ 195,553	\$ 2,176,377	67.9%
2044	\$ 683,867	\$ 50,267	\$ 31,050	\$ 2,879,461	77.7%
2045	\$ 704,383	\$ 64,658	\$ 1,009,499	\$ 2,639,003	59.9%
2046	\$ 725,515	\$ 59,996	\$ 52,532	\$ 3,371,982	81.4%
2047	\$ 747,280	\$ 75,002	\$ 114,283	\$ 4,079,981	83.6%
2048	\$ 769,699	\$ 89,511	\$ 365,859	\$ 4,573,332	81.8%
2049	\$ 792,790	\$ 99,689	\$ 13,958	\$ 5,451,853	89.6%
2050	\$ 816,573	\$ 117,654	\$ 2,119,546	\$ 4,266,535	61.1%
2051	\$ 841,071	\$ 93,937	\$ 658,678	\$ 4,542,865	78.9%
2052	\$ 866,303	\$ 99,751	\$ 474,332	\$ 5,034,586	83.6%
2053	\$ 892,292	\$ 109,924	\$ 4,252,890	\$ 1,783,912	27.4%
2054	\$ 919,061	\$ 44,507	\$ 453,565	\$ 2,293,914	72.9%
2055	\$ 946,632	\$ 55,063	\$ 1,157,276	\$ 2,138,334	59.1%
2056	\$ 975,031	\$ 52,182	\$ 91,030	\$ 3,074,517	97.0%
<b>Totals :</b>	<b>\$ 20,086,076</b>	<b>\$ 1,691,240</b>	<b>\$ 19,293,773</b>		

<sup>1</sup> Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$ 0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2026: 12      Inflation = 3.00 %      Interest = 2.00 %

Study Life = 30 years      Initial Reserve Funds = \$ 590,974.00      Final Reserve Value = \$ 3,074,516.81

**Bexley CDD Modified Reserve Assessment Summary**

**Projected Assessment by Fiscal Calendar Year**

<b>Fiscal Calendar Year</b>	<b>Owner Total Annual Assessment</b>	<b>Annual Reserve Assessment</b>
2026	\$ 244.34	\$ 401,700
2027	\$ 251.67	\$ 413,751
2028	\$ 259.22	\$ 426,164
2029	\$ 267.00	\$ 438,948
2030	\$ 275.01	\$ 452,117
2031	\$ 283.26	\$ 465,680
2032	\$ 291.76	\$ 479,651
2033	\$ 300.51	\$ 494,040
2034	\$ 309.53	\$ 508,862
2035	\$ 318.81	\$ 524,127
2036	\$ 328.38	\$ 539,851
2037	\$ 338.23	\$ 556,047
2038	\$ 348.37	\$ 572,728
2039	\$ 358.83	\$ 589,910
2040	\$ 369.59	\$ 607,607
2041	\$ 380.68	\$ 625,836
2042	\$ 392.10	\$ 644,611
2043	\$ 403.86	\$ 663,949
2044	\$ 415.98	\$ 683,867
2045	\$ 428.46	\$ 704,383
2046	\$ 441.31	\$ 725,515
2047	\$ 454.55	\$ 747,280
2048	\$ 468.19	\$ 769,699
2049	\$ 482.23	\$ 792,790
2050	\$ 496.70	\$ 816,573
2051	\$ 511.60	\$ 841,071
2052	\$ 526.95	\$ 866,303
2053	\$ 542.76	\$ 892,292
2054	\$ 559.04	\$ 919,061
2055	\$ 575.81	\$ 946,632
2056	\$ 593.08	\$ 975,031

Assessment Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Operations Payments Include an annual inflation factor of 3.00%

Number of Payment Months in Fiscal Calendar Year 2026: 12

Number of Years of Constant Payments: 1

***Bexley CDD Funding Study Assessment Summary by Fiscal Calendar Year - Continued***

*No of Assessed Owners: 1644*

**Bexley CDD Funding Study - Expenses by Item and by Fiscal Calendar Year**

Item Description	FY 2026	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045
<b>Reserve Category : Alleys</b>																			
Area 1 Concrete Replacement near Vibrato Ln																			
Area 2 Concrete Replacement near Remembrance Way																			
Area 3 Asphalt Mill and Overlay Gear Ln										\$ 48,653									
Area 4 Asphalt Mill and Overlay Tea Leaf and Full Sun															\$ 54,176				
Area 5 Asphalt Mill and Overlay Janna Grace Way									\$ 17,069										
Area 5A Concrete Replacement near Red Brick Ln																			
Area 6 Asphalt Mill and Overlay near Richness Way									\$ 189,127										
Area 7 Asphalt Mill and Overlay Kickstand Ln										\$ 28,831									
Category Subtotal :									\$ 206,196	\$ 77,484					\$ 54,176				
<b>Reserve Category : Balcony Breeze Dr Parks</b>																			
Mail Pavilion Metal Roofing																			
Mail Pavilion Painting	\$ 2,279							\$ 2,897								\$ 3,681			
Mail Sections																\$ 65,238			
Trash Cans							\$ 1,480												
Wood/Metal Picnic Table							\$ 2,467												
Wood/Metal Park Benches							\$ 9,250												
Category Subtotal :	\$ 2,279						\$ 13,197		\$ 2,897							\$ 68,919			
<b>Reserve Category : Ballantrae Blvd Park</b>																			
Trash Cans							\$ 763												
Wood/Metal Park Benches							\$ 5,719												
Mail Pavilion Metal Roofing																			
Mail Pavilion Painting	\$ 2,279							\$ 2,897								\$ 3,681			
Mail Sections																	\$ 67,222		
Category Subtotal :	\$ 2,279						\$ 6,482	\$ 2,897							\$ 3,681	\$ 67,222			
<b>Reserve Category : Bike Park</b>																			
Shade Canopy		\$ 4,136								\$ 5,256									\$ 6,679

**Bexley CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

Item Description	FY 2026	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045
Aluminum Fencing 5'											\$ 60,860								
Picnic Tables						\$ 4,933													
Wooden Structures Repair Allowance				\$ 9,293					\$ 10,795					\$ 12,539					\$ 14,566
Asphalt Resurface											\$ 45,617								
Access Fab System for Dog Park and Bike Park									\$ 6,747										
Category Subtotal :		\$ 4,136		\$ 9,293		\$ 4,933			\$ 17,542	\$ 5,256	\$ 106,477			\$ 12,539				\$ 6,679	\$ 14,566
<b>Reserve Category : Blue Lantana Ln Park</b>																			
Wood/Metal Park Benches						\$ 5,550													
Wood/Metal Picnic Table						\$ 2,467													
Mail Pavilion Metal Roofing																			
Mail Pavilion Painting	\$ 1,921							\$ 2,441										\$ 3,102	
Mail Sections																		\$ 18,639	
Category Subtotal :	\$ 1,921					\$ 8,017		\$ 2,441										\$ 21,741	
<b>Reserve Category : Broad Porch Run Park</b>																			
Wood/Metal Park Benches							\$ 5,719												
Trash Cans							\$ 2,288												
Double Swing Pergolas							\$ 12,709												
Single Swing Pergola							\$ 3,177												
Mail Pavilion Metal Roofing																			
Mail Pavilion Painting	\$ 2,279							\$ 2,897										\$ 3,681	
Mail Sections																		\$ 67,222	
Category Subtotal :	\$ 2,279						\$ 23,893	\$ 2,897										\$ 3,681	\$ 67,222
<b>Reserve Category : Cadence Loop Park</b>																			
Pavers																			
Wood/Metal Park Benches									\$ 6,072										
Wood/Metal Picnic Tables									\$ 5,397										
Trash Cans									\$ 2,429										
Mail Pavilion Metal Roofing																			
Mail Pavilion Painting		\$ 2,420								\$ 3,076								\$ 3,909	
Mail Sections																			\$ 71,374
Outdoor Furniture						\$ 9,620												\$ 13,783	

**Bexley CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

Item Description	FY 2026	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045
Category Subtotal :		\$ 2,420				\$ 9,620			\$ 13,898	\$ 3,076								\$ 17,692	\$ 71,374
<b>Reserve Category : Clay Pot Dr Park</b>																			
Wooden Trellis Structure																		\$ 11,035	
Mail Sections																			
Category Subtotal :																		\$ 11,035	
<b>Reserve Category : Dog Park</b>																			
Dog Park Play Tunnels											\$ 3,438								
Wood/Metal Park Benches						\$ 3,700													
Trash Cans						\$ 740													
Outdoor Furniture			\$ 4,058												\$ 5,814				
Category Subtotal :			\$ 4,058			\$ 4,440					\$ 3,438				\$ 5,814				
<b>Reserve Category : Exercise Stations</b>																			
Poured in Place Rubber Surface					\$ 47,763														\$ 72,655
Exercise Equipment											\$ 31,519								
Category Subtotal :					\$ 47,763						\$ 31,519								\$ 72,655
<b>Reserve Category : Frame Bend Park</b>																			
Pavers																			
Wood/Metal Park Benches										\$ 4,171									
Category Subtotal :										\$ 4,171									
<b>Reserve Category : Grounds</b>																			
Stormwater Drainage Repair Allowance					\$ 296,245										\$ 399,739				
Pedestrian Bridge Frame and Support																			
Pedestrian Bridge Deck Boards and Railings								\$ 222,986											
Nature Boardwalk Frame and Support																			
Nature Boardwalk Deck Boards								\$ 165,471											
Entry Monument Refurbishment											\$ 14,327								
3' CB Retaining Wall and 4' Aluminum Fence Frehley Run																			

**Bexley CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

Item Description	FY 2026	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045
3' CB Retaining Wall and 4' Aluminum Fence Tour Trace																			
3' CB Retaining Wall and 4' Aluminum Fence Broad Porch Run																			
CDD-Owned Sidewalks Repair Allowance				\$ 29,040					\$ 33,734					\$ 39,186					\$ 45,519
Pond Banks Erosion Control				\$ 489,389					\$ 568,483					\$ 660,359					\$ 767,084
Category Subtotal :				\$ 518,429	\$ 296,245			\$ 388,457	\$ 602,217		\$ 14,327			\$ 699,545	\$ 399,739				\$ 812,603
<b>Reserve Category : Jensen Ln Park</b>																			
Outdoor Furniture			\$ 1,680,170												\$ 2,407,155				
Pavers																			
Trash Cans						\$ 1,480													
Wood/Metal Picnic Table						\$ 2,467													
Wood/Metal Park Benches						\$ 5,550													
Category Subtotal :			\$ 1,680,170			\$ 9,497									\$ 2,407,155				
<b>Reserve Category : Pine Ribbon Dr Parks</b>																			
Mail Pavilion Metal Roofing																			
Mail Pavilion Painting	\$ 1,921							\$ 2,441								\$ 3,102			
Mail Sections																		\$ 38,413	
Wood/Metal Park Benches							\$ 9,532												
Trash Cans							\$ 3,050												
Playstructure							\$ 50,835												
Climbing Structure							\$ 7,625												
Swingset																		\$ 11,661	
Wood/Metal Picnic Table							\$ 2,542												
Table Tennis and Futbol Tables							\$ 8,896												
Wooden Trellis Structure												\$ 53,736							
Category Subtotal :	\$ 1,921						\$ 82,480	\$ 2,441				\$ 53,736				\$ 3,102	\$ 50,074		
<b>Reserve Category : Soccer Field</b>																			
Shade Canopy		\$ 4,136							\$ 5,256										\$ 6,679
Chain Link Fencing 4'									\$ 10,363										
Chain Link Fencing 6'									\$ 11,335										
Soccer Goals			\$ 2,255												\$ 3,230				

Prepared by Florida Reserve Study and Appraisal

**Bexley CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

Item Description	FY 2026	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045
Picnic Tables						\$ 2,960													
Category Subtotal :		\$ 4,136	\$ 2,255			\$ 2,960			\$ 21,698	\$ 5,256					\$ 3,230			\$ 6,679	
<b>Reserve Category : Terrazzo Way Playground</b>																			
Table Tennis/Fusbol Table/Cornhole						\$ 8,633													
Playstructure													\$ 197,751						
Swingset																			
Metal Park Benches													\$ 6,845						
Category Subtotal :						\$ 8,633							\$ 204,596						
<b>Reserve Category : Tour Trace Park</b>																			
Mail Pavilion Metal Roofing																			
Mail Pavilion Painting			\$ 2,494								\$ 3,169								\$ 4,028
Mail Sections																			
Artificial Grass							\$ 13,756												\$ 19,708
Pavers																			
Outdoor Furniture							\$ 10,167												\$ 14,566
Trash Cans										\$ 1,668									
Wooden Swingset															\$ 9,691				
Wooden Jungle Gym															\$ 8,076				
Wooden Merry-Go-Round															\$ 8,076				
Shade Canopies						\$ 11,855							\$ 15,066						
Decorative Park Bench										\$ 2,781									
Wood/Metal Park Benches										\$ 4,171									
Wood/Metal Picnic Table										\$ 2,781									
Category Subtotal :			\$ 2,494			\$ 11,855	\$ 23,923			\$ 11,401	\$ 3,169			\$ 15,066	\$ 25,843				\$ 38,302
<b>Expense Totals :</b>																			
	\$ 10,679	\$ 10,691	\$ 1,688,976	\$ 527,723	\$ 344,008	\$ 73,153	\$ 136,776	\$ 402,029	\$ 861,550	\$ 106,643	\$ 158,931	\$ 53,736	\$ 204,597	\$ 727,150	\$ 2,895,956	\$ 101,125	\$ 195,553	\$ 31,050	\$ 1,009,499

**Bexley CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

Item Description	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053	FY 2054	FY 2055	FY 2056
<b>Reserve Category : Alleys</b>											
Area 1 Concrete Replacement near Vibrato Ln								\$ 383,744			
Area 2 Concrete Replacement near Remembrance Way							\$ 269,072				
Area 3 Asphalt Mill and Overlay Gear Ln									\$ 83,432		
Area 4 Asphalt Mill and Overlay Tea Leaf and Full Sun											
Area 5 Asphalt Mill and Overlay Janna Grace Way								\$ 29,270			
Area 5A Concrete Replacement near Red Brick Ln							\$ 157,329				
Area 6 Asphalt Mill and Overlay near Richness Way								\$ 324,325			
Area 7 Asphalt Mill and Overlay Kickstand Ln									\$ 49,441		
Category Subtotal :							\$ 426,401	\$ 737,339	\$ 132,873		
<b>Reserve Category : Balcony Breeze Dr Parks</b>											
Mail Pavilion Metal Roofing		\$ 19,208									
Mail Pavilion Painting					\$ 4,678						
Mail Sections											
Trash Cans		\$ 2,320									
Wood/Metal Picnic Table		\$ 3,866									
Wood/Metal Park Benches		\$ 14,499									
Category Subtotal :		\$ 39,893			\$ 4,678						
<b>Reserve Category : Ballantrae Blvd Park</b>											
Trash Cans			\$ 1,195								
Wood/Metal Park Benches			\$ 8,964								
Mail Pavilion Metal Roofing			\$ 19,793								
Mail Pavilion Painting					\$ 4,678						
Mail Sections											
Category Subtotal :			\$ 29,952		\$ 4,678						
<b>Reserve Category : Bike Park</b>											
Shade Canopy							\$ 8,489				

**Bexley CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

<b>Item Description</b>	<b>FY 2046</b>	<b>FY 2047</b>	<b>FY 2048</b>	<b>FY 2049</b>	<b>FY 2050</b>	<b>FY 2051</b>	<b>FY 2052</b>	<b>FY 2053</b>	<b>FY 2054</b>	<b>FY 2055</b>	<b>FY 2056</b>
Aluminum Fencing 5'											
Picnic Tables		\$ 7,733									
Wooden Structures Repair Allowance					\$ 16,920					\$ 19,655	
Asphalt Resurface											
Access Fab System for Dog Park and Bike Park								\$ 11,570			
Category Subtotal :		\$ 7,733			\$ 16,920		\$ 8,489	\$ 11,570		\$ 19,655	
<b>Reserve Category : Blue Lantana Ln Park</b>											
Wood/Metal Park Benches		\$ 8,699									
Wood/Metal Picnic Table		\$ 3,866									
Mail Pavilion Metal Roofing		\$ 14,074									
Mail Pavilion Painting					\$ 3,942						
Mail Sections											
Category Subtotal :		\$ 26,639			\$ 3,942						
<b>Reserve Category : Broad Porch Run Park</b>											
Wood/Metal Park Benches			\$ 8,964								
Trash Cans			\$ 3,586								
Double Swing Pergolas			\$ 19,920								
Single Swing Pergola			\$ 4,980								
Mail Pavilion Metal Roofing			\$ 19,793								
Mail Pavilion Painting					\$ 4,678						
Mail Sections											
Category Subtotal :			\$ 57,243		\$ 4,678						
<b>Reserve Category : Cadence Loop Park</b>											
Pavers										\$ 41,132	
Wood/Metal Park Benches					\$ 9,518						
Wood/Metal Picnic Tables					\$ 8,460						
Trash Cans					\$ 3,807						
Mail Pavilion Metal Roofing					\$ 21,015						
Mail Pavilion Painting							\$ 4,967				
Mail Sections											
Outdoor Furniture											\$ 19,746

**Bexley CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

<i>Item Description</i>	<i>FY 2046</i>	<i>FY 2047</i>	<i>FY 2048</i>	<i>FY 2049</i>	<i>FY 2050</i>	<i>FY 2051</i>	<i>FY 2052</i>	<i>FY 2053</i>	<i>FY 2054</i>	<i>FY 2055</i>	<i>FY 2056</i>
Category Subtotal :					\$ 42,800		\$ 4,967			\$ 41,132	\$ 19,746
<b>Reserve Category : Clay Pot Dr Park</b>											
Wooden Trellis Structure											
Mail Sections			\$ 33,466								
Category Subtotal :			\$ 33,466								
<b>Reserve Category : Dog Park</b>											
Dog Park Play Tunnels											
Wood/Metal Park Benches		\$ 5,800									
Trash Cans		\$ 1,160									
Outdoor Furniture								\$ 8,330			
Category Subtotal :		\$ 6,960						\$ 8,330			
<b>Reserve Category : Exercise Stations</b>											
Poured in Place Rubber Surface											
Exercise Equipment											
Category Subtotal :											
<b>Reserve Category : Frame Bend Park</b>											
Pavers											\$ 13,701
Wood/Metal Park Benches						\$ 6,538					
Category Subtotal :						\$ 6,538					\$ 13,701
<b>Reserve Category : Grounds</b>											
Stormwater Drainage Repair Allowance						\$ 539,389					
Pedestrian Bridge Frame and Support					\$ 261,924						
Pedestrian Bridge Deck Boards and Railings					\$ 360,146						
Nature Boardwalk Frame and Support					\$ 118,779						
Nature Boardwalk Deck Boards					\$ 267,254						
Entry Monument Refurbishment											
3' CB Retaining Wall and 4' Aluminum Fence Frehley Run						\$ 73,226					

**Bexley CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

<b>Item Description</b>	<b>FY 2046</b>	<b>FY 2047</b>	<b>FY 2048</b>	<b>FY 2049</b>	<b>FY 2050</b>	<b>FY 2051</b>	<b>FY 2052</b>	<b>FY 2053</b>	<b>FY 2054</b>	<b>FY 2055</b>	<b>FY 2056</b>
3' CB Retaining Wall and 4' Aluminum Fence Tour Trace					\$ 85,870						
3' CB Retaining Wall and 4' Aluminum Fence Broad Porch Run			\$ 82,270								
CDD-Owned Sidewalks Repair Allowance					\$ 52,875					\$ 61,421	
Pond Banks Erosion Control					\$ 891,058					\$ 1,035,068	
Category Subtotal :			\$ 82,270		\$ 2,037,906	\$ 612,615				\$ 1,096,489	
<b>Reserve Category : Jensen Ln Park</b>											
Outdoor Furniture								\$ 3,448,696			
Pavers							\$ 25,987				
Trash Cans		\$ 2,320									
Wood/Metal Picnic Table		\$ 3,866									
Wood/Metal Park Benches		\$ 8,699									
Category Subtotal :		\$ 14,885					\$ 25,987	\$ 3,448,696			
<b>Reserve Category : Pine Ribbon Dr Parks</b>											
Mail Pavilion Metal Roofing			\$ 14,502								
Mail Pavilion Painting					\$ 3,942						
Mail Sections											
Wood/Metal Park Benches			\$ 14,940								
Trash Cans			\$ 4,781								
Playstructure			\$ 79,680								
Climbing Structure			\$ 11,952								
Swingset											
Wood/Metal Picnic Table			\$ 3,984								
Table Tennis and Fusbol Tables			\$ 13,944								
Wooden Trellis Structure											
Category Subtotal :			\$ 143,783		\$ 3,942						
<b>Reserve Category : Soccer Field</b>											
Shade Canopy							\$ 8,489				
Chain Link Fencing 4'								\$ 17,771			
Chain Link Fencing 6'								\$ 19,437			
Soccer Goals								\$ 4,628			

**Bexley CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

<i>Item Description</i>	<i>FY 2046</i>	<i>FY 2047</i>	<i>FY 2048</i>	<i>FY 2049</i>	<i>FY 2050</i>	<i>FY 2051</i>	<i>FY 2052</i>	<i>FY 2053</i>	<i>FY 2054</i>	<i>FY 2055</i>	<i>FY 2056</i>
<i>Picnic Tables</i>		\$ 4,640									
Category Subtotal :		\$ 4,640					\$ 8,489	\$ 41,836			
<b>Reserve Category : Terrazzo Way Playground</b>											
<i>Table Tennis/Fusbol Table/Cornhole</i>		\$ 13,532									
<i>Playstructure</i>									\$ 309,962		
<i>Swingset</i>				\$ 13,958							
<i>Metal Park Benches</i>									\$ 10,729		
Category Subtotal :		\$ 13,532		\$ 13,958					\$ 320,691		
<b>Reserve Category : Tour Trace Park</b>											
<i>Mail Pavilion Metal Roofing</i>						\$ 21,654					
<i>Mail Pavilion Painting</i>								\$ 5,118			
<i>Mail Sections</i>	\$ 52,532										
<i>Artificial Grass</i>											
<i>Pavers</i>											\$ 33,250
<i>Outdoor Furniture</i>											
<i>Trash Cans</i>						\$ 2,615					
<i>Wooden Swingset</i>											
<i>Wooden Jungle Gym</i>											
<i>Wooden Merry-Go-Round</i>											
<i>Shade Canopies</i>			\$ 19,147								\$ 24,333
<i>Decorative Park Bench</i>						\$ 4,359					
<i>Wood/Metal Park Benches</i>						\$ 6,538					
<i>Wood/Metal Picnic Table</i>						\$ 4,359					
Category Subtotal :	\$ 52,532		\$ 19,147			\$ 39,525		\$ 5,118			\$ 57,583
<b>Expense Totals :</b>											
	\$ 52,532	\$ 114,283	\$ 365,859	\$ 13,958	\$ 2,119,546	\$ 658,678	\$ 474,332	\$ 4,252,890	\$ 453,565	\$ 1,157,276	\$ 91,030

March 31, 2026

**Expense Summary by Year**

Year	Category	Item Name	Expense
FY 2026	Balcony Breeze Dr Parks	Mail Pavilion Painting	\$ 2,279
	Ballantrae Blvd Park	Mail Pavilion Painting	\$ 2,279
	Blue Lantana Ln Park	Mail Pavilion Painting	\$ 1,921
	Broad Porch Run Park	Mail Pavilion Painting	\$ 2,279
	Pine Ribbon Dr Parks	Mail Pavilion Painting	\$ 1,921
FY 2026 Annual Expense Total = \$ 10,679			
FY 2028	Bike Park	Shade Canopy	\$ 4,136
	Cadence Loop Park	Mail Pavilion Painting	\$ 2,420
	Soccer Field	Shade Canopy	\$ 4,136
FY 2028 Annual Expense Total = \$ 10,692			
FY 2029	Dog Park	Outdoor Furniture	\$ 4,058
	Jensen Ln Park	Outdoor Furniture	\$ 1,680,170
	Soccer Field	Soccer Goals	\$ 2,255
	Tour Trace Park	Mail Pavilion Painting	\$ 2,494
FY 2029 Annual Expense Total = \$ 1,688,977			
FY 2030	Bike Park	Wooden Structures Repair Allowance	\$ 9,293
	Grounds	CDD-Owned Sidewalks Repair Allowance	\$ 29,040
		Pond Banks Erosion Control	\$ 489,389
			Grounds Subtotal = \$ 518,429.00
FY 2030 Annual Expense Total = \$ 527,722			
FY 2031	Exercise Stations	Poured in Place Rubber Surface	\$ 47,763
	Grounds	Stormwater Drainage Repair Allowance	\$ 296,245
FY 2031 Annual Expense Total = \$ 344,008			
FY 2032	Balcony Breeze Dr Parks	Trash Cans	\$ 1,480
		Wood/Metal Picnic Table	\$ 2,467
		Wood/Metal Park Benches	\$ 9,250

Year	Category	Item Name	Expense
		Balcony Breeze Dr Parks Subtotal = \$ 13,197.00	
	Bike Park	Picnic Tables	\$ 4,933
	Blue Lantana Ln Park	Wood/Metal Park Benches	\$ 5,550
		Wood/Metal Picnic Table	\$ 2,467
		Blue Lantana Ln Park Subtotal = \$ 8,017.00	
	Cadence Loop Park	Outdoor Furniture	\$ 9,620
	Dog Park	Wood/Metal Park Benches	\$ 3,700
		Trash Cans	\$ 740
		Dog Park Subtotal = \$ 4,440.00	
	Jensen Ln Park	Trash Cans	\$ 1,480
		Wood/Metal Picnic Table	\$ 2,467
		Wood/Metal Park Benches	\$ 5,550
		Jensen Ln Park Subtotal = \$ 9,497.00	
	Soccer Field	Picnic Tables	\$ 2,960
	Terrazzo Way Playground	Table Tennis/Fusbol Table/Cornhole	\$ 8,633
	Tour Trace Park	Shade Canopies	\$ 11,855
		FY 2032 Annual Expense Total = \$ 73,152	
FY 2033	Ballantrae Blvd Park	Trash Cans	\$ 763
		Wood/Metal Park Benches	\$ 5,719
		Ballantrae Blvd Park Subtotal = \$ 6,482.00	
	Broad Porch Run Park	Wood/Metal Park Benches	\$ 5,719
		Trash Cans	\$ 2,288
		Double Swing Pergolas	\$ 12,709
		Single Swing Pergola	\$ 3,177
		Broad Porch Run Park Subtotal = \$ 23,893.00	
	Pine Ribbon Dr Parks	Wood/Metal Park Benches	\$ 9,532
		Trash Cans	\$ 3,050
		Playstructure	\$ 50,835
		Climbing Structure	\$ 7,625
		Wood/Metal Picnic Table	\$ 2,542
		Table Tennis and Fusbol Tables	\$ 8,896
		Pine Ribbon Dr Parks Subtotal = \$ 82,480.00	
Tour Trace Park	Artificial Grass	\$ 13,756	
	Outdoor Furniture	\$ 10,167	
	Tour Trace Park Subtotal = \$ 23,923.00		
		FY 2033 Annual Expense Total = \$ 136,778	

Year	Category	Item Name	Expense	
FY 2034	Balcony Breeze Dr Parks	Mail Pavilion Painting	\$ 2,897	
	Ballantrae Blvd Park	Mail Pavilion Painting	\$ 2,897	
	Blue Lantana Ln Park	Mail Pavilion Painting	\$ 2,441	
	Broad Porch Run Park	Mail Pavilion Painting	\$ 2,897	
	Grounds	Pedestrian Bridge Deck Boards and Railings	\$ 222,986	
		Nature Boardwalk Deck Boards	\$ 165,471	
	Grounds Subtotal = \$ 388,457.00			
Pine Ribbon Dr Parks	Mail Pavilion Painting	\$ 2,441		
Annual Expense Total = \$ 402,030				
FY 2035	Alleys	Area 5 Asphalt Mill and Overlay Janna Grace Way	\$ 17,069	
		Area 6 Asphalt Mill and Overlay near Richness Way	\$ 189,127	
	Alleys Subtotal = \$ 206,196.00			
	Bike Park	Wooden Structures Repair Allowance	\$ 10,795	
		Access Fab System for Dog Park and Bike Park	\$ 6,747	
	Bike Park Subtotal = \$ 17,542.00			
	Cadence Loop Park	Wood/Metal Park Benches	\$ 6,072	
		Wood/Metal Picnic Tables	\$ 5,397	
		Trash Cans	\$ 2,429	
	Cadence Loop Park Subtotal = \$ 13,898.00			
	Grounds	CDD-Owned Sidewalks Repair Allowance	\$ 33,734	
		Pond Banks Erosion Control	\$ 568,483	
	Grounds Subtotal = \$ 602,217.00			
	Soccer Field	Chain Link Fencing 4'	\$ 10,363	
		Chain Link Fencing 6'	\$ 11,335	
Soccer Field Subtotal = \$ 21,698.00				
FY 2035 Annual Expense Total = \$ 861,551				
FY 2036	Alleys	Area 3 Asphalt Mill and Overlay Gear Ln	\$ 48,653	
		Area 7 Asphalt Mill and Overlay Kickstand Ln	\$ 28,831	
	Alleys Subtotal = \$ 77,484.00			
	Bike Park	Shade Canopy	\$ 5,256	
	Cadence Loop Park	Mail Pavilion Painting	\$ 3,076	
	Frame Bend Park	Wood/Metal Park Benches	\$ 4,171	
	Soccer Field	Shade Canopy	\$ 5,256	
	Tour Trace Park	Trash Cans	\$ 1,668	
		Decorative Park Bench	\$ 2,781	
Wood/Metal Park Benches		\$ 4,171		

Year	Category	Item Name	Expense
FY 2036	Tour Trace Park	Wood/Metal Picnic Table	\$ 2,781
	Tour Trace Park Subtotal = \$ 11,401.00		
FY 2036 Annual Expense Total = \$ 106,644			
FY 2037	Bike Park	Aluminum Fencing 5'	\$ 60,860
		Asphalt Resurface	\$ 45,617
	Bike Park Subtotal = \$ 106,477.00		
	Dog Park	Dog Park Play Tunnels	\$ 3,438
	Exercise Stations	Exercise Equipment	\$ 31,519
	Grounds	Entry Monument Refurbishment	\$ 14,327
	Tour Trace Park	Mail Pavilion Painting	\$ 3,169
FY 2037 Annual Expense Total = \$ 158,930			
FY 2038	Pine Ribbon Dr Parks	Wooden Trellis Structure	\$ 53,736
Annual Expense Total = \$ 53,736			
FY 2039	Terrazzo Way Playground	Playstructure	\$ 197,751
		Metal Park Benches	\$ 6,845
	Terrazzo Way Playground Subtotal = \$ 204,596.00		
FY 2039 Annual Expense Total = \$ 204,596			
FY 2040	Bike Park	Wooden Structures Repair Allowance	\$ 12,539
		Grounds	CDD-Owned Sidewalks Repair Allowance
	Pond Banks Erosion Control		\$ 660,359
	Grounds Subtotal = \$ 699,545.00		
Tour Trace Park	Shade Canopies	\$ 15,066	
Annual Expense Total = \$ 727,150			
FY 2041	Alleys	Area 4 Asphalt Mill and Overlay Tea Leaf and Full Sun	\$ 54,176
	Dog Park	Outdoor Furniture	\$ 5,814
	Grounds	Stormwater Drainage Repair Allowance	\$ 399,739
	Jensen Ln Park	Outdoor Furniture	\$ 2,407,155
	Soccer Field	Soccer Goals	\$ 3,230
	Tour Trace Park	Wooden Swingset	\$ 9,691
		Wooden Jungle Gym	\$ 8,076
		Wooden Merry-Go-Round	\$ 8,076
Tour Trace Park Subtotal = \$ 25,843.00			
FY 2041 Annual Expense Total = \$ 2,895,957			

Year	Category	Item Name	Expense	
FY 2042	Balcony Breeze Dr Parks	Mail Pavilion Painting	\$ 3,681	
		Mail Sections	\$ 65,238	
	Balcony Breeze Dr Parks Subtotal = \$ 68,919.00			
	Ballantrae Blvd Park	Mail Pavilion Painting	\$ 3,681	
	Blue Lantana Ln Park	Mail Pavilion Painting	\$ 3,102	
		Mail Sections	\$ 18,639	
	Blue Lantana Ln Park Subtotal = \$ 21,741.00			
	Broad Porch Run Park	Mail Pavilion Painting	\$ 3,681	
Pine Ribbon Dr Parks	Mail Pavilion Painting	\$ 3,102		
FY 2042 Annual Expense Total = \$ 101,124				
FY 2043	Ballantrae Blvd Park	Mail Sections	\$ 67,222	
	Broad Porch Run Park	Mail Sections	\$ 67,222	
	Clay Pot Dr Park	Wooden Trellis Structure	\$ 11,035	
	Pine Ribbon Dr Parks	Mail Sections	\$ 38,413	
		Swingset	\$ 11,661	
	Pine Ribbon Dr Parks Subtotal = \$ 50,074.00			
FY 2043 Annual Expense Total = \$ 195,553				
FY 2044	Bike Park	Shade Canopy	\$ 6,679	
	Cadence Loop Park	Mail Pavilion Painting	\$ 3,909	
		Outdoor Furniture	\$ 13,783	
	Cadence Loop Park Subtotal = \$ 17,692.00			
	Soccer Field	Shade Canopy	\$ 6,679	
Annual Expense Total = \$ 31,050				
FY 2045	Bike Park	Wooden Structures Repair Allowance	\$ 14,566	
	Cadence Loop Park	Mail Sections	\$ 71,374	
	Exercise Stations	Poured in Place Rubber Surface	\$ 72,655	
	Grounds	CDD-Owned Sidewalks Repair Allowance	\$ 45,519	
		Pond Banks Erosion Control	\$ 767,084	
	Grounds Subtotal = \$ 812,603.00			
	Tour Trace Park	Mail Pavilion Painting	\$ 4,028	
		Artificial Grass	\$ 19,708	
Outdoor Furniture		\$ 14,566		
Tour Trace Park Subtotal = \$ 38,302.00				
FY 2045 Annual Expense Total = \$ 1,009,500				
FY 2046	Tour Trace Park	Mail Sections	\$ 52,532	

Year	Category	Item Name	Expense	
			Annual Expense Total = \$ 52,532	
FY 2047	Balcony Breeze Dr Parks	Mail Pavilion Metal Roofing	\$ 19,208	
		Trash Cans	\$ 2,320	
		Wood/Metal Picnic Table	\$ 3,866	
		Wood/Metal Park Benches	\$ 14,499	
	Balcony Breeze Dr Parks Subtotal = \$ 39,893.00			
	Bike Park	Picnic Tables	\$ 7,733	
	Blue Lantana Ln Park	Wood/Metal Park Benches	\$ 8,699	
		Wood/Metal Picnic Table	\$ 3,866	
		Mail Pavilion Metal Roofing	\$ 14,074	
	Blue Lantana Ln Park Subtotal = \$ 26,639.00			
	Dog Park	Wood/Metal Park Benches	\$ 5,800	
		Trash Cans	\$ 1,160	
	Dog Park Subtotal = \$ 6,960.00			
	Jensen Ln Park	Trash Cans	\$ 2,320	
		Wood/Metal Picnic Table	\$ 3,866	
Wood/Metal Park Benches		\$ 8,699		
Jensen Ln Park Subtotal = \$ 14,885.00				
Soccer Field	Picnic Tables	\$ 4,640		
Terrazzo Way Playground	Table Tennis/Fusbol Table/Cornhole	\$ 13,532		
			FY 2047 Annual Expense Total = \$ 114,282	
FY 2048	Ballantrae Blvd Park	Trash Cans	\$ 1,195	
		Wood/Metal Park Benches	\$ 8,964	
		Mail Pavilion Metal Roofing	\$ 19,793	
	Ballantrae Blvd Park Subtotal = \$ 29,952.00			
	Broad Porch Run Park	Wood/Metal Park Benches	\$ 8,964	
		Trash Cans	\$ 3,586	
		Double Swing Pergolas	\$ 19,920	
		Single Swing Pergola	\$ 4,980	
		Mail Pavilion Metal Roofing	\$ 19,793	
	Broad Porch Run Park Subtotal = \$ 57,243.00			
	Clay Pot Dr Park	Mail Sections	\$ 33,466	
Grounds	3' CB Retaining Wall and 4' Aluminum Fence Broad Porch Run	\$ 82,270		
Pine Ribbon Dr Parks	Mail Pavilion Metal Roofing	\$ 14,502		
	Wood/Metal Park Benches	\$ 14,940		

Year	Category	Item Name	Expense	
FY 2048	Pine Ribbon Dr Parks	Trash Cans	\$ 4,781	
		Playstructure	\$ 79,680	
		Climbing Structure	\$ 11,952	
		Wood/Metal Picnic Table	\$ 3,984	
		Table Tennis and Fusbol Tables	\$ 13,944	
	Pine Ribbon Dr Parks Subtotal = \$ 143,783.00			
Tour Trace Park	Shade Canopies	\$ 19,147		
			Annual Expense Total = \$ 365,861	
FY 2049	Terrazzo Way Playground	Swingset	\$ 13,958	
			Annual Expense Total = \$ 13,958	
FY 2050	Balcony Breeze Dr Parks	Mail Pavilion Painting	\$ 4,678	
	Ballantrae Blvd Park	Mail Pavilion Painting	\$ 4,678	
	Bike Park	Wooden Structures Repair Allowance	\$ 16,920	
	Blue Lantana Ln Park	Mail Pavilion Painting	\$ 3,942	
	Broad Porch Run Park	Mail Pavilion Painting	\$ 4,678	
	Cadence Loop Park	Wood/Metal Park Benches	\$ 9,518	
		Wood/Metal Picnic Tables	\$ 8,460	
		Trash Cans	\$ 3,807	
		Mail Pavilion Metal Roofing	\$ 21,015	
	Cadence Loop Park Subtotal = \$ 42,800.00			
	Grounds	Pedestrian Bridge Frame and Support	\$ 261,924	
		Pedestrian Bridge Deck Boards and Railings	\$ 360,146	
		Nature Boardwalk Frame and Support	\$ 118,779	
Nature Boardwalk Deck Boards		\$ 267,254		
3' CB Retaining Wall and 4' Aluminum Fence Tour Trace		\$ 85,870		
CDD-Owned Sidewalks Repair Allowance		\$ 52,875		
Pond Banks Erosion Control		\$ 891,058		
Grounds Subtotal = \$ 2,037,906.00				
Pine Ribbon Dr Parks	Mail Pavilion Painting	\$ 3,942		
			Annual Expense Total = \$ 2,119,544	
FY 2051	Frame Bend Park	Wood/Metal Park Benches	\$ 6,538	
	Grounds	Stormwater Drainage Repair Allowance	\$ 539,389	
		3' CB Retaining Wall and 4' Aluminum Fence Frehley Run	\$ 73,226	
	Grounds Subtotal = \$ 612,615.00			
Tour Trace Park	Mail Pavilion Metal Roofing	\$ 21,654		

Year	Category	Item Name	Expense	
FY 2051	Tour Trace Park	Trash Cans	\$ 2,615	
		Decorative Park Bench	\$ 4,359	
		Wood/Metal Park Benches	\$ 6,538	
		Wood/Metal Picnic Table	\$ 4,359	
Tour Trace Park Subtotal = \$ 39,525.00				
FY 2051 Annual Expense Total = \$ 658,678				
FY 2052	Alleys	Area 2 Concrete Replacement near Remembrance Way	\$ 269,072	
		Area 5A Concrete Replacement near Red Brick Ln	\$ 157,329	
	Alleys Subtotal = \$ 426,401.00			
	Bike Park	Shade Canopy	\$ 8,489	
	Cadence Loop Park	Mail Pavilion Painting	\$ 4,967	
	Jensen Ln Park	Pavers	\$ 25,987	
	Soccer Field	Shade Canopy	\$ 8,489	
FY 2052 Annual Expense Total = \$ 474,333				
FY 2053	Alleys	Area 1 Concrete Replacement near Vibrato Ln	\$ 383,744	
		Area 5 Asphalt Mill and Overlay Janna Grace Way	\$ 29,270	
		Area 6 Asphalt Mill and Overlay near Richness Way	\$ 324,325	
	Alleys Subtotal = \$ 737,339.00			
	Bike Park	Access Fab System for Dog Park and Bike Park	\$ 11,570	
	Dog Park	Outdoor Furniture	\$ 8,330	
	Jensen Ln Park	Outdoor Furniture	\$ 3,448,696	
	Soccer Field	Chain Link Fencing 4'	\$ 17,771	
		Chain Link Fencing 6'	\$ 19,437	
		Soccer Goals	\$ 4,628	
Soccer Field Subtotal = \$ 41,836.00				
Tour Trace Park	Mail Pavilion Painting	\$ 5,118		
Annual Expense Total = \$ 4,252,889				
FY 2054	Alleys	Area 3 Asphalt Mill and Overlay Gear Ln	\$ 83,432	
		Area 7 Asphalt Mill and Overlay Kickstand Ln	\$ 49,441	
	Alleys Subtotal = \$ 132,873.00			
	Terrazzo Way Playground	Playstructure	\$ 309,962	
		Metal Park Benches	\$ 10,729	
Terrazzo Way Playground Subtotal = \$ 320,691.00				
FY 2054 Annual Expense Total = \$ 453,564				
FY 2055	Bike Park	Wooden Structures Repair Allowance	\$ 19,655	

Year	Category	Item Name	Expense
FY 2055	Cadence Loop Park	Pavers	\$ 41,132
	Grounds	CDD-Owned Sidewalks Repair Allowance	\$ 61,421
		Pond Banks Erosion Control	\$ 1,035,068
	Grounds Subtotal = \$ 1,096,489.00		
FY 2055 Annual Expense Total = \$ 1,157,276			
FY 2056	Cadence Loop Park	Outdoor Furniture	\$ 19,746
	Frame Bend Park	Pavers	\$ 13,701
	Tour Trace Park	Pavers	\$ 33,250
		Shade Canopies	\$ 24,333
	Tour Trace Park Subtotal = \$ 57,583.00		
FY 2056 Annual Expense Total = \$ 91,030			

# Tab 15

**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, March 25, 2026, 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>
Deneen Klenke	<b>Board Supervisor, Assistant Secretary</b>
Stephen Babon	<b>Board Supervisor, Assistant Secretary</b>
Nancy Pettit	<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>
Matt Olsen	<b>RedTree Landscape</b>
Robert Johnson	<b>RedTree Landscape</b>
Kevin Smith	<b>RedTree Landscape</b>
Doug Agnew	<b>Advanced Aquatics</b>
Dylan Campbell	<b>Landscape Inspection Services, Rizzetta &amp; Co.</b>
John Toborg	<b>Landscape Inspection Services, Rizzetta &amp; Co.</b>
Jessica Rosa-Melendez	<b>Clubhouse General Manager</b>

Audience	<b>Not Present</b>
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**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 audience member present.

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**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatics Report**

**i. Review of Aquatics and Wetland Report**

The Board reviewed the aquatics and wetland reports. There was a brief discussion on easement access at 16676 Courtyard Loop. A motion carried to continue access, begin process of moving utility boxes and concurrently research for an alternative access point.

On a Motion by Mr. Albert, seconded by Mr. Babon, with all in favor, the Board of Supervisors agreed to continue access, begin process of moving utility boxes and concurrently research for an alternative access point, for the Bexley Community Development District.

The Board noted that a billing audit revealed \$7,760 over payment for aquatic services. Advanced Aquatics will apply the credit to the next billing cycle at the Boards request.

**ii. Discussion on Stantec Wetland Mitigation Maintenance Proposal**

The Board would like to discuss this item at the budget workshop. It was noted that the unmaintained areas included in the proposal are not required to be maintained. Mr. Agnew recommended that these areas be added to the current monthly maintenance schedule and will provide a proposal prior to the budget workshop meeting.

**iii. Update on Pond Erosion Priority List**

The Board held a brief discussion. It was noted that letters will be sent to residents this coming week.

**B. Landscape Inspection Report**

Mr. Toborg provided the landscape inspection report under separate cover. He noted that focus areas on his report are Sod #39, HOA Turf #19, thistle weeds and #57 & #58. These are unrelated to the previous Juniper case. The Board shared various areas that need continuous mowing, including pond banks.

**C. RedTree Reports**

The Board reviewed the landscape reports provided by RedTree. They held a discussion on Phase III Water Shortage, Order No. SWF 25-015. Mr. Lucadano recommended waiting until the April meeting to discuss implementation of water trucks. The Board reminded RedTree that the field at Balance Cove should not be mowed.

97                    **i.        Discussion of Landscape Proposals**

98  
99                    The Board reviewed and discussed the following proposals.

- 100  
101                   - Sod Replacement (Juniper) – tabled to April meeting  
102                   - Remove Flax Lily on Lacewood Court - \$3,080 – approved  
103

On a Motion by Mr. Albert, seconded by Mr. Babon, with all in favor, the Board of Supervisors approved the RedTree Proposal to remove flax lily on Lacewood Ct in the amount of \$3,080, for the Bexley Community Development District.

- 104  
105                   - Install African Iris on Winged Page Place - \$700 – approved  
106

On a Motion by Ms. Pettit, seconded by Mr. Babon, with all in favor, the Board of Supervisors approved the RedTree Proposal to install African Iris on Winged Page Place in the amount of \$700, for the Bexley Community Development District.

- 107  
108                   - Removal of Tree Stump - Cruiser Bend Townhomes - \$1,450 – approved  
109

On a Motion by Ms. Pettit, seconded by Mr. Albert, with all in favor, the Board of Supervisors approved the RedTree Proposal for removal of tree stump in front of the Cruiser Bend Townhomes in the amount of \$1,450, for the Bexley Community Development District.

- 110  
111                   - Park Irrigation - \$1,827.84 & Sod Replacement - \$4,750 - approved  
112

On a Motion by Mr. Saunders, seconded by Mr. Babon, with all in favor, the Board of Supervisors approved the RedTree Proposal for Park Irrigation (\$1,827.84) and Sod Replacement (\$4,750) on Ramble on Way & Wind Chime Row, for the Bexley Community Development District.

113                   **ii.        Discussion on Future Controller Report and Proposals**

114                   RedTree provided a summary of Phase 1 Controller Replacements in the  
115                   amount of \$78,260.96 and a summary of Phase 2 Controller Replacement  
116                   in the amount of \$14,896.90. After a lengthy discussion, the Board agreed  
117                   to approve all controller replacement proposals for Phase 1 and Phase 2  
118                   totaling \$93,157.86.  
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On a Motion by Mr. Albert, seconded by Mr. Babon, with all in favor, the Board of Supervisors approved all controller replacement proposals for Phase 1 and Phase 2 totaling \$93,157.86, for the Bexley Community Development District.

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**D. District Engineer**

Mr. Brletic informed the Board that the ACPLM agreement has been completed

There was a brief discussion on March Facilities report. There were no Board concerns at this time.

**E. District Counsel**

**i. Discussion on Duke Invoices with Replacement Cost**

It was noted that Ms. Castoria is still waiting on a response from Duke Energy regarding replacement costs. She will provide updates as soon as they are available.

There was a brief discussion on Juniper Sod Replacement. It was noted that Juniper, Ms. Castoria, Mr. Toborg and Mr. Albert will be holding a meeting soon to discuss this further.

**E. General Manager**

Ms. Rosa-Melendez informed the Board that she would be providing plumbing proposals at the April meeting. There was a discussion on adding “15 minute” parking signs and whether this would be on CDD property or not.

**F. District Manager**

Ms. Castoria reminded the Board that the next meeting is scheduled for April 22, 2026, at 1:00 p.m. at the clubhouse. It was noted that all Board members will be present at this meeting.

There was a brief discussion on adding an on-site position to the Bexley staff. Ms. Castoria will provide numbers for this position at the budget workshop meeting.

**FOURTH ORDER OF BUSINESS**

**Discussion on Multipurpose Space for Resident Park**

The Board reviewed several options that were provided for a multipurpose space for the resident park and ultimately agreed to go with Option 3 and Option 5 with an additional proposal to potentially add a tennis court. They also held a discussion about parking for this space.

On a Motion by Mr. Albert, seconded by Ms. Pettit, with all in favor, the Board of Supervisors approved Option 3 and Option 5 with an additional proposal to potentially add a tennis court., for the Bexley Community Development District.

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175 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2026-04;**  
176 **Adopting New Fishing Rules**  
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On a Motion by Mr. Saunders, seconded by Mr. Babon, with all in favor, the Board of Supervisors approved Resolution 2026-04; Adopting New Fishing Rules, for the Bexley Community Development District.

179  
180 **SIXTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**  
181 **of Supervisors Regular Meeting**  
182 **held on February 25, 2026**  
183

184 Line 180 – the word business was misspelled  
185

On a motion from Mr. Albert, seconded by Mr. Babon, the Board of Supervisors approved the February 25, 2026 Board of Supervisor Meeting Minutes, as amended, for the Bexley Community Development District as amended.

186  
187 **SEVENTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**  
188 **of Supervisors 1<sup>st</sup> Audit Meeting**  
189 **held on February 25, 2026**  
190

191 Add Ms. Pettit to attendance for this meeting.  
192

On a motion from Mr. Albert, seconded by Mr. Babon, the Board of Supervisors approved the February 25, 2026 Board of Supervisor 1<sup>st</sup> Audit Meeting Minutes, as amended, for the Bexley Community Development District as amended.

193  
194 **EIGHTH ORDER OF BUSINESS** **Ratification of Operation and**  
195 **Maintenance Expenses for February**  
196 **2026**  
197

On a motion from Mr. Albert, seconded by Mr. Babon, the Board unanimously ratified the operation and maintenance expenditures for February 2026 (\$145,125.89), for the Bexley Community Development District.

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199 **NINTH ORDER OF BUSINESS** **Supervisor Requests**

200  
201 Ms. Pettit would like “Discussion on Rangeland Expansion” to be added back to  
202 the agendas.  
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209 **TENTH ORDER OF BUSINESS**

**Adjournment**

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On a motion from Mr. Albert, seconded by Mr. Babon, the Board adjourned the meeting at 4:01 p.m., for the Bexley Community Development District.

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

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

DRAFT

# Tab 16

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

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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**

**March 2026**

**For Board Approval**

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

The total items being presented: **\$223,043.37**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adam Saunders	300281	AS022526-547	Board of Supervisors Meeting 02/25/26	\$ 200.00
Adam Saunders	300301	AS032526-547	Board of Supervisors Meeting 03/25/26	\$ 200.00
Advanced Aquatic Services, Inc.	300297	10562851	Pond & Wetland Maintenance 03/26	\$ 19,253.00
Anthem Sports, LLC	300288	93865	Athletic Court/Field/Playground Maintenance 02/26	\$ 7,899.89
Bexley Homeowners Association, Inc.	300298	030126 PR	CDD Payroll Cost Share 03/26	\$ 3,088.68
Brletic Dvorak, Inc.	300295	2349	Engineering Services 02/26	\$ 3,630.00
Duke Energy	20260326-01	910085840366-030426	Electric Services 02/26	\$ 32.53
Duke Energy	20260302-1	910085840580-020526	Electric Services 01/26	\$ 791.25
Duke Energy	20260330-01	910085840580-030526	Electric Services 02/26	\$ 791.12
Duke Energy	20260326-01	910085840770-030426	Electric Services 02/26	\$ 30.80
Duke Energy	20260320-01	910085841094-022526	Electric Services 02/26	\$ 711.98
Duke Energy	20260326-01	910085841250-030426	Electric Services 02/26	\$ 30.80

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	20260330-01	910085841440-030526	Electric Services 02/26	\$ 30.80
Duke Energy	20260320-01	910085841648-022426	Electric Services 02/26	\$ 457.15
Duke Energy	20260326-01	910085841763-030426	Electric Services 02/26	\$ 30.80
Duke Energy	20260326-01	910085842102-030426	Electric Services 02/26	\$ 30.80
Duke Energy	20260326-01	910085842235-030426	Electric Services 02/26	\$ 314.41
Duke Energy	20260326-01	910085842433-030426	Electric Services 02/26	\$ 42.99
Duke Energy	20260326-01	910085842615-030426	Electric Services 02/26	\$ 30.80
Duke Energy	20260313-01	910085842780-021826	Electric Services 02/26	\$ 1,563.22
Duke Energy	20260302-2	910085842988-021026	Electric Services 01/26	\$ 30.80
Duke Energy	20260326-01	910085842988-030426	Electric Services 02/26	\$ 25.66
Duke Energy	20260326-01	910085883177-030426	Electric Services 02/26	\$ 30.80
Duke Energy	20260326-01	910085883648-030426	Electric Services 02/26	\$ 30.80

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	20260326-01	910085883838-030426	Electric Services 02/26	\$ 30.80
Duke Energy	20260326-01	910085884003-030426	Electric Services 02/26	\$ 30.80
Duke Energy	20260326-01	910085884178-030426	Electric Services 02/26	\$ 30.80
Duke Energy	20260326-01	910085884251-030426	Electric Services 02/26	\$ 30.80
Duke Energy	20260326-01	910085884441-030426	Electric Services 02/26	\$ 30.80
Duke Energy	20260326-01	910085884615-030426	Electric Services 02/26	\$ 30.80
Duke Energy	20260326-01	910085884780-030426	Electric Services 02/26	\$ 30.80
Duke Energy	20260316-01	910085885137-022026	Electric Services 02/26	\$ 1,042.81
Duke Energy	20260305-1	910085885369-020626	Electric Services 01/26	\$ 30.80
Duke Energy	20260330-01	910085885369-030626	Electric Services 02/26	\$ 30.80
Duke Energy	20260326-01	910085885939-030426	Electric Services 02/26	\$ 30.80
Duke Energy	20260316-01	910085886104-022026	Electric Services 02/26	\$ 1,042.81

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	20260318-01	910085886279-022326	Electric Services 02/26	\$ 244.73
Duke Energy	20260326-01	910085886526-030426	Electric Services 02/26	\$ 30.80
Duke Energy	20260326-01	910085886683-030426	Electric Services 02/26	\$ 30.80
Duke Energy	20260326-01	910085886849-030426	Electric Services 02/26	\$ 30.80
Duke Energy	20260326-01	910085939093-030426	Electric Services 02/26	\$ 30.80
Duke Energy	20260326-01	910085939209-030426	Electric Services 02/26	\$ 30.80
Duke Energy	20260323-01	910124366256-022726	Electric Services 02/26	\$ 19.35
Duke Energy	20260320-01	910124368224-022426	Electric Services 02/26	\$ 19.29
Duke Energy	20260318-01	910124410047-022326	Electric Services 02/26	\$ 20.19
Duke Energy	20260311-1	910133370336-021626	Electric Services 02/26	\$ 487.49
Duke Energy	20260323-01	910152527020-022626	Electric Services 02/26	\$ 21.24
Joseph Albert	300282	JA022526-547	Board of Supervisors Meeting 02/25/26	\$ 200.00

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Joseph Albert	300302	JA032526-547	Board of Supervisors Meeting 03/25/26	\$ 200.00
Kutak Rock, LLP	300280	3704041	General Counsel 01/26	\$ 2,345.00
McDermitt Davis & Company, LLC	300299	63279	Audit Services FY24/25	\$ 4,000.00
Nancy M Pettit	300283	NP022526-547	Board of Supervisors Meeting 02/25/26	\$ 200.00
Nancy M Pettit	300303	NP032526-547	Board of Supervisors Meeting 03/25/26	\$ 200.00
Pasco County Property Appraiser	300289	26055	Non Ad Valorem Roll FY25/26	\$ 150.00
Pasco County Tax Collector	300287	17261800200P6000000- 030326	Non Ad Valorem Assessments 2025	\$ 95.00
Pasco County Utilities	20260325-01	24053717	Water Services 02/26	\$ 32.32
Pasco County Utilities	20260325-01	24053718	Water Services 02/26	\$ 149.48
Pasco County Utilities	20260325-01	24053719	Water Services 02/26	\$ 336.33
Pasco County Utilities	20260325-01	24053720	Water Services 02/26	\$ 413.09
Pasco County Utilities	20260325-01	24053721	Water Services 02/26	\$ 31.31

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	20260325-01	24053722	Water Services 02/26	\$ 552.47
Pasco County Utilities	20260325-01	24053723	Water Services 02/26	\$ 323.20
Pasco County Utilities	20260325-01	24053724	Water Services 02/26	\$ 265.63
Pasco County Utilities	20260325-01	24053727	Water Services 02/26	\$ 11.00
Pasco County Utilities	20260325-01	24053728	Water Services 02/26	\$ 11.00
Pasco County Utilities	20260325-01	24053944	Water Services 02/26	\$ 11.00
Pasco County Utilities	20260325-01	24053945	Water Services 02/26	\$ 296.94
Pasco County Utilities	20260325-01	24053946	Water Services 02/26	\$ 455.51
Pasco County Utilities	20260325-01	24053947	Water Services 02/26	\$ 18.18
Pasco County Utilities	20260325-01	24054244	Water Services 02/26	\$ 39.39
Pasco County Utilities	20260325-01	24054247	Water Services 02/26	\$ 462.58

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	20260325-01	24054248	Water Services 02/26	\$ 11.00
Pasco County Utilities	20260325-01	24054249	Water Services 02/26	\$ 19.19
Pasco County Utilities	20260325-01	24054250	Water Services 02/26	\$ 6.06
Pasco County Utilities	20260325-01	24054251	Water Services 02/26	\$ 28.28
Pasco County Utilities	20260325-01	24054504	Water Services 02/26	\$ 47.47
Pasco County Utilities	20260325-01	24054506	Water Services 02/26	\$ 15.15
Pasco County Utilities	20260325-01	24054507	Water Services 02/26	\$ 49.49
Pasco County Utilities	20260325-01	24054508	Water Services 02/26	\$ 11.11
Pasco County Utilities	20260325-01	24054509	Water Services 02/26	\$ 11.11
Pasco County Utilities	20260325-01	24054819	Water Services 02/26	\$ 92.92
Pasco County Utilities	20260325-01	24054820	Water Services 02/26	\$ 147.46
Pasco County Utilities	20260325-01	24054821	Water Services 02/26	\$ 3.03

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	20260325-01	24054822	Water Services 02/26	\$ 1.01
Pasco County Utilities	20260325-01	24055027	Water Services 02/26	\$ 50.50
Pasco County Utilities	20260325-01	24055028	Water Services 02/26	\$ 308.05
Pasco County Utilities	20260325-01	24055029	Water Services 02/26	\$ 3.03
Pasco County Utilities	20260325-01	24055107	Water Services 02/26	\$ 147.46
Pasco County Utilities	20260325-01	24055347	Water Services 02/26	\$ 13.13
Poop 911	300290	B022026	Dog Waste Station Supplies & Maintenance 02/26	\$ 2,174.30
RedTree Landscape Systems, LLC	300285	33011	Landscape Maintenance 02/26	\$ 72,650.92
RedTree Landscape Systems, LLC	300291	33246	Irrigation Repair 03/26	\$ 283.25
RedTree Landscape Systems, LLC	300291	33309	Landscape Maintenance 03/26	\$ 72,650.92
RedTree Landscape Systems, LLC	300300	33358	Landscape Mulch 03/26	\$ 5,880.00
RedTree Landscape Systems, LLC	300300	33360	Landscape Replacement 03/25	\$ 1,525.00

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
RedTree Landscape Systems, LLC	300291	33393	Irrigation Repair 03/26	\$ 375.00
RedTree Landscape Systems, LLC	300292	33423	Irrigation Repair 02/26	\$ 861.50
RedTree Landscape Systems, LLC	300292	33428	Irrigation Repair 02/26	\$ 72.07
RedTree Landscape Systems, LLC	300292	33429	Irrigation Repair 02/26	\$ 20.45
RedTree Landscape Systems, LLC	300300	33485	Irrigation Repair 03/26	\$ 1,763.86
RedTree Landscape Systems, LLC	300300	33490	Irrigation Repair 03/26	\$ 44.78
RedTree Landscape Systems, LLC	300300	33603	Irrigation Repair 03/26	\$ 21.00
Rizzetta & Company, Inc.	300286	INV0000107480	Accounting Services 03/26	\$ 6,481.41
Spectrum	20260312-01	1410986022426	Internet Services 03/26	\$ 130.00
Stephen Babon	300284	SB022526-547	Board of Supervisors Meeting 02/25/26	\$ 200.00
Stephen Babon	300304	SB032526-547	Board of Supervisors Meeting 03/25/26	\$ 200.00
The Observer Group, Inc.	300293	26-00552P	Legal Advertising 03/26	\$ 59.06

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Times Publishing Company	300294	81585-031526	Legal Advertising 03/26	\$ 131.50
Valley National Bank	20260326-1	CC022826-547	Credit Card Expenses 02/26	<u>\$ 3,114.48</u>
<b>Report Total</b>				<b><u>\$ 223,043.37</u></b>

**Bexley CDD Meeting February 25, 2026**

**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:	1:06
Meeting End Time:	4:50
Total Meeting Time:	3 hr 44 min

Time Over <input checked="" type="checkbox"/> (?) Hours:	1
--	---

Total at \$175 per Hour:	175
--------------------------	-----

**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 March 25, 2026**  
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:	1:00
Meeting End Time:	4:01
Total Meeting Time:	3hrs 1 min

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

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

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	<input type="text"/>
Additional or Continued Meeting?	<input type="text"/>
Total Meeting Time:	<input type="text"/>
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	<input type="text"/>
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

*Lisa Castoria*

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

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

3/1/2026
10562851
\$19,253.00

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

Due Date
Net 30
3/31/2026

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



Anthem Sports, LLC  
 2 Extrusion Drive  
 Pawcatuck, CT 06379

Phone	Fax
800-688-6709	860-599-8448
www.anthem-sports.com	

# Invoice

(for pre-payment purposes)

Date	Invoice #
2/17/26	93865

Bill to:
Bexley CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Ship To
Bexley CDD Jessica Melendez 16950 Vibrant Way Land O Lakes, FL 34638 USA 813-598-6926

P.O. No.		Terms		Rep		Order Date	
Q20750		Net 30					
Anthem Part #	Description	Qty	U/M	Cost	Total		
A12-649	Kwik Goal 8'x24' Fusion Max Soccer Goal	2	ea	3,499.95	6,999.90		
1	Shipping & Handling			899.99	899.99		
	Sales Tax			0.00	0.00		
<b>Total</b>					<b>\$7,899.89</b>		

**Thank you for your business, we appreciate it!**

# INVOICE

030126 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: 3/1/2026

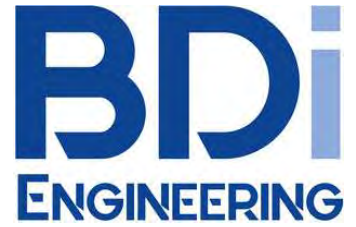
Bexley CDD Due Upon Receipt  
 12750 Citrus Park Lane Suite 115  
 Tampa, FL 33625  
Page 1 of 1

Month	Description	Amount	Balance
Mar-26	CDD Payroll Cost Share	\$ 3,088.68	\$ 3,088.68
			\$ -
GL 2009		<b>Balance Due:</b>	<b>\$ 3,088.68</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** 2349  
**DATE** 02/27/2026  
**TERMS** Net 30  
**DUE DATE** 03/29/2026

**PROJECT NAME**  
Bexley CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[February 05 - February 27]	15:00	210.00	3,150.00
Senior Inspector	[February 24]	4:00	120.00	480.00

BALANCE DUE **\$3,630.00**



**Bexley COMMUNITY DEVELOPMENT DISTRICT  
Feb-26**

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<b><u>CDD Activities</u></b>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing	5.00	\$210	S. Brletic	\$1,050.00
Ballentrae Blvd County Repair Coordination and Coorespodence	0.50	\$210	S. Brletic	\$105.00
		\$150	S. Brletic	\$0.00
		\$100	S. Ferguson	\$0.00
Pond Erosion Report Site Visit/Priority List to Board	7.50	\$210	S. Brletic	\$1,575.00
Multipurpose Court Site Visit with Vendors	2.00	\$210	S. Brletic	\$420.00
		\$120	K. Wagner	\$0.00
Public Facilities Report Update	4.00	\$120	J. Whited	\$480.00
<b>INVOICE TOTAL</b>	<b>19.00</b>			<b>\$3,630.00</b>

---





## Your usage snapshot - Continued

<b>Current electric usage for meter number 3485921</b>	
Actual reading on Mar 2	15647
Previous reading on Feb 3	- 15550
<hr/>	
Energy Used	97 kWh
Billed kWh	97.000 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 - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 3485921</b>	
Customer Charge	\$17.92
Energy Charge	
97.000 kWh @ 9.566c	9.29
Fuel Charge	
97.000 kWh @ 4.422c	4.29
Asset Securitization Charge	
97.000 kWh @ 0.195c	0.19
<hr/>	
<b>Total Current Charges</b>	<b>\$31.69</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	0.81
<hr/>	
<b>Total Taxes</b>	<b>\$0.84</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

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

Bill date Feb 5, 2026  
For service Jan 7 - Feb 4  
29 days

Account number **9100 8584 0580**

## Billing summary

Previous Amount Due	\$838.23
<i>Payment Received Jan 28</i>	-838.23
Current Lighting Charges	786.89
Taxes	4.36
<b>Total Amount Due Feb 26</b>	<b>\$791.25</b>

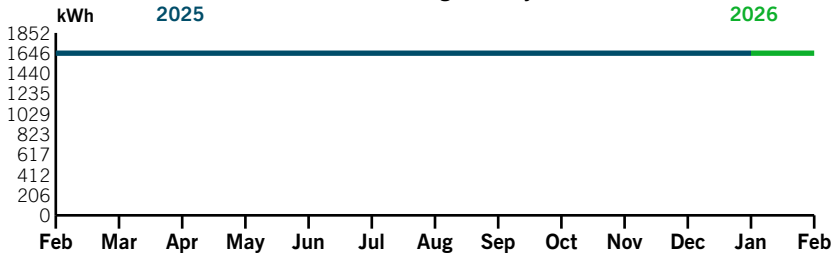


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

## Your usage snapshot

Electric usage history



### Average temperature in degrees

67° 68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 44°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,646	1,646	19,752	1,646
Avg. Daily (kWh)	57	55	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

**\$791.25**  
by Feb 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 Jan 07 - Feb 04</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 - Jan 07 26 to Feb 04 26</b>	
Customer Charge	\$1.92
Energy Charge	
1,646.000 kWh @ 4.188c	68.94
Fuel Charge	
1,646.000 kWh @ 4.325c	71.19
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>\$786.89</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	\$0.69
Gross Receipts Tax	3.67
<b>Total Taxes</b>	<b>\$4.36</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

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

**Bill date** Mar 5, 2026  
**For service** Feb 5 - Mar 4  
28 days

**Account number** 9100 8584 0580

## Billing summary

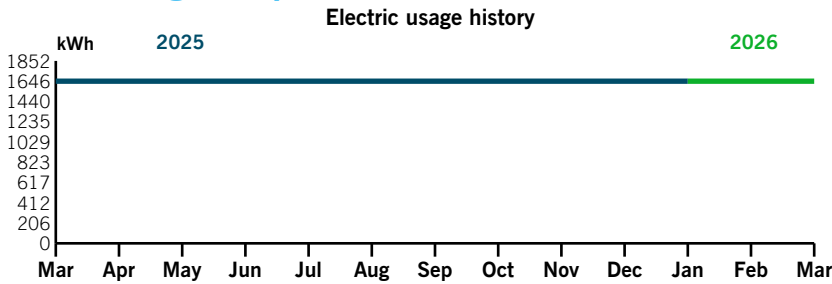
Previous Amount Due	\$791.25
<i>Payment Received Feb 26</i>	-791.25
Current Lighting Charges	786.76
Taxes	4.36
<b>Total Amount Due Mar 26</b>	<b>\$791.12</b>



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

## Your usage snapshot



### Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 69°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,646	1,646	19,752	1,646
Avg. Daily (kWh)	59	59	54	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date** or pay instantly at [duke-energy.com/billing](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.

### Amount of automatic draft

Account number  
**9100 8584 0580**

**\$791.12**  
by Mar 26

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



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

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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 Feb 05 - Mar 04</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 - Feb 05 26 to Mar 04 26</b>	
Customer Charge	\$1.92
Energy Charge	
1,646.000 kWh @ 4.188c	68.94
Fuel Charge	
1,646.000 kWh @ 4.325c	71.19
Asset Securitization Charge	
1,646.000 kWh @ 0.054c	0.89
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>\$786.76</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	\$0.69
Gross Receipts Tax	3.67
<b>Total Taxes</b>	<b>\$4.36</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

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

Bill date Mar 4, 2026  
For service Feb 3 - Mar 2  
28 days

Account number **9100 8584 0770**

## Billing summary

Previous Amount Due	\$31.07
<i>Payment Received Feb 25</i>	-31.07
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Mar 25</b>	<b>\$30.80</b>

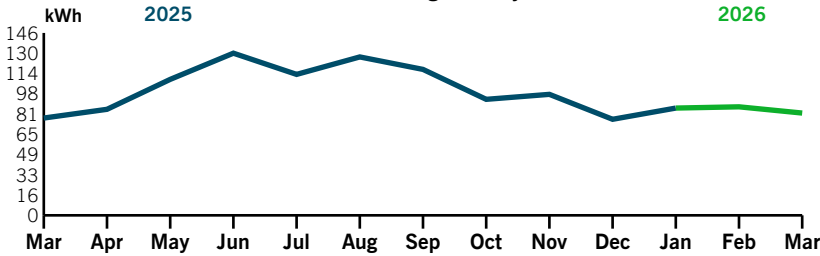


Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

## Your usage snapshot

Electric usage history



### Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 67°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	82	78	1,203	100
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.

### Amount of automatic draft



Account number  
**9100 8584 0770**

**\$30.80**  
by Mar 25

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

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

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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

8891008584077000066000000000000000000000308000000030804



## Your usage snapshot - Continued

<b>Current electric usage for meter number 4514763</b>	
Actual reading on Mar 2	4915
Previous reading on Feb 3	- 4833
<hr/>	
Energy Used	82 kWh
Billed kWh	82.000 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 - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 4514763</b>	
Customer Charge	\$17.92
Energy Charge	
82.000 kWh @ 9.566c	7.85
Fuel Charge	
82.000 kWh @ 4.422c	3.63
Asset Securitization Charge	
82.000 kWh @ 0.195c	0.16
Minimum Bill Adjustment	0.44
<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  
000 TOWER RD  
LITE

Bill date Feb 25, 2026  
For service Jan 28 - Feb 24  
28 days

Account number **9100 8584 1094**

## Billing summary

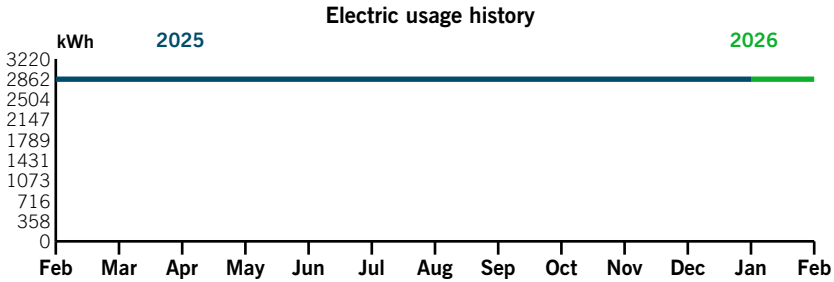
Previous Amount Due	\$793.65
<i>Payment Received Feb 18</i>	-793.65
Current Lighting Charges	705.02
Taxes	6.96
<b>Total Amount Due Mar 18</b>	<b>\$711.98</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

## Your usage snapshot



### Average temperature in degrees

67° 68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 58°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,862	2,862	34,344	2,862
Avg. Daily (kWh)	102	99	95	

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](https://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 1094**

### Amount of automatic draft

<b>\$711.98</b> <i>by Mar 18</i>	<i>After 90 days from bill date, a late charge will apply.</i>
-------------------------------------	--

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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

889100858410940006600000000000000007119800000711982

## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Jan 28 - Feb 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 - Jan 28 26 to Feb 24 26</b>	
Customer Charge	\$1.92
Energy Charge	
2,862.000 kWh @ 4.188c	119.86
Fuel Charge	
2,862.000 kWh @ 4.325c	123.78
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>\$705.02</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	\$0.61
Gross Receipts Tax	6.35
<b>Total Taxes</b>	<b>\$6.96</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
BEXLEY CDD  
4641 BEXLEY VILLAGE DR  
HSE IRRIGATION

Bill date Mar 4, 2026  
For service Feb 3 - Mar 2  
28 days

Account number **9100 8584 1250**

## Billing summary

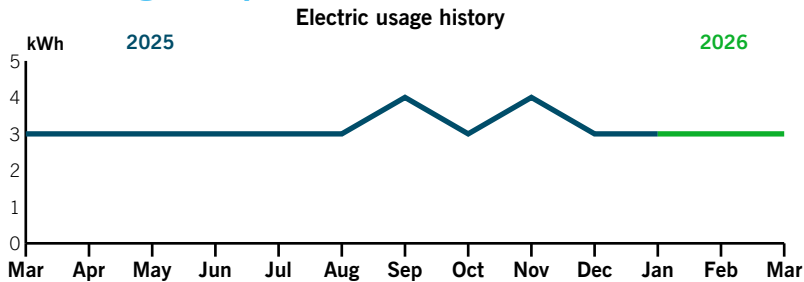
Previous Amount Due	\$30.80
<i>Payment Received Feb 25</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Mar 25</b>	<b>\$30.80</b>



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

## Your usage snapshot



### Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 67°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	3	38	3
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date** or pay instantly at [duke-energy.com/billing](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.

### Amount of automatic draft



Account number  
**9100 8584 1250**

**\$30.80**  
by Mar 25

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

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

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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

8891008584125000066000000000000000000000308000000030805

## Your usage snapshot - Continued

<b>Current electric usage for meter number 3604417</b>	
Actual reading on Mar 2	262
Previous reading on Feb 3	- 259
<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 - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 3604417</b>	
Customer Charge	\$17.92
Energy Charge	
3.000 kWh @ 9.566c	0.28
Fuel Charge	
3.000 kWh @ 4.422c	0.13
Asset Securitization Charge	
3.000 kWh @ 0.195c	0.01
Minimum Bill Adjustment	11.66
<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  
800.700.8744

# Your Energy Bill

**Service address**  
BEXLEY CDD  
3799 TOUR TRCE  
IRRIGATION

Bill date Mar 5, 2026  
For service Feb 3 - Mar 2  
28 days

Account number **9100 8584 1440**

## Billing summary

Previous Amount Due	\$30.80
<i>Payment Received Feb 25</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Mar 26</b>	<b>\$30.80</b>

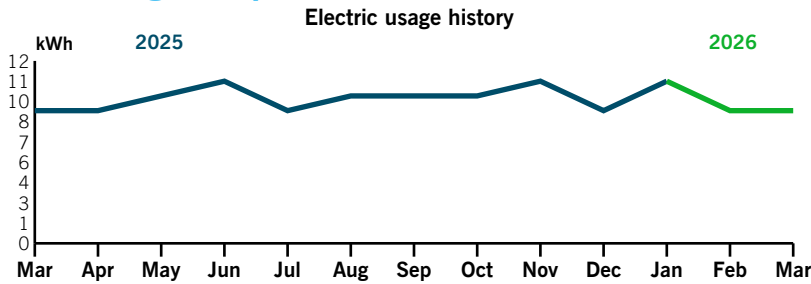


Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

National Renewable Energy Day is March 21, making it the perfect time to consider your Clean Energy Impact and support solar energy - no installation required. Learn more at [duke-energy.com/SolarToday](http://duke-energy.com/SolarToday).

## Your usage snapshot



### Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 67°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	9	9	118	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.

### Amount of automatic draft

<b>\$30.80</b> by Mar 26	After 90 days from bill date, a late charge will apply.
-----------------------------	---



Account number  
**9100 8584 1440**

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

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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 4333511</b>	
Actual reading on Mar 2	650
Previous reading on Feb 3	- 641
<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 - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 4333511</b>	
Customer Charge	\$14.27
Energy Charge	
9.000 kWh @ 9.141c	0.81
Fuel Charge	
9.000 kWh @ 4.127c	0.37
Asset Securitization Charge	
9.000 kWh @ 0.228c	0.02
Minimum Bill Adjustment	14.53
<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>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**

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

Bill date Feb 24, 2026  
For service Jan 27 - Feb 23  
28 days

Account number **9100 8584 1648**

## Billing summary

Previous Amount Due	\$467.86
<i>Payment Received Feb 17</i>	-467.86
Current Lighting Charges	455.88
Taxes	1.27
<b>Total Amount Due Mar 17</b>	<b>\$457.15</b>

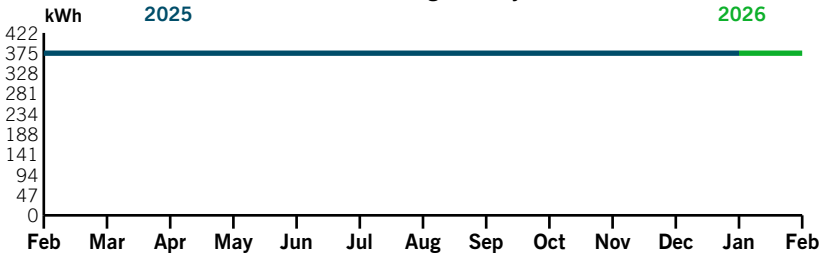


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

## Your usage snapshot

Electric usage history



**Average temperature in degrees**

67° 68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 58°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	375	375	4,500	375
Avg. Daily (kWh)	13	12	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.

**Amount of automatic draft**



Account number  
**9100 8584 1648**

**\$457.15**  
by Mar 17

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

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

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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 Jan 27 - Feb 23</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 - Jan 27 26 to Feb 23 26</b>	
Customer Charge	\$1.92
Energy Charge	
375.000 kWh @ 4.188c	15.71
Fuel Charge	
375.000 kWh @ 4.325c	16.22
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>\$455.88</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	0.87
<b>Total Taxes</b>	<b>\$1.27</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
BEXLEY CDD  
4278 CADENCE LOOP  
IRRIGATION

Bill date Mar 4, 2026  
For service Feb 3 - Mar 2  
28 days

Account number **9100 8584 1763**

## Billing summary

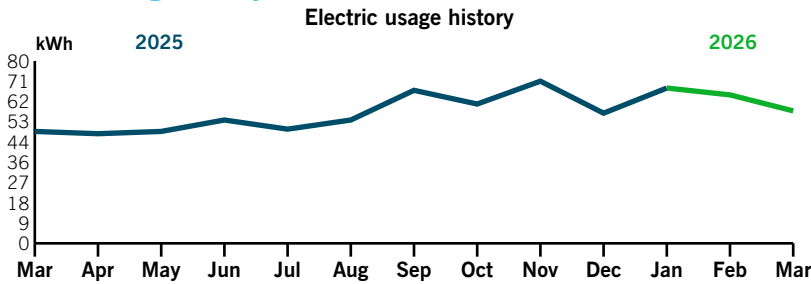
Previous Amount Due	\$30.80
Payment Received Feb 25	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Mar 25</b>	<b>\$30.80</b>



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

## Your usage snapshot



### Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 67°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	58	49	702	59
Avg. Daily (kWh)	2	2	2	

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.

### Amount of automatic draft

Account number  
**9100 8584 1763**

**\$30.80**  
by Mar 25

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



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

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

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

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 3560333</b>	
Actual reading on Mar 2	7217
Previous reading on Feb 3	- 7159
Energy Used	58 kWh
Billed kWh	58.000 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 - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 3560333</b>	
Customer Charge	\$17.92
Energy Charge	
58.000 kWh @ 9.566c	5.55
Fuel Charge	
58.000 kWh @ 4.422c	2.56
Asset Securitization Charge	
58.000 kWh @ 0.195c	0.11
Minimum Bill Adjustment	3.86
<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>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
BEXLEY CDD  
4349 BROAD PORCH RUN  
MAIL KIOSK

Bill date Mar 4, 2026  
For service Feb 3 - Mar 2  
28 days

Account number **9100 8584 2102**

## Billing summary

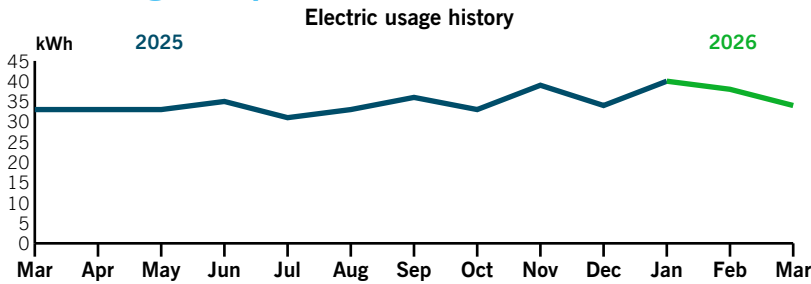
Previous Amount Due	\$30.80
<i>Payment Received Feb 25</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Mar 25</b>	<b>\$30.80</b>



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

## Your usage snapshot



### Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 67°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	34	33	419	35
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date** or pay instantly at [duke-energy.com/billing](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 2102**

### Amount of automatic draft

**\$30.80**  
by Mar 25

*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

8891008584210200066000000000000000000000308000000030806

## Your usage snapshot - Continued

<b>Current electric usage for meter number 905184</b>	
Actual reading on Mar 2	3467
Previous reading on Feb 3	- 3433
<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 - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 905184</b>	
Customer Charge	\$17.92
Energy Charge	
34.000 kWh @ 9.566c	3.26
Fuel Charge	
34.000 kWh @ 4.422c	1.50
Asset Securitization Charge	
34.000 kWh @ 0.195c	0.07
Minimum Bill Adjustment	7.25
<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 915300</b>	
Actual reading on Mar 2	9354
Previous reading on Feb 3	- 9210
<hr/>	
Energy Used	144 kWh
Billed kWh	144.000 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.

<b>Outdoor Lighting</b>		
<b>Billing period Feb 03 - Mar 02</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 - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 915300</b>	
Customer Charge	\$17.92
Energy Charge	
144.000 kWh @ 9.566c	13.77
Fuel Charge	
144.000 kWh @ 4.422c	6.37
Asset Securitization Charge	
144.000 kWh @ 0.195c	0.28
<b>Total Current Charges</b>	<b>\$38.34</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 - Feb 03 26 to Mar 02 26</b>	
Customer Charge	\$1.92
Energy Charge	
225.000 kWh @ 4.188c	9.43
Fuel Charge	
225.000 kWh @ 4.325c	9.73
Asset Securitization Charge	
225.000 kWh @ 0.054c	0.12
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
<b>Total Current Charges</b>	<b>\$274.28</b>

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

## Billing details - Taxes

Regulatory Assessment Fee	\$0.27
Gross Receipts Tax	1.52
<b>Total Taxes</b>	<b>\$1.79</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 Mar 4, 2026  
For service Feb 3 - Mar 2  
28 days

Account number **9100 8584 2433**

## Billing summary

Previous Amount Due	\$45.32
Payment Received Feb 25	-45.32
Current Electric Charges	41.88
Taxes	1.11
<b>Total Amount Due Mar 25</b>	<b>\$42.99</b>

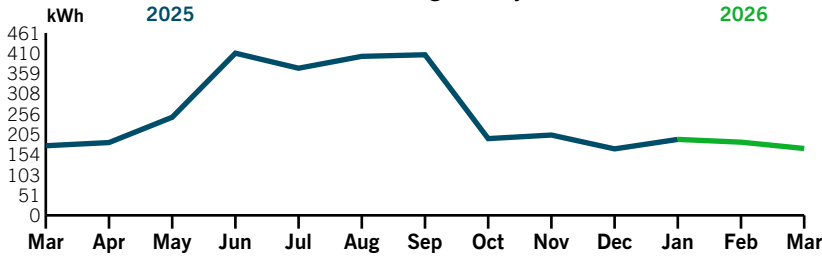


Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

## Your usage snapshot

Electric usage history



### Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 67°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	169	176	3,133	261
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.

### Amount of automatic draft

Account number  
**9100 8584 2433**

**\$42.99**  
by Mar 25

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



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

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

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

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

8891008584243300066000000000000000000000429900000042996



### Your usage snapshot - Continued

<b>Current electric usage for meter number 8251831</b>	
Actual reading on Mar 2	12940
Previous reading on Feb 3	- 12771
<hr/>	
Energy Used	169 kWh
Billed kWh	169.000 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 - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 8251831</b>	
Customer Charge	\$17.92
Energy Charge	
169.000 kWh @ 9.566c	16.16
Fuel Charge	
169.000 kWh @ 4.422c	7.47
Asset Securitization Charge	
169.000 kWh @ 0.195c	0.33
<hr/>	
<b>Total Current Charges</b>	<b>\$41.88</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	1.07
<hr/>	
<b>Total Taxes</b>	<b>\$1.11</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

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

Bill date Mar 4, 2026  
For service Feb 3 - Mar 2  
28 days

Account number **9100 8584 2615**

## Billing summary

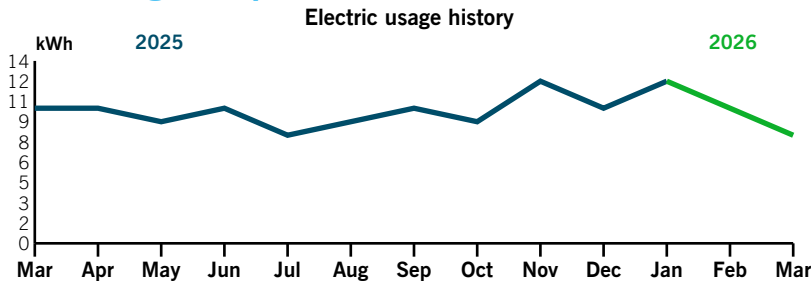
Previous Amount Due	\$30.80
<i>Payment Received Feb 25</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Mar 25</b>	<b>\$30.80</b>



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

## Your usage snapshot



### Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 67°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	8	10	117	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.

### Amount of automatic draft

<b>\$30.80</b> <i>by Mar 25</i>	<i>After 90 days from bill date, a late charge will apply.</i>
------------------------------------	--



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

Account number  
**9100 8584 2615**

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

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

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

8891008584261500066000000000000000000000308000000030802

## Your usage snapshot - Continued

<b>Current electric usage for meter number 915266</b>	
Actual reading on Mar 2	675
Previous reading on Feb 3	- 667
<hr/>	
Energy Used	8 kWh
Billed kWh	8.000 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 - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 915266</b>	
Customer Charge	\$17.92
Energy Charge	
8.000 kWh @ 9.566c	0.76
Fuel Charge	
8.000 kWh @ 4.422c	0.35
Asset Securitization Charge	
8.000 kWh @ 0.195c	0.02
Minimum Bill Adjustment	10.95
<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 Jan 21 - Feb 17</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 - Jan 21 26 to Feb 17 26</b>	
Customer Charge	\$1.92
Energy Charge	
3,420.000 kWh @ 4.188c	143.23
Fuel Charge	
3,420.000 kWh @ 4.325c	147.92
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>\$1,554.29</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	\$1.35
Gross Receipts Tax	7.58
<b>Total Taxes</b>	<b>\$8.93</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
BEXLEY CDD  
4128 BEXLEY VILLAGE DR  
IRRIGATION

Bill date Feb 10, 2026  
For service Jan 6 - Feb 5  
31 days

Account number **9100 8584 2988**

## Billing summary

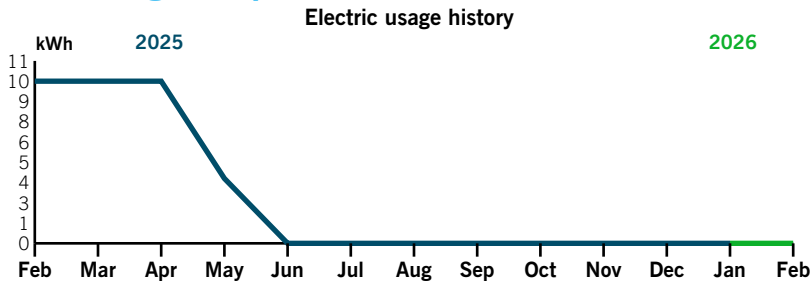
Previous Amount Due	\$30.80
<i>Payment Received Jan 30</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Mar 03</b>	<b>\$30.80</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

## Your usage snapshot



### Average temperature in degrees

67° 68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 39°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	10	24	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.

### Amount of automatic draft

<b>\$30.80</b> by Mar 3	<i>After 90 days from bill date, a late charge will apply.</i>
----------------------------	--



Account number  
**9100 8584 2988**

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

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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 3377762</b>	
Estimated reading on Feb 5	1234
Estimated previous reading on Jan 6	- 1234
Energy Used	0 kWh
Billed kWh	0.000 kWh



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

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

## Billing details - Electric

<b>Billing Period - Jan 06 26 to Feb 05 26</b>	
<b>Meter - 3377762</b>	
Customer Charge	\$17.92
Minimum Bill Adjustment	12.08
<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>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
BEXLEY CDD  
4128 BEXLEY VILLAGE DR  
IRRIGATION

Bill date Mar 4, 2026  
For service Feb 6 - Mar 2  
25 days

Account number **9100 8584 2988**

## Billing summary

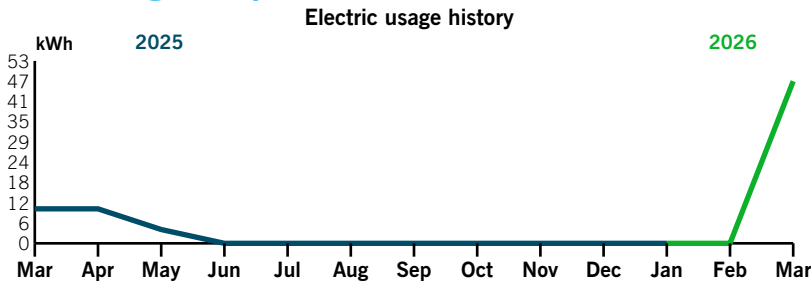
Previous Amount Due	\$30.80
<i>Payment Received Mar 03</i>	-30.80
Current Electric Charges	25.00
Taxes	0.66
<b>Total Amount Due Mar 25</b>	<b>\$25.66</b>



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

## Your usage snapshot



### Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 67°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	47	10	61	5
Avg. Daily (kWh)	2	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.

### Amount of automatic draft

Account number  
**9100 8584 2988**

**\$25.66**  
by Mar 25

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



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

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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 3377762</b>	
Actual reading on Mar 2	1281
Estimated previous reading on Feb 6	- 1234
Energy Used	47 kWh
Billed kWh	47.000 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 - Feb 06 26 to Mar 02 26</b>	
<b>Meter - 3377762</b>	
Customer Charge	\$14.93
Energy Charge	
47.000 kWh @ 9.566c	4.50
Fuel Charge	
47.000 kWh @ 4.422c	2.08
Asset Securitization Charge	
47.000 kWh @ 0.195c	0.09
Minimum Bill Adjustment	3.40
<b>Total Current Charges</b>	<b>\$25.00</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	\$0.02
Gross Receipts Tax	0.64
<b>Total Taxes</b>	<b>\$0.66</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
BEXLEY CDD  
4154 JENSEN LN IRRIGATION  
IRRIGATION

Bill date Mar 4, 2026  
For service Feb 3 - Mar 2  
28 days

Account number **9100 8588 3177**

## Billing summary

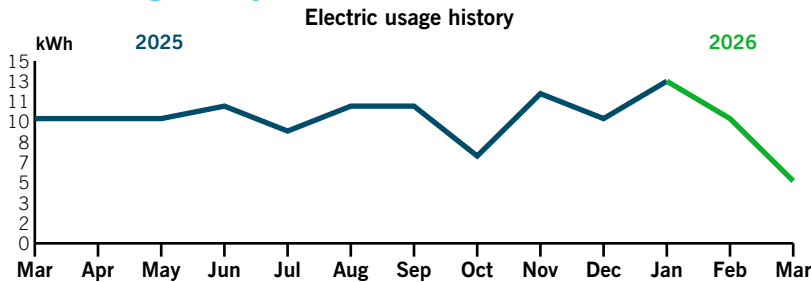
Previous Amount Due	\$30.80
<i>Payment Received Feb 25</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Mar 25</b>	<b>\$30.80</b>



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

## Your usage snapshot



### Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 67°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	10	119	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.

### Amount of automatic draft



Account number  
**9100 8588 3177**

**\$30.80**  
by Mar 25

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

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

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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 3354026</b>	
Actual reading on Mar 2	1170
Previous reading on Feb 3	- 1165
<hr/>	
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 - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 3354026</b>	
Customer Charge	\$17.92
Energy Charge	
5.000 kWh @ 9.566c	0.48
Fuel Charge	
5.000 kWh @ 4.422c	0.22
Asset Securitization Charge	
5.000 kWh @ 0.195c	0.01
Minimum Bill Adjustment	11.37
<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  
3462 BEXLEY VILLAGE DR  
IRRIGATION

Bill date Mar 4, 2026  
For service Feb 3 - Mar 2  
28 days

Account number **9100 8588 3648**

## Billing summary

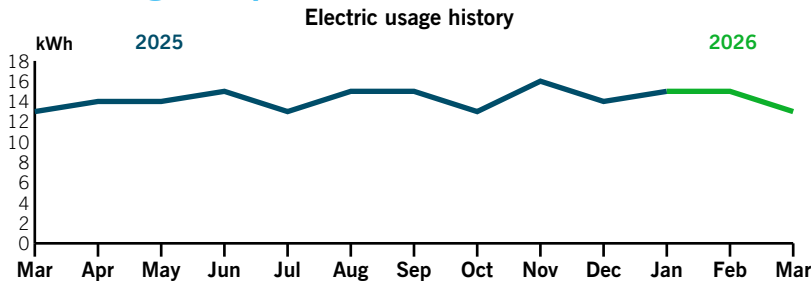
Previous Amount Due	\$30.80
<i>Payment Received Feb 25</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Mar 25</b>	<b>\$30.80</b>



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

## Your usage snapshot



### Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 67°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	13	13	172	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.

### Amount of automatic draft

<b>\$30.80</b> <i>by Mar 25</i>	<i>After 90 days from bill date, a late charge will apply.</i>
------------------------------------	--



Account number  
**9100 8588 3648**

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

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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

8891008588364800066000000000000000000000308000000030809

## Your usage snapshot - Continued

<b>Current electric usage for meter number 906157</b>	
Actual reading on Mar 2	935
Previous reading on Feb 3	- 922
<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 - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 906157</b>	
Customer Charge	\$17.92
Energy Charge	
13.000 kWh @ 9.566c	1.24
Fuel Charge	
13.000 kWh @ 4.422c	0.57
Asset Securitization Charge	
13.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	10.24
<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  
4118 BALCONY BREEZE DR  
KIOSK

Bill date Mar 4, 2026  
For service Feb 3 - Mar 2  
28 days

Account number **9100 8588 3838**

## Billing summary

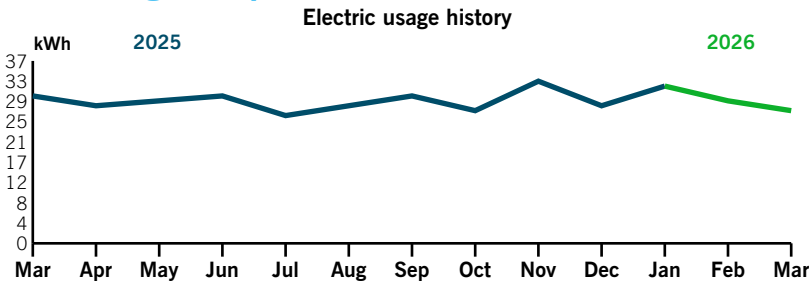
Previous Amount Due	\$30.80
<i>Payment Received Feb 25</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Mar 25</b>	<b>\$30.80</b>



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

## Your usage snapshot



### Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 67°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	27	30	347	29
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date** or pay instantly at [duke-energy.com/billing](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.

### Amount of automatic draft

Account number  
**9100 8588 3838**

**\$30.80**  
by Mar 25

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



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

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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

8891008588383800066000000000000000000000308000000030807



## Your usage snapshot - Continued

<b>Current electric usage for meter number 8171043</b>	
Actual reading on Mar 2	1720
Previous reading on Feb 3	- 1693
<hr/>	
Energy Used	27 kWh
Billed kWh	27.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 8171043</b>	
Customer Charge	\$17.92
Energy Charge	
27.000 kWh @ 9.566c	2.58
Fuel Charge	
27.000 kWh @ 4.422c	1.19
Asset Securitization Charge	
27.000 kWh @ 0.195c	0.05
Minimum Bill Adjustment	8.26
<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 Mar 2	3323
Previous reading on Feb 3	- 3248
<hr/>	
Energy Used	75 kWh
Billed kWh	75.000 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 - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 8316358</b>	
Customer Charge	\$17.92
Energy Charge	
75.000 kWh @ 9.566c	7.18
Fuel Charge	
75.000 kWh @ 4.422c	3.32
Asset Securitization Charge	
75.000 kWh @ 0.195c	0.15
Minimum Bill Adjustment	1.43
<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  
3894 GRAND LAKEVIEW WAY  
KIOSK

**Bill date** Mar 4, 2026  
**For service** Feb 3 - Mar 2  
28 days

**Account number** 9100 8588 4178

## Billing summary

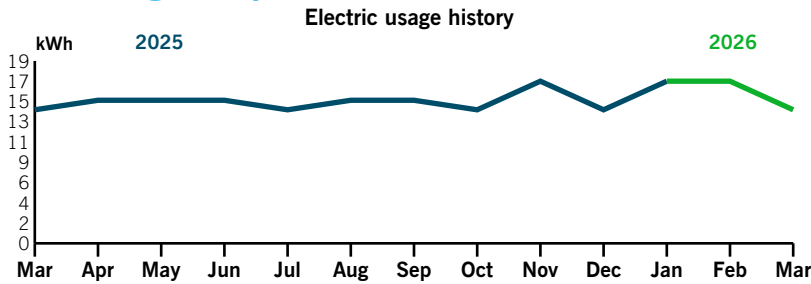
Previous Amount Due	\$30.80
<i>Payment Received Feb 25</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Mar 25</b>	<b>\$30.80</b>



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

## Your usage snapshot



### Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 67°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	14	14	182	15
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.

### Amount of automatic draft

<b>\$30.80</b> <i>by Mar 25</i>	<i>After 90 days from bill date, a late charge will apply.</i>
------------------------------------	--



Account number  
**9100 8588 4178**

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

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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 3377715</b>	
Actual reading on Mar 2	1581
Previous reading on Feb 3	- 1567
<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 - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 3377715</b>	
Customer Charge	\$17.92
Energy Charge	
14.000 kWh @ 9.566c	1.35
Fuel Charge	
14.000 kWh @ 4.422c	0.62
Asset Securitization Charge	
14.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	10.08
<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 8402668</b>	
Actual reading on Mar 2	194
Previous reading on Feb 3	- 187
Energy Used	7 kWh
Billed kWh	7.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 8402668</b>	
Customer Charge	\$17.92
Energy Charge	
7.000 kWh @ 9.566c	0.67
Fuel Charge	
7.000 kWh @ 4.422c	0.31
Asset Securitization Charge	
7.000 kWh @ 0.195c	0.01
Minimum Bill Adjustment	11.09
<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>



duke-energy.com  
877.372.8477

# Your Energy Bill

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

Bill date Mar 4, 2026  
For service Feb 3 - Mar 2  
28 days

Account number **9100 8588 4441**

## Billing summary

Previous Amount Due	\$30.80
<i>Payment Received Feb 25</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Mar 25</b>	<b>\$30.80</b>

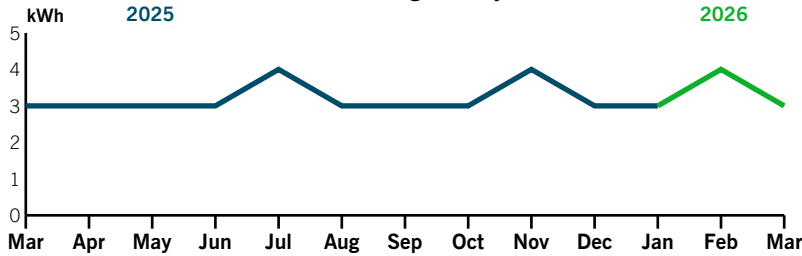


Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

## Your usage snapshot

Electric usage history



### Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 67°

	Current Month	Mar 2025	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.

### Amount of automatic draft



Account number  
**9100 8588 4441**

**\$30.80**  
by Mar 25

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

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

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

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

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 Mar 2	264
Previous reading on Feb 3	- 261
<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 - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 3604134</b>	
Customer Charge	\$17.92
Energy Charge	
3.000 kWh @ 9.566c	0.28
Fuel Charge	
3.000 kWh @ 4.422c	0.13
Asset Securitization Charge	
3.000 kWh @ 0.195c	0.01
Minimum Bill Adjustment	11.66
<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 Mar 4, 2026  
For service Feb 3 - Mar 2  
28 days

Account number **9100 8588 4615**

## Billing summary

Previous Amount Due	\$30.80
<i>Payment Received Feb 25</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Mar 25</b>	<b>\$30.80</b>

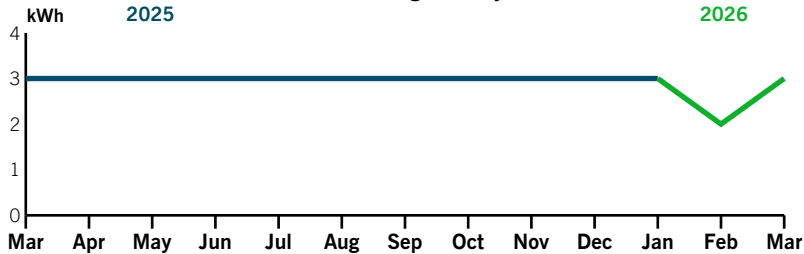


Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

## Your usage snapshot

Electric usage history



### Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 67°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	3	35	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.

### Amount of automatic draft



Account number  
**9100 8588 4615**

**\$30.80**  
by Mar 25

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

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

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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 Mar 2	319
Previous reading on Feb 3	- 316
<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 - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 3602752</b>	
Customer Charge	\$17.92
Energy Charge	
3.000 kWh @ 9.566c	0.28
Fuel Charge	
3.000 kWh @ 4.422c	0.13
Asset Securitization Charge	
3.000 kWh @ 0.195c	0.01
Minimum Bill Adjustment	11.66
<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  
17391 TERRAZZO WAY  
IRRIGATION

Bill date Mar 4, 2026  
For service Feb 3 - Mar 2  
28 days

Account number **9100 8588 4780**

## Billing summary

Previous Amount Due	\$30.80
<i>Payment Received Feb 25</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Mar 25</b>	<b>\$30.80</b>

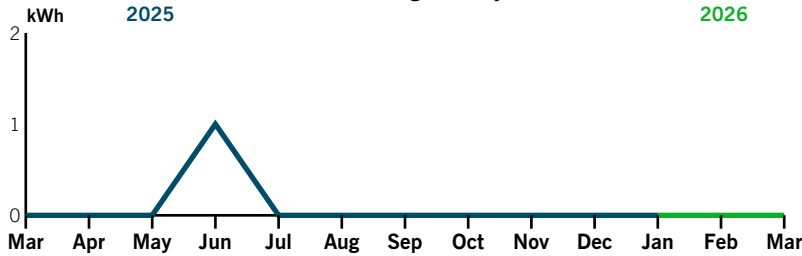


Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

## Your usage snapshot

Electric usage history



Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 67°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	0	1	0
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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

### Amount of automatic draft



Account number  
**9100 8588 4780**

**\$30.80**  
by Mar 25

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

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

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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 4315191</b>	
Actual reading on Mar 2	1
Previous reading on Feb 3	- 1
Energy Used	0 kWh
Billed kWh	0.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 4315191</b>	
Customer Charge	\$17.92
Minimum Bill Adjustment	12.08
<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>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
BEXLEY CDD  
3704 CLAY POT DRIVE  
LITE BXLV VLLG DR SL PT3

Bill date Feb 20, 2026  
For service Jan 23 - Feb 19  
28 days

Account number **9100 8588 5137**

## Billing summary

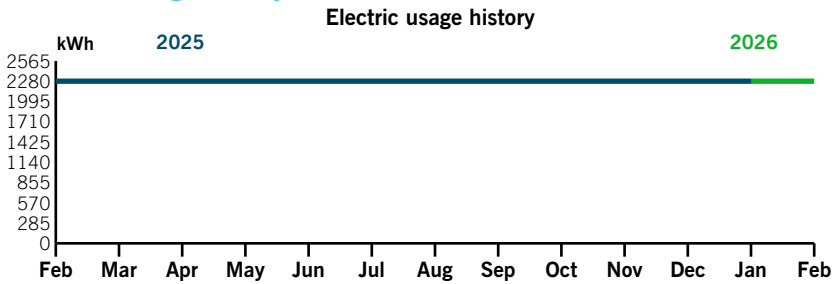
Previous Amount Due	\$1,107.87
<i>Payment Received Feb 13</i>	-1,107.87
Current Lighting Charges	1,036.84
Taxes	5.97
<b>Total Amount Due Mar 13</b>	<b>\$1,042.81</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

## Your usage snapshot



### Average temperature in degrees

67° 68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 57°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,280	2,280	27,360	2,280
Avg. Daily (kWh)	81	76	75	
12-month usage based on most recent history				

**Mail your payment at least 7 days before the due date** or pay instantly at [duke-energy.com/billing](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.

### Amount of automatic draft

Account number  
**9100 8588 5137**

**\$1,042.81**  
by Mar 13

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



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

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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 Jan 23 - Feb 19</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 - Jan 23 26 to Feb 19 26</b>	
Customer Charge	\$1.92
Energy Charge	
2,280.000 kWh @ 4.188c	95.50
Fuel Charge	
2,280.000 kWh @ 4.325c	98.61
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>\$1,036.84</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	\$0.90
Gross Receipts Tax	5.07
<b>Total Taxes</b>	<b>\$5.97</b>



## Your usage snapshot - Continued

<b>Current electric usage for meter number 366660661</b>	
Actual reading on Feb 4	21
Previous reading on Jan 7	- 17
Energy Used	4 kWh
Billed kWh	4.000 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 - Jan 07 26 to Feb 04 26</b>	
<b>Meter - 366660661</b>	
Customer Charge	\$17.92
Energy Charge	
4.000 kWh @ 9.566c	0.37
Fuel Charge	
4.000 kWh @ 4.422c	0.18
Asset Securitization Charge	
4.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.52
<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>



duke-energy.com  
877.372.8477

# Your Energy Bill

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

Bill date Mar 6, 2026  
For service Feb 5 - Mar 4  
28 days

Account number **9100 8588 5369**

## Billing summary

Previous Amount Due	\$30.80
Payment Received Feb 27	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Mar 27</b>	<b>\$30.80</b>

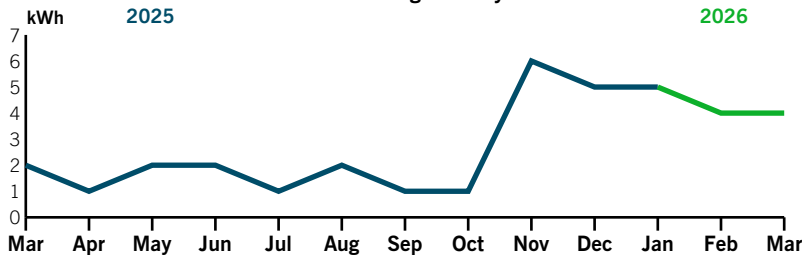


Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

## Your usage snapshot

Electric usage history



### Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 69°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4	2	34	3
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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

### Amount of automatic draft

Account number  
**9100 8588 5369**

**\$30.80**  
by Mar 27

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



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

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

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

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

8891008588536900066000000000000000000000308000000030801

## Your usage snapshot - Continued

<b>Current electric usage for meter number 366660661</b>	
Actual reading on Mar 4	25
Previous reading on Feb 5	- 21
Energy Used	4 kWh
Billed kWh	4.000 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 - Feb 05 26 to Mar 04 26</b>	
<b>Meter - 366660661</b>	
Customer Charge	\$17.92
Energy Charge	
4.000 kWh @ 9.566c	0.37
Fuel Charge	
4.000 kWh @ 4.422c	0.18
Asset Securitization Charge	
4.000 kWh @ 0.195c	0.01
Minimum Bill Adjustment	11.52
<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>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
BEXLEY CDD  
4688 BEXLEY VILLAGE DR  
IRRIGATION

Bill date Mar 4, 2026  
For service Feb 3 - Mar 2  
28 days

Account number **9100 8588 5939**

## Billing summary

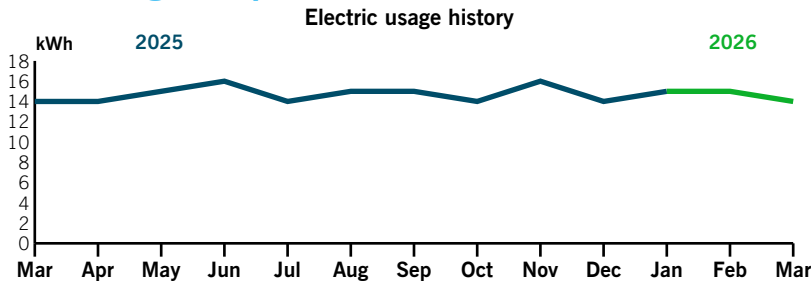
Previous Amount Due	\$30.80
<i>Payment Received Feb 25</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Mar 25</b>	<b>\$30.80</b>



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

## Your usage snapshot



### Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 67°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	14	14	177	15
Avg. Daily (kWh)	1	1	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.

### Amount of automatic draft



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

Account number  
**9100 8588 5939**

**\$30.80**  
by Mar 25

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

8891008588593900066000000000000000000000308000000030805

## Your usage snapshot - Continued

<b>Current electric usage for meter number 905568</b>	
Actual reading on Mar 2	1133
Previous reading on Feb 3	- 1119
<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 - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 905568</b>	
Customer Charge	\$17.92
Energy Charge	
14.000 kWh @ 9.566c	1.35
Fuel Charge	
14.000 kWh @ 4.422c	0.62
Asset Securitization Charge	
14.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	10.08
<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 Jan 23 - Feb 19</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 - Jan 23 26 to Feb 19 26</b>	
Customer Charge	\$1.92
Energy Charge	
2,280.000 kWh @ 4.188c	95.50
Fuel Charge	
2,280.000 kWh @ 4.325c	98.61
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>\$1,036.84</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	\$0.90
Gross Receipts Tax	5.07
<b>Total Taxes</b>	<b>\$5.97</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 Feb 23, 2026  
For service Jan 24 - Feb 20  
28 days

Account number **9100 8588 6279**

## Billing summary

Previous Amount Due	\$250.44
<i>Payment Received Feb 17</i>	-250.44
Current Lighting Charges	244.03
Taxes	0.70
<b>Total Amount Due Mar 16</b>	<b>\$244.73</b>

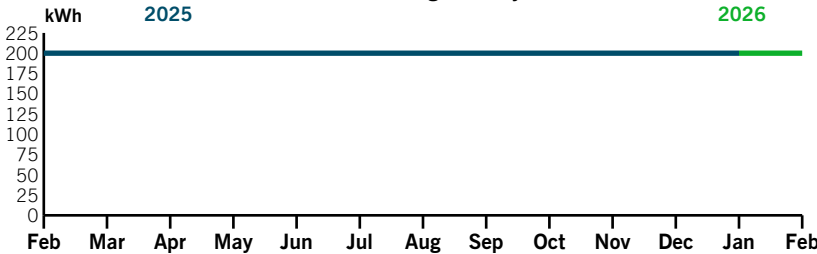


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

## Your usage snapshot

Electric usage history



### Average temperature in degrees

67° 68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 57°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	200	200	2,400	200
Avg. Daily (kWh)	7	6	7	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date** or pay instantly at [duke-energy.com/billing](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.

### Amount of automatic draft

Account number  
**9100 8588 6279**

**\$244.73**  
by Mar 16

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



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

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

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

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 Jan 24 - Feb 20</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 - Jan 24 26 to Feb 20 26</b>	
Customer Charge	\$1.92
Energy Charge	
200.000 kWh @ 4.188c	8.38
Fuel Charge	
200.000 kWh @ 4.325c	8.65
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>\$244.03</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	\$0.21
Gross Receipts Tax	0.49
<b>Total Taxes</b>	<b>\$0.70</b>



## Your usage snapshot - Continued

<b>Current electric usage for meter number 905770</b>	
Actual reading on Mar 2	88
Previous reading on Feb 3	- 61
Energy Used	27 kWh
Billed kWh	27.000 kWh



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

## Billing details - Electric

<b>Billing Period - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 905770</b>	
Customer Charge	\$17.92
Energy Charge	
27.000 kWh @ 9.566c	2.58
Fuel Charge	
27.000 kWh @ 4.422c	1.19
Asset Securitization Charge	
27.000 kWh @ 0.195c	0.05
Minimum Bill Adjustment	8.26
<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 907227</b>	
Actual reading on Mar 2	2034
Previous reading on Feb 3	- 2010
Energy Used	24 kWh
Billed kWh	24.000 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 - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 907227</b>	
Customer Charge	\$17.92
Energy Charge	
24.000 kWh @ 9.566c	2.29
Fuel Charge	
24.000 kWh @ 4.422c	1.06
Asset Securitization Charge	
24.000 kWh @ 0.195c	0.05
Minimum Bill Adjustment	8.68
<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 4332645</b>	
Actual reading on Mar 2	434
Previous reading on Feb 3	- 429
<hr/>	
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 - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 4332645</b>	
Customer Charge	\$17.92
Energy Charge	
5.000 kWh @ 9.566c	0.48
Fuel Charge	
5.000 kWh @ 4.422c	0.22
Asset Securitization Charge	
5.000 kWh @ 0.195c	0.01
Minimum Bill Adjustment	11.37
<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  
4468 BEXLEY VILLAGE DR  
IRRIGATION

Bill date Mar 4, 2026  
For service Feb 3 - Mar 2  
28 days

Account number **9100 8593 9093**

## Billing summary

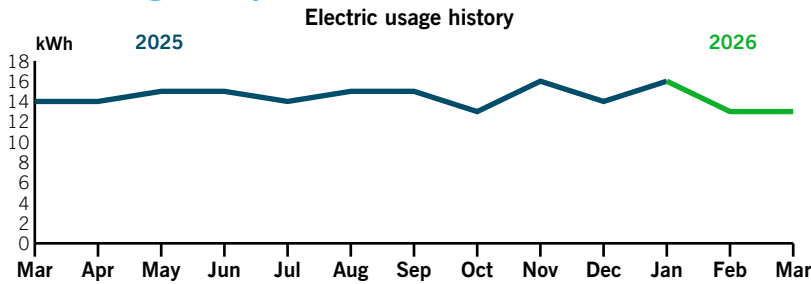
Previous Amount Due	\$30.80
<i>Payment Received Feb 25</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
<b>Total Amount Due Mar 25</b>	<b>\$30.80</b>



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

## Your usage snapshot



### Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 67°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	13	14	173	14
Avg. Daily (kWh)	0	1	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.

### Amount of automatic draft



Account number  
**9100 8593 9093**

**\$30.80**  
by Mar 25

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

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

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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

88910085939093000660000000000000000000000000308000000030806

## Your usage snapshot - Continued

<b>Current electric usage for meter number 3508354</b>	
Actual reading on Mar 2	1310
Previous reading on Feb 3	- 1297
<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 - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 3508354</b>	
Customer Charge	\$17.92
Energy Charge	
13.000 kWh @ 9.566c	1.24
Fuel Charge	
13.000 kWh @ 4.422c	0.57
Asset Securitization Charge	
13.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	10.24
<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 Mar 2	250
Previous reading on Feb 3	- 247
<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 - Feb 03 26 to Mar 02 26</b>	
<b>Meter - 4325648</b>	
Customer Charge	\$17.92
Energy Charge	
3.000 kWh @ 9.566c	0.28
Fuel Charge	
3.000 kWh @ 4.422c	0.13
Asset Securitization Charge	
3.000 kWh @ 0.195c	0.01
Minimum Bill Adjustment	11.66
<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	Jan 29 - Feb 25
<u>Usage Values</u>		
Billed kWh		2.979 kWh
Billed Demand kW		0.012 kW
Load Factor		36.94 %



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 - Jan 29 26 to Feb 25 26</b>	
<b>Meter - 8296760</b>	
Customer Charge	\$18.47
Energy Charge	
2.979 kWh @ 3.411c	0.10
Fuel Charge	
2.979 kWh @ 4.422c	0.13
Demand Charge	
0.012 kW @ \$11.69	0.14
Asset Securitization Charge	
2.979 kWh @ 0.181c	0.01
<b>Total Current Charges</b>	<b>\$18.85</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	0.48
<b>Total Taxes</b>	<b>\$0.50</b>



## Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8296759	Actual	Jan 24 - Feb 20
<u>Usage Values</u>		
Billed kWh		2.682 kWh
Billed Demand kW		0.010 kW
Load Factor		39.91 %



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 - Jan 24 26 to Feb 20 26</b>	
<b>Meter - 8296759</b>	
Customer Charge	\$18.47
Energy Charge	
2.682 kWh @ 3.411c	0.09
Fuel Charge	
2.682 kWh @ 4.422c	0.12
Demand Charge	
0.010 kW @ \$11.69	0.11
<b>Total Current Charges</b>	<b>\$18.79</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	0.48
<b>Total Taxes</b>	<b>\$0.50</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
BEXLEY CDD  
17622 EVERLONG DR  
LAND O LAKES FL 34638

Bill date Feb 23, 2026  
For service Jan 23 - Feb 19  
28 days

Account number **9101 2441 0047**

## Billing summary

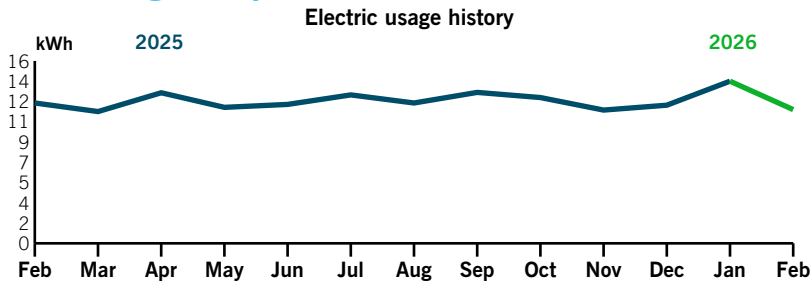
Previous Amount Due	\$20.72
<i>Payment Received Feb 17</i>	-20.72
Current Electric Charges	19.67
Taxes	0.52
<b>Total Amount Due Mar 16</b>	<b>\$20.19</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

## Your usage snapshot



### Average temperature in degrees

67° 68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 57°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	12	12	150	13
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date** or pay instantly at [duke-energy.com/billing](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.

### Amount of automatic draft



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

Account number  
**9101 2441 0047**

**\$20.19**  
by Mar 16

*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

889101244100470006600000000000000000201900000020197

## Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<b>Meter Number</b>	<b>Usage Type</b>	<b>Billing Period</b>
8297061	Actual	Jan 23 - Feb 19
<b>Usage Values</b>		
Billed kWh		11.738 kWh
Billed Demand kW		0.022 kW
Load Factor		79.40 %



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 - Jan 23 26 to Feb 19 26</b>	
<b>Meter - 8297061</b>	
Customer Charge	\$18.47
Energy Charge	
11.738 kWh @ 3.411c	0.40
Fuel Charge	
11.738 kWh @ 4.422c	0.52
Demand Charge	
0.022 kW @ \$11.69	0.26
Asset Securitization Charge	
11.738 kWh @ 0.181c	0.02
<b>Total Current Charges</b>	<b>\$19.67</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	0.50
<b>Total Taxes</b>	<b>\$0.52</b>





## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Jan 17 - Feb 13</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 - Jan 17 26 to Feb 13 26</b>	
Customer Charge	\$1.92
Energy Charge	
400.000 kWh @ 4.188c	16.75
Fuel Charge	
400.000 kWh @ 4.325c	17.30
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>\$486.14</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	\$0.42
Gross Receipts Tax	0.93
<b>Total Taxes</b>	<b>\$1.35</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 Feb 26, 2026  
For service Jan 28 - Feb 24  
28 days

Account number **9101 5252 7020**

## Billing summary

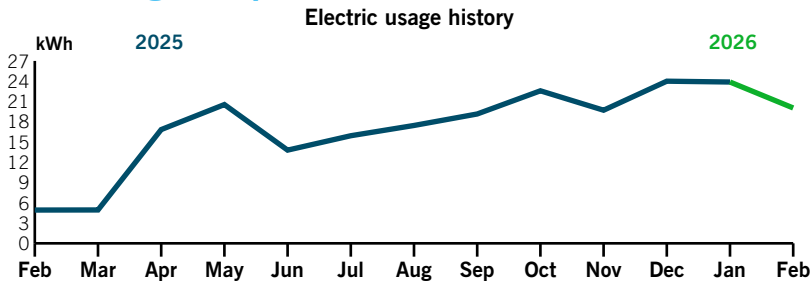
Previous Amount Due	\$22.04
<i>Payment Received Feb 19</i>	-22.04
Current Electric Charges	20.69
Taxes	0.55
<b>Total Amount Due Mar 19</b>	<b>\$21.24</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

## Your usage snapshot



### Average temperature in degrees

67° 68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 58°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	20	5	216	18
Avg. Daily (kWh)	1	0	1	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date** or pay instantly at [duke-energy.com/billing](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.

### Amount of automatic draft



Account number  
**9101 5252 7020**

**\$21.24**  
by Mar 19

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

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

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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

889101525270200006600000000000000000212400000021248

## Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8391480	Actual	Jan 28 - Feb 24
<u>Usage Values</u>		
Billed kWh		19.762 kWh
Billed Demand kW		0.054 kW
Load Factor		54.46 %



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 - Jan 28 26 to Feb 24 26</b>	
<b>Meter - 8391480</b>	
Customer Charge	\$18.47
Energy Charge	
19.762 kWh @ 3.411c	0.68
Fuel Charge	
19.762 kWh @ 4.422c	0.87
Demand Charge	
0.054 kW @ \$11.69	0.63
Asset Securitization Charge	
19.762 kWh @ 0.181c	0.04
<b>Total Current Charges</b>	<b>\$20.69</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	0.53
<b>Total Taxes</b>	<b>\$0.55</b>

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

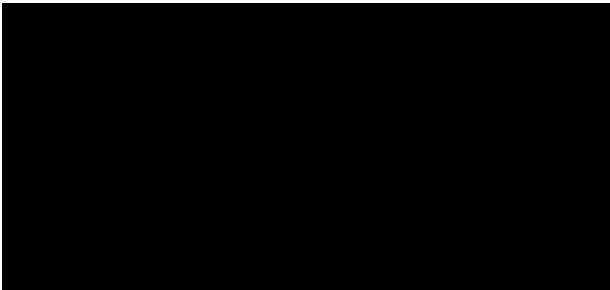
February 27, 2026

**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. 3704041  
2423-1

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Re: General Counsel

For Professional Legal Services Rendered

01/07/26	J. Gillis	0.10	22.50	Prepare tracking chart for FY 2027 budget adoption, audit acceptance and meeting schedule adoption
01/08/26	A. Willson	0.30	102.00	Confer with Castoria regarding District records; review items regarding same
01/15/26	A. Willson	0.20	68.00	Confer with Castoria regarding district items
01/21/26	A. Willson	0.20	68.00	Confer with Castoria regarding district items
01/22/26	J. Gillis	0.50	112.50	Review property appraiser records and draft temporary access agreement for pool construction with homeowner at 17835 Ramble On Way; confer with staff regarding same
01/22/26	A. Willson	0.30	102.00	Confer with Castoria regarding pool installation access agreement items and upcoming meeting agenda; review same

**KUTAK ROCK LLP**

Bexley CDD

February 27, 2026

Client Matter No. 2423-1

Invoice No. 3704041

Page 2

01/27/26	A. Willson	1.60	544.00	Review and revise USDA agreement; confer with Castoria regarding same; confer with Davies regarding Juniper items; review meeting agenda; prepare items for board meeting
01/28/26	A. Willson	3.90	1,326.00	Confer with Deluna regarding USDA agreement; confer with Duke regarding landscaping items; attend board meeting; post meeting follow up; prepare encroachment agreement; confer with Castoria regarding same; confer with King regarding easement assignment and final permit items

TOTAL HOURS 7.10

TOTAL FOR SERVICES RENDERED \$2,345.00

TOTAL CURRENT AMOUNT DUE \$2,345.00



1800 Pembroke Drive  
Suite 170  
Orlando, FL 32810

(407) 843-5406  
[www.mcdermittdavis.com](http://www.mcdermittdavis.com)

BEXLEY CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
TAMPA, FL 33614

Date: 3/23/2026  
Invoice Number: 63279  
Client: 29415.0

---

Accounting services rendered in connection with the preparation and issuance of audited financial statements for BEXLEY CDD for the year ended September 30, 2025.

Total Due This Invoice \$4,000.00

**PAY NOW!!**  
Visit our website for payment options  
ACH/Credit Card <https://www.mcdermittdavis.com>

Thank you for your business.



**Mike Wells**  
Property Appraiser  
Proudly Serving Pasco County, Florida

# INVOICE

Pasco County Property Appraiser  
PO Box 401  
Dade City, FL 33526-0401

Date Issued: 3/9/2026  
Invoice Number: 26055  
Due Date: 4/9/2026

Billed To:  
Bexley  
C/O Rizetta & Company  
Kayla Connell  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

DESCRIPTION	AMOUNT
Bexley Annual renewal fee	\$150.00
TOTAL	\$150.00

Remit payment to:

Pasco County Property Appraiser  
Information Services Department  
PO Box 401  
Dade City, FL 33526-0401

**Mike Fasano**  
**Pasco County Tax Collector**

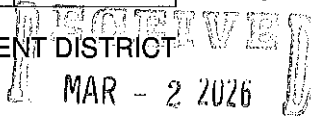
*"Thank You for allowing us to serve you."*

**REMINDER NOTICE OF REAL ESTATE TAXES**

Parcel / Account Number	Escrow	Tax District
17-26-18-0020-0P600-0000		UF

**CURRENT taxes payable online until: APRIL 21, 2026 at:**  
**www.pascotaxes.com**

BEXLEY COMMUNITY DEVELOPMENT DISTRICT  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390



BEXLEY SOUTH PARCEL 4 PHASE 3B P  
 B 78 PG 110 TRACT P6  
 See Additional Legal on Tax Roll



BY: .....

Taxes Owed	If Rec'd By: MARCH 31, 2026	If Rec'd By: APRIL 21, 2026	If Rec'd By: MAY 26, 2026
2025 CURRENT	\$95.00	\$97.85	\$140.85

**CERTIFIED FUNDS ARE REQUIRED FOR PAYMENT OF DELINQUENT TAXES**

Payment is determined by the date the payment is received in the office. If real estate taxes remain unpaid, a tax certificate will be issued on or before June 1st, which will result in additional fees. Please be aware that tax certificates become the first lien on the property. If unpaid for two years or more, the property may become eligible for a tax deed application.

Delinquent tax years may be paid separately if they are not involved in a tax deed application. Please note that partial payments on delinquent taxes will not be accepted. All delinquent tax payments must be made in certified funds.

If this property is involved in an active bankruptcy case, or if you have any questions regarding the payment of taxes, please contact our tax department at 352-521-4338, prompt #3.

Visit us online at [www.pascotaxes.com](http://www.pascotaxes.com) to pay your current taxes & print a receipt.

Mail your tax payment to: Mike Fasano, Pasco County Tax Collector, PO Box 276, Dade City, FL 33526-0276  
 Call Center M - F 8:30 am - 5:00 pm (352) 521-4338 (727) 847-8032 (813) 235-6076

Your check is your receipt, or you may visit our website, [www.pascotaxes.com](http://www.pascotaxes.com) to print a receipt.

◆ PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT ◆

15791 C

**Mike Fasano**  
**Pasco County Tax Collector**

*"Thank You for allowing us to serve you."*

**REMINDER NOTICE OF REAL ESTATE TAXES**

Parcel / Account Number	Escrow	Tax District
17-26-18-0020-0P600-0000		UF

**CURRENT taxes payable online until: APRIL 21, 2026 at:**  
**www.pascotaxes.com**

Alt Key: 04180394

If Received By Please Pay	MARCH 31, 2026	APRIL 21, 2026	MAY 26, 2026
	\$95.00	\$97.85	\$140.85

PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

RE 40/15785 1-1 \*\*\*\*\*ALL FOR AADC 335

|||||  
 BEXLEY COMMUNITY DEVELOPMENT DISTRI  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

BEXLEY SOUTH PARCEL 4 PHASE 3B P  
 B 78 PG 110 TRACT P6  
 See Additional Legal on Tax Roll

1 04180394 2025 6





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 DADE CITY (352) 521-4285

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
 Pay By Phone: 1-855-786-5344

1 0 1  
 12-52806

BEXLEY CDD

Service Address: **16821 VIBRANT WAY**

Bill Number: 24053717

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	37461	2/10/2026	37493	29	32

Usage History

	Water	
February 2026	32	
January 2026	23	
December 2025	154	
November 2025	218	
October 2025	262	
September 2025	172	
August 2025	133	
July 2025	237	
June 2025	209	
May 2025	201	
April 2025	254	
March 2025	235	

Transactions

Previous Bill	23.23
Payment 02/20/26	-23.23 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	32 Thousand Gals X \$1.01
<b>Total Current Transactions</b>	32.32
<b>TOTAL BALANCE DUE</b>	<b>\$32.32</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 # 0966360  
 Customer # 01352715

Balance Forward 0.00  
 Current Transactions 32.32

<b>Total Balance Due</b>	<b>\$32.32</b>
<b>Due Date</b>	<b>3/20/2026</b>

10% late fee will be applied if paid after due date

**The Total Due will be electronically transferred on 03/20/2026.**

BEXLEY CDD  
 PO BOX 32414  
 Charlotte NC 28237

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BEXLEY CDD

Service Address: **3894 GRAND LAKEVIEW WAY**

Bill Number: 24053718

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	12263	2/10/2026	12411	29	148

Usage History		
Month	Usage	Rate
February 2026	148	Water
January 2026	165	
December 2025	122	
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	

Transactions		
Previous Bill		166.65
Payment 02/20/26		-166.65 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed	148 Thousand Gals X \$1.01	149.48
<b>Total Current Transactions</b>		149.48
<b>TOTAL BALANCE DUE</b>		<b>\$149.48</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 # 0966370  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 149.48

<b>Total Balance Due</b>	<b>\$149.48</b>
<b>Due Date</b>	<b>3/20/2026</b>

10% late fee will be applied if paid after due date

**The Total Due will be electronically transferred on 03/20/2026.**

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 12-52806

BEXLEY CDD

Service Address: **3844 BEXLEY VILLAGE DR**  
 Bill Number: 24053719  
 Billing Date: 3/3/2026  
 Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	14097	2/10/2026	14430	29	333

Usage History		
Month	Usage	Rate
February 2026	333	
January 2026	315	
December 2025	328	
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	

Transactions		
Previous Bill		318.15
Payment 02/20/26		-318.15 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed	333 Thousand Gals X \$1.01	336.33
<b>Total Current Transactions</b>		336.33
<b>TOTAL BALANCE DUE</b>		<b>\$336.33</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 # 0966375  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 336.33

<b>Total Balance Due</b>	<b>\$336.33</b>
<b>Due Date</b>	<b>3/20/2026</b>

10% late fee will be applied if paid after due date

**The Total Due will be electronically transferred on 03/20/2026.**

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 Pay By Phone: 1-855-786-5344

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 12-52806

BEXLEY CDD

Service Address: **4128 BEXLEY VILLAGE DR**  
 Bill Number: 24053720  
 Billing Date: 3/3/2026  
 Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	42752	2/10/2026	43161	29	409

Usage History		
Month	Usage	Rate
February 2026	409	
January 2026	461	
December 2025	406	
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	

Transactions		
Previous Bill		465.61
Payment 02/20/26		-465.61 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed	409 Thousand Gals X \$1.01	413.09
<b>Total Current Transactions</b>		413.09
<b>TOTAL BALANCE DUE</b>		<b>\$413.09</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasy pay.pascocountyfl.net](http://pascoeasy pay.pascocountyfl.net)

Check this box if entering change of mailing address on back.

Account # 0966380  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 413.09

<b>Total Balance Due</b>	<b>\$413.09</b>
<b>Due Date</b>	<b>3/20/2026</b>

10% late fee will be applied if paid after due date

**The Total Due will be electronically transferred on 03/20/2026.**

BEXLEY CDD  
 PO BOX 32414  
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 Pay By Phone: 1-855-786-5344

1 0 1  
 12-52806

BEXLEY CDD

Service Address: **3988 GRAND LAKEVIEW WAY**

Bill Number: 24053721

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	22263	2/10/2026	22294	29	31

Usage History

Month	Usage
February 2026	31
January 2026	1
December 2025	0
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

Transactions

Previous Bill	1.01
Payment 02/20/26	-1.01 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	31 Thousand Gals X \$1.01
	31.31
<b>Total Current Transactions</b>	31.31
<b>TOTAL BALANCE DUE</b>	<b>\$31.31</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 # 0966385  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 31.31

<b>Total Balance Due</b>	<b>\$31.31</b>
<b>Due Date</b>	<b>3/20/2026</b>

10% late fee will be applied if paid after due date

**The Total Due will be electronically transferred on 03/20/2026.**

BEXLEY CDD  
 PO BOX 32414  
 Charlotte NC 28237

PASCO COUNTY UTILITIES  
 CUSTOMER INFORMATION & SERVICES  
 P.O. BOX 2139  
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 DADE CITY (352) 521-4285

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
 Pay By Phone: 1-855-786-5344

1 0 1  
 12-52806

BEXLEY CDD

Service Address: **4468 BEXLEY VILLAGE DR**  
 Bill Number: 24053722  
 Billing Date: 3/3/2026  
 Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	59886	2/10/2026	60433	29	547

Usage History		
Month	Usage	Rate
February 2026	547	
January 2026	659	
December 2025	585	
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	

Transactions		
Previous Bill		665.59
Payment 02/20/26		-665.59 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed	547 Thousand Gals X \$1.01	552.47
<b>Total Current Transactions</b>		552.47
<b>TOTAL BALANCE DUE</b>		<b>\$552.47</b>

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Account # 0966390  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 552.47

<b>Total Balance Due</b>	<b>\$552.47</b>
<b>Due Date</b>	<b>3/20/2026</b>

10% late fee will be applied if paid after due date

**The Total Due will be electronically transferred on 03/20/2026.**

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BEXLEY CDD

Service Address: **4273 BALLANTRAE BOULEVARD**

Bill Number: 24053723

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	36512	2/10/2026	36832	29	320

Usage History		
Month	Usage	Rate
February 2026	320	
January 2026	837	
December 2025	624	
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	

Transactions		
Previous Bill		845.37
Payment 02/20/26		-845.37 CR
<b>Balance Forward</b>		<b>0.00</b>
Current Transactions		
Reclaimed	320 Thousand Gals X \$1.01	323.20
<b>Total Current Transactions</b>		<b>323.20</b>
<b>TOTAL BALANCE DUE</b>		<b>\$323.20</b>

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Account # 0966395  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 323.20

<b>Total Balance Due</b>	<b>\$323.20</b>
<b>Due Date</b>	<b>3/20/2026</b>

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BEXLEY CDD

Service Address: **4154 JENSEN LANE**

Bill Number: 24053724

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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.**  
 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	16874991	1/12/2026	25336	2/10/2026	25599	29	263

Usage History

Month	Usage
February 2026	263
January 2026	455
December 2025	450
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

Transactions

Previous Bill	459.55
Payment 02/20/26	-459.55 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	263 Thousand Gals X \$1.01
	265.63
<b>Total Current Transactions</b>	265.63
<b>TOTAL BALANCE DUE</b>	<b>\$265.63</b>

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Account # 0966400  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 265.63

<b>Total Balance Due</b>	<b>\$265.63</b>
<b>Due Date</b>	<b>3/20/2026</b>

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BEXLEY CDD

Service Address: **4273 BALLANTRAE BOULEVARD**

Bill Number: 24053727

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	98	2/10/2026	98	29	0

Usage History

Month	Water
February 2026	0
January 2026	0
December 2025	0
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

Transactions

Previous Bill	11.00
Payment 02/20/26	-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 # 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>3/20/2026</b>

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Service Address: **4266 BALLANTRAE BOULEVARD**

Bill Number: 24053728

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	78	2/10/2026	78	29	0

Usage History

Month	Usage
February 2026	0
January 2026	0
December 2025	0
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

Transactions

Previous Bill	11.00
Payment 02/20/26	-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>3/20/2026</b>

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BEXLEY PARCEL 3

Service Address: **16883 STORYLINE DR DRINKING FOUNTAIN**  
 Bill Number: 24053944  
 Billing Date: 3/3/2026  
 Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	74	2/10/2026	74	29	0

Usage History

Month	Usage
February 2026	0
January 2026	0
December 2025	0
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

Transactions

Previous Bill	11.00
Payment 02/20/26	-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>3/20/2026</b>

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BEXLEY PARCEL 3

Service Address: **16928 SOLACE RECLAIM RUN**  
 Bill Number: 24053945  
 Billing Date: 3/3/2026  
 Billing Period: 1/12/2026 to 2/10/2026

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.**  
 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	17473093	1/12/2026	24547	2/10/2026	24841	29	294

Usage History		
Month	Usage	Rate
February 2026	294	
January 2026	340	
December 2025	396	
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	

Transactions		
Previous Bill		343.40
Payment 02/20/26		-343.40 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed	294 Thousand Gals X \$1.01	296.94
<b>Total Current Transactions</b>		296.94
<b>TOTAL BALANCE DUE</b>		<b>\$296.94</b>

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Account # 0982070  
 Customer # 01363593  
 Balance Forward 0.00  
 Current Transactions 296.94

<b>Total Balance Due</b>	<b>\$296.94</b>
<b>Due Date</b>	<b>3/20/2026</b>

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BEXLEY PARCEL 3

Service Address: **3462 BEXLEY VILLAGE RECLAIM DR**

Bill Number: 24053946

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	44254	2/10/2026	44705	29	451

Usage History

Month	Usage
February 2026	451
January 2026	1024
December 2025	788
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

Transactions

Previous Bill	1,034.24
Payment 02/20/26	-1,034.24 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	451 Thousand Gals X \$1.01 455.51
<b>Total Current Transactions</b>	455.51
<b>TOTAL BALANCE DUE</b>	<b>\$455.51</b>

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Account # 0982080  
 Customer # 01363593  
 Balance Forward 0.00  
 Current Transactions 455.51

<b>Total Balance Due</b>	<b>\$455.51</b>
<b>Due Date</b>	<b>3/20/2026</b>

10% late fee will be applied if paid after due date

**The Total Due will be electronically transferred on 03/20/2026.**

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BEXLEY PARCEL 3

Service Address: **16915 BALANCE RECLAIM COVE**  
 Bill Number: 24053947  
 Billing Date: 3/3/2026  
 Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	5391	2/10/2026	5409	29	18

Usage History		
Month	Usage	Read
February 2026	Water	18
January 2026		23
December 2025		23
November 2025		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

Transactions		
Previous Bill		23.23
Payment 02/20/26		-23.23 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	18 Thousand Gals X \$1.01	18.18
<b>Total Current Transactions</b>		18.18
<b>TOTAL BALANCE DUE</b>		<b>\$18.18</b>

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Account # 0982095  
 Customer # 01363593  
 Balance Forward 0.00  
 Current Transactions 18.18

<b>Total Balance Due</b>	<b>\$18.18</b>
<b>Due Date</b>	<b>3/20/2026</b>

10% late fee will be applied if paid after due date

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BEXLEY CDD

Service Address: **4908 BALLANTRAE BOULEVARD**

Bill Number: 24054244

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	2500	2/10/2026	2539	29	39

Usage History		
Month	Usage	Days
February 2026	Water	39
January 2026		45
December 2025		49
November 2025		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

Transactions		
Previous Bill		45.45
Payment 02/20/26		-45.45 CR
<b>Balance Forward</b>		<b>0.00</b>
Current Transactions		
Reclaimed		
Reclaimed	39 Thousand Gals X \$1.01	39.39
<b>Total Current Transactions</b>		<b>39.39</b>
<b>TOTAL BALANCE DUE</b>		<b>\$39.39</b>

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Account # 1004190  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 39.39

<b>Total Balance Due</b>	<b>\$39.39</b>
<b>Due Date</b>	<b>3/20/2026</b>

10% late fee will be applied if paid after due date

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BEXLEY CDD

Service Address: **4368 TOUR TRACE**

Bill Number: 24054247

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	28119	2/10/2026	28577	29	458

Usage History

Month	Usage
February 2026	458
January 2026	519
December 2025	350
November 2025	210
October 2025	253
September 2025	244
August 2025	210
July 2025	161
June 2025	158
May 2025	211
April 2025	274
March 2025	219

Transactions

Previous Bill	524.19
Payment 02/20/26	-524.19 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	458 Thousand Gals X \$1.01 462.58
<b>Total Current Transactions</b>	462.58
<b>TOTAL BALANCE DUE</b>	<b>\$462.58</b>

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Account # 1004210  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 462.58

<b>Total Balance Due</b>	<b>\$462.58</b>
<b>Due Date</b>	<b>3/20/2026</b>

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Service Address: **4349 BROAD PORCH RUN**

Bill Number: 24054248

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	2	2/10/2026	2	29	0

Usage History

Month	Usage
February 2026	0
January 2026	0
December 2025	0
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

Transactions

Previous Bill	11.00
Payment 02/20/26	-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>3/20/2026</b>

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BEXLEY CDD

Service Address: **4177 TOUR TRACE**

Bill Number: 24054249

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18488764	1/12/2026	2471	2/10/2026	2490	29	19

Usage History

Month	Usage
February 2026	19
January 2026	35
December 2025	35
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

Transactions

Previous Bill	35.35
Payment 02/20/26	-35.35 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 # 1004220  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 19.19

<b>Total Balance Due</b>	<b>\$19.19</b>
<b>Due Date</b>	<b>3/20/2026</b>

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Service Address: **4177 EPIC COVE**

Bill Number: 24054250

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18488757	1/12/2026	474	2/10/2026	480	29	6

Usage History

Month	Usage
February 2026	6
January 2026	5
December 2025	5
November 2025	5
October 2025	5
September 2025	5
August 2025	5
July 2025	5
June 2025	6
May 2025	5
April 2025	7
March 2025	5

Transactions

Previous Bill	5.05
Payment 02/20/26	-5.05 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	6 Thousand Gals X \$1.01
<b>Total Current Transactions</b>	6.06
<b>TOTAL BALANCE DUE</b>	<b>\$6.06</b>

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Account # 1004225  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 6.06

<b>Total Balance Due</b>	<b>\$6.06</b>
<b>Due Date</b>	<b>3/20/2026</b>

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Service Address: **16543 ACOUSTIC LOOP**  
 Bill Number: 24054251  
 Billing Date: 3/3/2026  
 Billing Period: 1/12/2026 to 2/10/2026

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.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18488758	1/12/2026	3381	2/10/2026	3409	29	28

Usage History		
Month	Usage	Read
February 2026	28	
January 2026	33	
December 2025	19	
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	

Transactions		
Previous Bill		33.33
Payment 02/20/26		-33.33 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	28 Thousand Gals X \$1.01	28.28
<b>Total Current Transactions</b>		28.28
<b>TOTAL BALANCE DUE</b>		<b>\$28.28</b>



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Account # 1004230  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 28.28

<b>Total Balance Due</b>	<b>\$28.28</b>
<b>Due Date</b>	<b>3/20/2026</b>

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Service Address: **17878 JERSEY PASS**

Bill Number: 24054504

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101943	1/12/2026	4095	2/10/2026	4142	29	47

Usage History		
Month	Usage	Read
February 2026	Water	47
January 2026		58
December 2025		41
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

Transactions		
Previous Bill		58.58
Payment 02/20/26		-58.58 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	47 Thousand Gals X \$1.01	47.47
<b>Total Current Transactions</b>		47.47
<b>TOTAL BALANCE DUE</b>		<b>\$47.47</b>

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Account # 1029135  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 47.47

<b>Total Balance Due</b>	<b>\$47.47</b>
<b>Due Date</b>	<b>3/20/2026</b>

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Service Address: **4157 CADENCE LOOP**  
 Bill Number: 24054506  
 Billing Date: 3/3/2026  
 Billing Period: 1/12/2026 to 2/10/2026

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.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101950	1/12/2026	1640	2/10/2026	1655	29	15

Usage History		
Month	Usage	Rate
February 2026	15	
January 2026	23	
December 2025	18	
November 2025	13	
October 2025	21	
September 2025	23	
August 2025	20	
July 2025	18	
June 2025	18	
May 2025	20	
April 2025	20	
March 2025	15	

Transactions		
Previous Bill		23.23
Payment 02/20/26		-23.23 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 # 1029155  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 15.15

<b>Total Balance Due</b>	<b>\$15.15</b>
<b>Due Date</b>	<b>3/20/2026</b>

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Service Address: **4278 CADENCE LOOP**  
 Bill Number: 24054507  
 Billing Date: 3/3/2026  
 Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	6486	2/10/2026	6535	29	49

Usage History		
Month	Usage	Rate
February 2026	49	
January 2026	99	
December 2025	100	
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	

Transactions		
Previous Bill		99.99
Payment 02/20/26		-99.99 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	49 Thousand Gals X \$1.01	49.49
<b>Total Current Transactions</b>		49.49
<b>TOTAL BALANCE DUE</b>		<b>\$49.49</b>

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Account # 1029160  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 49.49

<b>Total Balance Due</b>	<b>\$49.49</b>
<b>Due Date</b>	<b>3/20/2026</b>

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BEXLEY CDD

Service Address: **17947 AERO AVENUE**

Bill Number: 24054508

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	2711	2/10/2026	2722	29	11

Usage History

Month	Usage
February 2026	11
January 2026	0
December 2025	0
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

Transactions

Current Transactions		
Reclaimed		
Reclaimed	11 Thousand Gals X \$1.01	11.11
<b>Total Current Transactions</b>		<b>11.11</b>
<b>TOTAL BALANCE DUE</b>		<b>\$11.11</b>

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Account #	1029175
Customer #	01352715
Balance Forward	0.00
Current Transactions	11.11

<b>Total Balance Due</b>	<b>\$11.11</b>
<b>Due Date</b>	<b>3/20/2026</b>

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Service Address: **18092 FRAME BEND**

Bill Number: 24054509

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101938	1/12/2026	2064	2/10/2026	2075	29	11

Usage History

Month	Usage
February 2026	11
January 2026	20
December 2025	20
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

Transactions

Previous Bill	20.20
Payment 02/20/26	-20.20 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	11 Thousand Gals X \$1.01
	11.11
<b>Total Current Transactions</b>	11.11
<b>TOTAL BALANCE DUE</b>	<b>\$11.11</b>

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Account # 1029195  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 11.11

<b>Total Balance Due</b>	<b>\$11.11</b>
<b>Due Date</b>	<b>3/20/2026</b>

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Service Address: **3746 TOUR TRACE**

Bill Number: 24054819

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	6454	2/10/2026	6546	29	92

Usage History

Month	Usage
February 2026	92
January 2026	88
December 2025	88
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

Transactions

Previous Bill	88.88
Payment 02/20/26	-88.88 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	92 Thousand Gals X \$1.01
	92.92
<b>Total Current Transactions</b>	92.92
<b>TOTAL BALANCE DUE</b>	<b>\$92.92</b>

Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasy pay.pascocountyfl.net](http://pascoeasy pay.pascocountyfl.net)

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Account # 1100205  
 Customer # 01352715

Balance Forward 0.00  
 Current Transactions 92.92

<b>Total Balance Due</b>	<b>\$92.92</b>
<b>Due Date</b>	<b>3/20/2026</b>

10% late fee will be applied if paid after due date

**The Total Due will be electronically  
 transferred on 03/20/2026.**

BEXLEY CDD  
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BEXLEY CDD

Service Address: **4744 TOUR TRACE**

Bill Number: 24054820

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	10168	2/10/2026	10314	29	146

Usage History

Month	Usage
February 2026	146
January 2026	249
December 2025	233
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

Transactions

Previous Bill	251.49
Payment 02/20/26	-251.49 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	146 Thousand Gals X \$1.01 147.46
<b>Total Current Transactions</b>	147.46
<b>TOTAL BALANCE DUE</b>	<b>\$147.46</b>

Please return this portion with payment



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Account # 1100210  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 147.46

<b>Total Balance Due</b>	<b>\$147.46</b>
<b>Due Date</b>	<b>3/20/2026</b>

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BEXLEY CDD

Service Address: **4967 WINGED PAGE PLACE**

Bill Number: 24054821

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	181	2/10/2026	184	29	3

Usage History

Month	Usage
February 2026	3
January 2026	3
December 2025	3
November 2025	2
October 2025	3
September 2025	2
August 2025	2
July 2025	3
June 2025	3
May 2025	3
April 2025	4
March 2025	3

Transactions

Previous Bill	3.03
Payment 02/20/26	-3.03 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$1.01
<b>Total Current Transactions</b>	3.03
<b>TOTAL BALANCE DUE</b>	<b>\$3.03</b>

Please return this portion with payment



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Account # 1100220  
 Customer # 01352715

Balance Forward 0.00  
 Current Transactions 3.03

<b>Total Balance Due</b>	<b>\$3.03</b>
<b>Due Date</b>	<b>3/20/2026</b>

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BEXLEY CDD

Service Address: **16170 NOVEMBER RAIN CT**  
 Bill Number: 24054822  
 Billing Date: 3/3/2026  
 Billing Period: 1/12/2026 to 2/10/2026

Account #	Customer #
1100260	01352715
Please use the 15-digit number below when making a payment through your bank	
110026001352715	

**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	190492057	1/12/2026	63	2/10/2026	64	29	1

Usage History

Month	Usage
February 2026	1
January 2026	0
December 2025	0
November 2025	0
October 2025	0
September 2025	0
August 2025	0
July 2025	6
June 2025	0
May 2025	1
April 2025	2
March 2025	1

Transactions

Current Transactions		
Reclaimed		
Reclaimed	1 Thousand Gals X \$1.01	1.01
<b>Total Current Transactions</b>		<b>1.01</b>
<b>TOTAL BALANCE DUE</b>		<b>\$1.01</b>

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Account # 1100260  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 1.01

<b>Total Balance Due</b>	<b>\$1.01</b>
<b>Due Date</b>	<b>3/20/2026</b>

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BEXLEY CDD

Service Address: **18260 RAMBLE ON WAY**  
 Bill Number: 24055027  
 Billing Date: 3/3/2026  
 Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	4916	2/10/2026	4966	29	50

Usage History		
Month	Usage	Rate
February 2026	50	
January 2026	49	
December 2025	41	
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	

Transactions		
Previous Bill		49.49
Payment 02/20/26		-49.49 CR
<b>Balance Forward</b>		0.00
Current Transactions		
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 # 1167220  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 50.50

<b>Total Balance Due</b>	<b>\$50.50</b>
<b>Due Date</b>	<b>3/20/2026</b>

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BEXLEY CDD

Service Address: **17616 EVERLONG DR**  
 Bill Number: 24055028  
 Billing Date: 3/3/2026  
 Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	19595	2/10/2026	19900	29	305

Usage History		
Month	Usage	Rate
February 2026	305	
January 2026	524	
December 2025	449	
November 2025	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	

Transactions		
Previous Bill		529.24
Payment 02/20/26		-529.24 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	305 Thousand Gals X \$1.01	308.05
<b>Total Current Transactions</b>		308.05
<b>TOTAL BALANCE DUE</b>		<b>\$308.05</b>



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Account # 1167255  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 308.05

<b>Total Balance Due</b>	<b>\$308.05</b>
<b>Due Date</b>	<b>3/20/2026</b>

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BEXLEY CDD

Service Address: **18186 RAMBLE ON WAY**  
 Bill Number: 24055029  
 Billing Date: 3/3/2026  
 Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	276	2/10/2026	279	29	3

Usage History		
Month	Days	Read
February 2026	3	
January 2026	4	
December 2025	3	
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	

Transactions		
Previous Bill		4.04
Payment 02/20/26		-4.04 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed	3 Thousand Gals X \$1.01	3.03
<b>Total Current Transactions</b>		3.03
<b>TOTAL BALANCE DUE</b>		<b>\$3.03</b>



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Check this box if entering change of mailing address on back.

Account # 1167260  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 3.03

<b>Total Balance Due</b>	<b>\$3.03</b>
<b>Due Date</b>	<b>3/20/2026</b>

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BEXLEY CDD

Service Address: **CLAY POT DR**

Bill Number: 24055107

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	3943	2/10/2026	4089	29	146

Usage History

Month	Usage
February 2026	146
January 2026	159
December 2025	150
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

Transactions

Previous Bill	160.59
Payment 02/20/26	-160.59 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	146 Thousand Gals X \$1.01 147.46
<b>Total Current Transactions</b>	147.46
<b>TOTAL BALANCE DUE</b>	<b>\$147.46</b>

Please return this portion with payment



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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 147.46

<b>Total Balance Due</b>	<b>\$147.46</b>
<b>Due Date</b>	<b>3/20/2026</b>

10% late fee will be applied if paid after due date

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BEXLEY CDD

Service Address: **CLAY POT AND BALANCE COVE**

Bill Number: 24055347

Billing Date: 3/3/2026

Billing Period: 1/12/2026 to 2/10/2026

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	1/12/2026	1713	2/10/2026	1726	29	13

Usage History

Month	Usage
February 2026	13
January 2026	12
December 2025	7
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

Transactions

Previous Bill	12.12
Payment 02/20/26	-12.12 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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Check this box if entering change of mailing address on back.

Account # 1229980  
 Customer # 01352715  
 Balance Forward 0.00  
 Current Transactions 13.13

<b>Total Balance Due</b>	<b>\$13.13</b>
<b>Due Date</b>	<b>3/20/2026</b>

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POOP 911 Tampa  
 PO Box 1928  
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Bexley

B022026

Date: February 2026		
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.: 33011  
Terms: Net 45  
Invoice date: 02/01/2026  
Due date: 03/18/2026

#	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>

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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.: 33246  
Terms: Due on receipt  
Invoice date: 02/27/2026  
Due date: 02/27/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 11.7.25  Controller-2 Repairs after inspection.			
2.		<b>Sales</b>	6" spray head	4	\$21.56	\$86.24
3.		<b>Sales</b>	Nozzle	2	\$2.88	\$5.76
4.		<b>Sales</b>	Hunter Solenoid	1	\$61.00	\$61.00
5.		<b>Sales</b>	1" PVC Coupling	2	\$1.75	\$3.50
6.		<b>Sales</b>	1" Flex Pipe	2	\$16.50	\$33.00
7.		<b>Sales</b>	labor-Technicia	1.25	\$75.00	\$93.75
					<b>Total</b>	<b>\$283.25</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.: 33309  
Terms: Net 45  
Invoice date: 03/01/2026  
Due date: 04/15/2026

#	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>

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3434 Colwell Ave, Suit 200  
Tampa, Florida 33614

**Ship to**  
Bexley CDD  
3434 Colwell Ave, Suit 200  
Tampa, Florida 33614

## Invoice details

Invoice no.: 33358  
Terms: Due on receipt  
Invoice date: 03/02/2026  
Due date: 03/02/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	Landscape enhancement - Mulch Installation:  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.	1	\$5,880.00	\$5,880.00
					<b>Total</b>	<b>\$5,880.00</b>

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Holiday, FL 34690

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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.: 33360  
Terms: Due on receipt  
Invoice date: 03/02/2026  
Due date: 03/02/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	Red Maple Tree Removal:  Scope of Work: *Remove a dead Maple tree on the BVD median between Solace Run and Balance Cove. *Install a 3" caliper Sweet Gum tree. *Install a Gator Bag with the flood bubbler inserted through the top, allowing the bag to fill with water during every irrigation schedule. The Gator Bag must be placed inside an 8"-10" earthen water saucer surrounding the root ball. *Labor, materials, debris disposal, hauling, and dumping fees included.	1	\$1,525.00	\$1,525.00
					<b>Total</b>	<b>\$1,525.00</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.: 33393  
Terms: Due on receipt  
Invoice date: 03/06/2026  
Due date: 03/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Emergency Call:  Emergency call to check the water meter, which was leaking from the left side.			
2.		<b>Sales</b>	labor-technician	3	\$125.00	\$375.00
					<b>Total</b>	<b>\$375.00</b>

# INVOICE

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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.: 33423  
Terms: Due on receipt  
Invoice date: 03/10/2026  
Due date: 03/10/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 2.10.26  Replaced two solenoids on the master valve and rewired zones 1-20, all working from the timer.			
2.		<b>Sales</b>	ICD-100	1	\$250.00	\$250.00
3.		<b>Sales</b>	DBRY	14	\$5.50	\$77.00
4.		<b>Sales</b>	hunter Solenoids	2	\$61.00	\$122.00
5.		<b>Sales</b>	labor-technician	5.5	\$75.00	\$412.50
					<b>Total</b>	<b>\$861.50</b>

# INVOICE

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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.: 33428  
Terms: Due on receipt  
Invoice date: 03/10/2026  
Due date: 03/10/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 2.10.26  Controller 12 Repairs made after inspection on zones 3 & 6.			
2.		<b>Sales</b>	nozzle	2	\$2.88	\$5.76
3.		<b>Sales</b>	6" spray head	1	\$21.56	\$21.56
4.		<b>Sales</b>	Reclaim Cap	1	\$7.25	\$7.25
5.		<b>Sales</b>	labor-technician	0.5	\$75.00	\$37.50
					<b>Total</b>	<b>\$72.07</b>

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Holiday, FL 34690

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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.: 33429  
Terms: Due on receipt  
Invoice date: 03/10/2026  
Due date: 03/10/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 2.10.26  Replaced bad batteries to check the system.			
2.		<b>Sales</b>	labor-technician	1	\$12.95	\$12.95
3.		<b>Sales</b>	labor-technician	0.1	\$75.00	\$7.50
					<b>Total</b>	<b>\$20.45</b>

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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.: 33485  
Terms: Due on receipt  
Invoice date: 03/19/2026  
Due date: 03/19/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.4.26  Repairs made at the BMX Park.			
2.		<b>Sales</b>	ICD-100 Decoder	5	\$250.28	\$1,251.40
3.		<b>Sales</b>	Hunter Solenoid	3	\$20.82	\$62.46
4.		<b>Sales</b>	labor-technician	6	\$75.00	\$450.00
					<b>Total</b>	<b>\$1,763.86</b>

# INVOICE

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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.: 33490  
Terms: Due on receipt  
Invoice date: 03/19/2026  
Due date: 03/19/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.3.26  Repaired a break on the drip line.			
2.		<b>Sales</b>	drip coupling	6	\$0.88	\$5.28
3.		<b>Sales</b>	drip line	2	\$1.00	\$2.00
4.		<b>Sales</b>	labor-technician	0.5	\$75.00	\$37.50
					<b>Total</b>	<b>\$44.78</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.: 33603  
Terms: Due on receipt  
Invoice date: 03/25/2026  
Due date: 03/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.5.26  Relocated a module from slat 2 to slat 3 to get the system to work properly with no issues.			
2.		<b>Sales</b>	labor-technician	0.28	\$75.00	\$21.00
					<b>Total</b>	<b>\$21.00</b>

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

**Invoice**

Date	Invoice #
3/2/2026	INV0000107480

**Bill To:**

BEXLEY CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
March	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

February 24, 2026

Invoice Number: 1410986022426

Account Number: 8337 13 062 1410986

**Auto Pay Notice**

Service At: 16950 VIBRANT WAY BLDG DOG  
LAND O LAKES FL 34638-3532

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)

Or, call us at 855-252-0675

**NEWS AND INFORMATION**

**You've been selected** for exclusive multi-line mobile savings. Call 1-833-574-1237 now.

**Connect your business**, your way. Call 1-833-711-0577 today.

**Pick the right TV package** for your business. Stream popular news, sports and entertainment channels! Call 1-833-517-0709 today.



**Summary**

*Service from 02/24/26 through 03/23/26  
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 03/10/26</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 02252026 NNNNNNNN 01 997306

BEXLEY HOME OWNERS - DOG PARK  
BEXLEY CDD  
PO BOX 32414  
CHARLOTTE NC 28232-2414

February 24, 2026

**BEXLEY HOME OWNERS - DOG PARK**

Invoice Number: 1410986022426

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

833713062141098600130005



BEXLEY HOME OWNERS - DOG PARK

Invoice Number: 1410986022426  
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 02252026 NNNNNNNN 01 997306

### Charge Details

Previous Balance		130.00
EFT Payment	02/10	-130.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 02/24/26 will appear on your next bill.

Service from 02/24/26 through 03/23/26

### 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	10.00
Auto Pay Discount	-10.00
<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**.



# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 26-00552P

Date 03/13/2026

**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 # 26-00552P <b>Public Board Meetings</b> <b>RE: Bexley Board of Supervisors Meeting on March 25, 2026</b> <b>Published: 3/13/2026</b>	\$59.06
---	---------

#### 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>\$59.06</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

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### NOTICE OF AUDIT REVIEW COMMITTEE MEETING BEXLEY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Bexley Community Development District will hold their regular meeting on March 25, 2026 at 1:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638. There will be an Audit Committee meeting just prior to the onset of the Board of Supervisors' meeting. The Audit Committee will review, discuss and evaluate the proposals submitted in response to the RFP for Audit Services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you 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 this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Lisa Castoria

District Manager

March 13, 2026

26-00552P

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**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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Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone 1 (877) 321-7355  
 Fed Tax ID 59-0482470

**ADVERTISING INVOICE**

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
3/15/26-3/15/26		BEXLEY CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
3/16/2026	Deirdre Bonett	TB71068	
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$131.50		81585-031526	

**PAYMENT DUE UPON RECEIPT**

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
3/15/26	3/15/26	81585	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Information Meeting	2	1.00x38.00 L	\$129.50
					Affidavit Fee			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone 1 (877) 321-7355

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
3/15/26-3/15/26		BEXLEY CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
3/16/2026	Deirdre Bonett	TB71068	
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$131.50		81585-031526	

**DO NOT SEND CASH BY MAIL**

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

BEXLEY CDD  
 3434 Colwell Ave Ste 200 # Attn  
 Tampa, FL 33614-8390

**REMIT TO:**  
 Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396

81585

# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF PASCO County

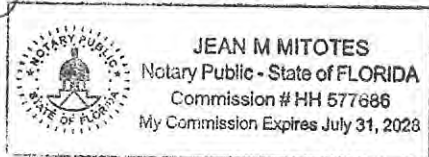
Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Information Meeting was published in said newspaper by print in the issues of 03/15/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature of Affiant  
Sworn to and subscribed before me this 03/15/2026

Signature of Notary of Public  
Personally known  or produced identification.  
Type of identification produced \_\_\_\_\_



### NOTICE OF PUBLIC INFORMATION MEETING OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT AT WHICH MULTIPLE BOARD OF SUPERVISOR MEMBERS MAY BE PRESENT

The Bexley Community Development District ("District") will hold a Public Information Meeting during the Pasco County (the "County") Board of County Commissioners meeting on Tuesday, March 24, 2026 at 10:00 p.m. at the West Pasco Government Center Boardroom, 1st Floor, 8731 Citizens Drive, New Port Richey, Florida 34654.

The purpose for this meeting is to discuss Pasco County plans involving the Rangeland Boulevard project. One or more District Board members may be in attendance at such meeting and may engage in discussions with each other. No votes will be taken at the public information meeting.

The public information meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

There may be occasions when Board Supervisors or District staff may participate by speaker telephone or other remote communications technologies. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the public information meeting because of a disability or physical impairment should contact the District Manager's Office at 813-933-5571 or lcastoria@rizzetta.com, at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Lisa Castoria  
District Manager  
Run Date 3/15/2026

81585



CC022826-547

0 BEXLEY CDD 0



**ACCOUNT SUMMARY**

Credit Limit \$10,000.00  
 Credit Available \$6,885.00  
 Statement Closing Date February 28, 2026  
 Days in Billing Cycle 28  
 Previous Balance \$1,625.40  
 Payments & Credits \$1,663.19  
 Purchases & Other Charges \$3,077.27  
 Balance Transfer \$0.00  
**FEES CHARGED** \$75.00  
**INTEREST CHARGED** \$0.00  
 New Balance \$3,114.48  
 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 \$3,114.48  
**Minimum Payment Due** \$3,114.48  
**Payment Due Date** March 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
				<b>\$1,550.40-</b>
02/25	02/25	F151500E800CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,625.40-
02/28	02/28	F151500EB000CYLAC	ANNUAL FEE 03/26 THROUGH 02/27	75.00
02/28	02/28		VALLEY ONECARD CASH REWARD CREDIT	37.79-
		<b>MICHELLE WHITE</b>		<b>\$0.00</b>
		<b>JESSICA ROSA-MELELENDEZ</b>		<b>\$3,077.27</b>
01/31	02/01	5543286DF62XGD74N	LOWES #02238* LUTZ FL MCC: 5200 MERCHANT ZIP: 33549	35.91
02/04	02/04	5270715DL09FRQSB4	THE HOME DEPOT #0245 TAMPA FL MCC: 5200 MERCHANT ZIP: 33618000	847.00
02/11	02/11	5543286DS5X4RT20M	LOWES #02238* LUTZ FL MCC: 5200 MERCHANT ZIP: 33549	77.60
02/11	02/11	5550036DVJTA9J9J3	RACETRAC 2458 LUTZ FL MCC: 5542 MERCHANT ZIP: 33558	64.24
02/11	02/11	5270715DV09FRD2HA	THE HOME DEPOT #0245 TAMPA FL	410.00

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank  
 Commercial Services  
 180 Fountain Parkway N  
 St Petersburg FL 33716

**PAYMENT INFORMATION**

**Payment Due Date** March 25, 2026  
**New Balance** \$3,114.48  
 Minimum Payment Due \$3,114.48  
 Past Due Amount \$0.00

Make Check  
Payable to:

Amount Enclosed:

\$

0 BEXLEY CDD 0  
 BEXLEY COMMUNITY DEVELOPMENT DISTR  
 3434 COLWELL AVE SUITE 200  
 TAMPA FL 33614

Valley Bank  
 PLEASE DO NOT MAIL CHECKS  
 St Petersburg FL 33716

**TRANSACTIONS (continued)**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			MCC: 5200 MERCHANT ZIP: 33618000	
02/12	02/12	5550036DWJSBYHA93	RACETRAC 2458 LUTZ FL	39.95
			MCC: 5542 MERCHANT ZIP: 33558	
02/19	02/19	5543286E25ZJF6LB7	AMAZON MKTPL*B96IU2AJ2 SEATTLE WA	597.54
			MCC: 5942 MERCHANT ZIP:	
02/19	02/19	5543286E25ZLJRRZH	AMAZON.COM*B98YT3EL2 SEATTLE WA	283.49
			MCC: 5942 MERCHANT ZIP:	
02/22	02/22	5543286E560EX2ZT1	AMAZON MKTPL*GX4MT3YL3 SEATTLE WA	120.91
			MCC: 5942 MERCHANT ZIP:	
02/22	02/22	5543286E660SDR0FY	LOWES #02238* LUTZ FL	18.90
			MCC: 5200 MERCHANT ZIP: 33549	
02/22	02/22	5550036E6K4K0G6ML	RACETRAC 2458 LUTZ FL	58.85
			MCC: 5542 MERCHANT ZIP: 33558	
02/23	02/23	5270715E709FPES80	THE HOME DEPOT #0245 TAMPA FL	369.00
			MCC: 5200 MERCHANT ZIP: 33618000	
02/25	02/25	2524780E804Q8Z48T	FERMAN CJDR OF WESLEY LUTZ FL	153.88
			MCC: 5511 MERCHANT ZIP:	

**IMPORTANT ACCOUNT INFORMATION**

\$0 - \$3,114.48 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 03/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

TOTAL \*FINANCE CHARGE\* PAID IN 2025 \$0.00

**REWARDS SUMMARY**

Previous Cashback Balance	\$30.10	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$7.69	\$0-\$500,000 = 0.25%
New Cashback Balance	\$0.00	\$500,001-\$1,500,000 = 0.60%
Cash Back Credited this Month	\$37	\$1,500,00-\$4,000,000 = 0.75%
Your cashback will be award on	Feb 2026	\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

**INTEREST CHARGE CALCULATION**

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	28	\$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**  
**Crdit Card - J.R. Melendez**

**Closing Date** 28-Feb-26  
**Payment Date** 25-Mar-26

*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	Bank Fees
1/31/2026	LOWES	Supplies	35.91		35.91	
2/4/2026	The Home Depot	Supplies	847.00		847.00	
2/11/2026	LOWES	Supplies	77.60		77.60	
2/11/2026	RaceTrac	Gas	64.24	64.24		
2/11/2026	The Home Depot	Supplies	410.00		410.00	
2/12/2026	RaceTrac	Gas	39.95	39.95		
2/19/2026	Amazon	Supplies	597.54		597.54	
2/19/2026	Amazon	Supplies	283.49		283.49	
2/22/2026	Amazon	Supplies	120.91		120.91	
2/22/2026	LOWES	Supplies	18.90		18.90	
2/22/2026	RaceTrac	Gas	58.85	58.85		
2/23/2026	The Home Depot	Supplies	369.00		369.00	
2/25/2026	Ferman CJDR Wesley	Truck Maintnace	153.88		153.88	
2/28/2026	Valley OneCard	Annual Bank Fee	75.00			75.00
2/28/2026	Valley OneCard	Cash Reward	(37.79)			(37.79)
<b>TOTAL</b>			<b>\$ 3,114.48</b>	<b>\$ 163.04</b>	<b>\$ 2,914.23</b>	<b>37.21</b>
				<b>57200-4528</b>	<b>57900-6409</b>	<b>51300-4901</b>

REPLACED BROKEN  
AUTO SPRING (BMX GATE)



LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

LOWE'S HOME CENTERS, LLC  
21500 STATE RD 54  
LUTZ, FL 33549 (813) 345-9020

- SALE

SALES#: S2238LHJ 5320911 TRANS#: 704056107 01-31-26

674913 11-IN BLK GATE SPRING (-7)	15.68
4103307 14-IN BLK RATE SPRING	17.00
SUBTOTAL: 32.68	
TOTAL TAX: 2.35	
INVOICE 95209 TOTAL: 35.03	
N/C: 35.03	

MC: XXXXXXXXXXXX2451 AMOUNT: 35.91 AUTHCD: 031392  
TAP REFID:223044209496 01/31/26 09:41:33  
CUSTOMER CODE: DEKLY COD  
TVR : 0000000001  
AID : A0000000041010

STORE: 2230 TERMINAL: 44 01/31/26 09:41:45  
# 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 [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

\*\*\*\*\*

\* SHARE YOUR FEEDBACK! \*

\* ENTER FOR A CHANCE TO BE \*

\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*

\* ENTRE EN EL SORTEO MENSUAL \*

\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*

\* ENTER BY COMPLETING A SHORT SURVEY \*

\* WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*

\* YOUR ID #952091 223870 314721 \*



### NEED IT TODAY? PICK IT UP TODAY.

Get Your DIY Takeout Order in Hours

[Learn More](#)



[Feedback](#)

## Order #WH22526886

Placed on: Feb 04, 2026

## Billing Information

**Jessica Rosa Melendez**

16950 Vibrant Way  
Land O Lakes FL 34638

Payment Method: MC \*\*\*2451

Item	Price/Item	Qty	Line Total
<b>Scheduled Delivery (2 items)</b>			
16950 Vibrant Way , Land O Lakes, FL 34638			
<b>Everbilt</b> 4 ft. x 50 ft. Galvanized Steel Black PVC Coated Welded Wire	\$109.00	4	\$436.00
<b>Expect it on Feb, 05 2026</b> <b>6am - 10am</b>			
<b>Olympic</b> Maximum 5 gal. ST-2023 Rustic Cedar Semi-Transparent Exterior Stain and Sealer in One Low VOC	\$205.00	2	\$410.00
<b>Expect it on Feb, 05 2026</b> <b>6am - 10am</b>			
<b>Subtotal</b>			<b>\$846.00</b>
Scheduled Delivery			\$1.00
Sales Tax			\$0.00
<b>Total</b>			<b>\$847.00</b>

### Need help?

Online Customer Support:  
1-800-430-3376

Call 7 days a week:  
6 a.m. to 2 a.m. EST

DOG PARK GRAVEL



LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

LOWE'S HOME CENTERS, LLC  
21500 STATE RD 54  
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S2238881 107774 TRANS#: 261505784 02-11-26

811047 0.5-CU FT DRAINAGE ROCK 72.52  
14 @ 5.18

SUBTOTAL: 72.52  
TOTAL TAX: 5.08  
INVOICE 78870 TOTAL: 77.60  
N/C: 77.60

MC: XXXXXXXXXXXX2451 AMOUNT: 77.60 AUTHCD: 011298  
TAP REFID:223842870670 02/11/26 11:09:20  
CUSTOMER CODE: BEXLY CDD  
FUR : 000000001  
AID : A0000000041010

STORE: 2238 TERMINAL: 42 02/11/26 11:09:32  
# OF ITEMS PURCHASED: 14  
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 [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

\*\*\*\*\*

\* SHARE YOUR FEEDBACK! \*  
\* ENTER FOR A CHANCE TO BE \*  
\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*  
\* ¡ENTRE EN EL SORTEO MENSUAL \*  
\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*  
\*  
\* ENTER BY COMPLETING A SHORT SURVEY \*  
\* WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*  
\* Y O U R I D #788702 223840 422355 \*  
\*

TRK FILL

RaceTrac 2458  
16707 FL-54  
Land O' Lakes, FL 34

Date: 02/11/26  
Time: 06:45:54

Invoice: 71

Pump	Gallons	Price
8	21.491	\$ 2.989
Product	Amount	
Fuel Regul		\$ 64.24

Loyalty Card #:  
\*\*\*855677

Mastercard \$ 64.24  
TOTAL SALE \$ 64.24

MERCH. ID: 215243  
TERM. ID: 00000058  
PURCHASE \$64.24

CHIP CONTACTLESS  
\*\*\*\*\*2451

MC

Seq#: 71  
REF#: 7101  
ApprCode: 011505  
APPROVED

ARQC - 25175AA2BB65E

Mode: Issuer  
AID: A0000000041010  
TVR: 0000008001  
IAD: 0110A0400122000  
TSI: E800 ARC: 00

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HOW ARE WE DOING?  
GUEST@RACETRAC.COM



### EXPLORE INSTALLATION & SERVICES

From bathroom remodeling to window installation, we offer more than 400 services

[Learn More](#)



## Order #WH23037804

Placed on: Feb 11, 2026

## Billing Information

**Jessica Rosa Melendez**

16950 Vibrant Way

Land O Lakes FL 34638

Payment Method: MC \*\*\*2451

Item	Price/Item	Qty	Line Total
------	------------	-----	------------

### Scheduled Delivery (1 item)

16950 Vibrant Way , Land O Lakes, FL 34638

<b>Olympic</b> Maximum 5 gal. ST-2023 Rustic Cedar Semi-Transparent Exterior Stain and Sealer in One Low VOC	\$205.00	2	\$410.00
--	----------	---	----------

Expect it on **Feb, 11 2026**

6am - 8pm

<b>Subtotal</b>	<b>\$410.00</b>
Sales Tax	\$0.00

<b>Total</b>	<b>\$410.00</b>
--------------	-----------------

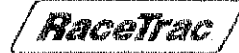
### Need help?

Online Customer Support:  
1-800-430-3376

Call 7 days a week:  
6 a.m. to 2 a.m. EST



Gas blower cart



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: 02/12/26  
Time: 09:15:39

Invoice: 1049

Pump	Gallons	Price
11	13.924	\$ 2.869
Product		Amount
Fuel Regul		\$ 39.95

Mastercard \$ 39.95  
TOTAL SALE \$ 39.95

MERCH. ID: 215243  
TERM. ID: 00000061  
PURCHASE \$39.95

CHIP CONTACTLESS  
\*\*\*\*2451

MC

Seq#: 1049  
REF#: 104901  
ApprCode: 012843  
APPROVED

ARQC - 2B472A4325C95

Mode: Issuer  
AID: A0000000647010  
TVR: 0000008001  
IAD: 0110A0400122000  
TST: EBO0 ARC: 00

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HOW ARE WE DOING?  
QUEST@RACETRAC.COM

**From:** Amazon.com <auto-confirm@amazon.com>  
**Sent:** Wednesday, February 18, 2026 1:10 PM  
**To:** Jessica Rosa-Melendez  
**Subject:** [EXTERNAL]Your Amazon.com order of "3" x ALAGPRO® NEW 2026 Pet Waste... and 6 more items.

**NOTICE: This email originated from outside of the organization.**

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.



**Hello BEXLEY HOA HOA c/o Jessica Rosa Melendez,**

Thank you for shopping with us. We'll send a confirmation once your items have shipped. Your order details are indicated below. If you would like to view the status of your order or make any changes to it, please visit [Your Orders](#) on Amazon.com.

Your purchase has been divided into 2 orders.

This order is placed on behalf of Rizzetta and Company.

**Order Confirmation**

Arriving:  
**Friday, February 20**

Your order will be sent to:  
**BEXLEY HOA HOA c/o Jessica Rosa Melendez  
LAND O LAKES, FL  
United States**

PO#  
**2/18/26 CDD**

Order #  
**[114-4176587-1304201](#)**

[View or manage order](#)



SmartSign U-Channel Sign Post, Mediu...  
 Sold by Amazon.com Services, Inc  
 Condition: New  
 Qty : 1  
 \$164.99



15 Minute Parking Only | 12" X 18" H...  
 Sold by Amazon.com Services, Inc  
 Condition: New  
 Qty : 5  
 \$19.99

Order Total: **\$283.49**

The payment details of your transaction can be found on the [order invoice](#).

### Order Confirmation

Arriving:  
**Friday, February 20**

Your order will be sent to:  
**BEXLEY HOA HOA c/o Jessica Rosa Melendez  
 LAND O LAKES, FL  
 United States**

PO#  
**2/18/26 CDD**

Order #  
[114-9798578-3787436](#)

[View or manage order](#)



ALAGPRO® NEW 2026 Pet Waste Station...  
 Sold by ALAGPRO INC.  
 Condition: New  
 Qty : 3  
 \$186.15

Order Total: **\$597.54**

The payment details of your transaction can be found on the [order invoice](#).

**From:** Amazon.com <auto-confirm@amazon.com>  
**Sent:** Friday, February 20, 2026 3:04 PM  
**To:** Jessica Rosa-Melendez  
**Subject:** [EXTERNAL]Your Amazon.com order of "Stainless Steel Cable Tie..." and 5 more items.

**NOTICE: This email originated from outside of the organization.**

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.



**Hello BEXLEY HOA HOA c/o Jessica Rosa Melendez,**


Thank you for shopping with us. We'll send a confirmation once your items have shipped. Your order details are indicated below. The payment details of your transaction can be found on the [order invoice](#). If you would like to view the status of your order or make any changes to it, please visit [Your Orders](#) on Amazon.com.

This order is placed on behalf of Rizzetta and Company.

### **Order Confirmation**

Your guaranteed delivery date is:  
**tomorrow, February 21**

Your order will be sent to:  
**BEXLEY CDD c/o Jessica Rosa Melendez  
LAND O LAKES, FL  
United States**

Your shipping speed:  
 **FREE Prime Delivery**

PO#  
**2/20/26 CDD**

Order #  
[114-6046765-8643419](#)

[View or manage order](#)



**XINGO 8 inch Metal Zip Ties (200 Pac...**  
 Tools & Home Improvement  
 Sold by XINGO Official Store  
 Condition: New  
 Qty : 5  
 \$13.10



**Stainless Steel Cable Tie Gun Kit : Wi...**  
 Sold by KRENZIA  
 Condition: New  
 Qty : 1  
 \$47.49

Order Total:

**\$120.91**

To learn more about ordering, go to [Ordering from Amazon.com](#).

If you want more information or need more assistance, go to [Help](#).

### Based on your past purchases



**Reserved Parking Sign,  
 Custom Parking...**

★★★★★ 389  
 \$19.10  
 Save 3% on 2+ units



**GOTIDEAL Chalk  
 Markers, Fine Tip...**

★★★★★ 329  
 \$18.99  
 Save 8% on 5+ units

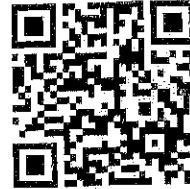
The payment for your invoice is processed by Amazon Payments, Inc. P.O. Box 81226  
 Seattle, Washington 98108-1226. If you need more information, please contact (866)  
 216-1075

By placing your order, you agree to Amazon.com's [Privacy Notice](#) and [Conditions of Use](#).  
 Unless otherwise noted, items sold by Amazon.com are subject to sales tax in select states  
 in accordance with the applicable laws of that state. If your order contains one or more  
 items from a seller other than Amazon.com, it may be subject to state and local sales tax,  
 depending upon the seller's business policies and the location of their operations. Learn  
 more about [tax and seller information](#).

This email was sent from a notification-only address that cannot accept incoming email.  
 Please do not reply to this message.



Alum. Post for Dog Park



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LOWE'S HOME CENTERS, LLC  
21500 STATE RD 54  
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S2298LXN 3872279 TRANS#: 676001294 02-22-26

358541 OATEY 9-OZ STAINFREE PLUM	4.78
5256826 STRN W/FXD POST BSKT SSC-	12.88
SUBTOTAL: 17.66	
TOTAL TAX: 1.24	
INVOICE 96151 TOTAL: 18.90	
M/C: 18.90	

MC: XXXXXXXXXXXX2451 AMOUNT: 18.90 AUTHCD: 022831  
CHIP REFID:223844151992 02/22/26 08:40:20  
CUSTOMER CODE: BEKLY CDD  
TUR : 000008000  
TST : E800 AID : A000000041010

STORE: 2238 TERMINAL: 44 02/22/26 08:40:30  
# 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.  
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\*\*\*\*\*

\* SHARE YOUR FEEDBACK! \*

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\* ENTRE EN EL SORTEO MENSUAL. \*

\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*

\* ENTER BY COMPLETING A SHORT SURVEY \*

\* WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*

\* Y O U R I D #961515 223880 534424 \*

\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*

TRK REFILL

RaceTrac 2458  
18707 FL-54  
Land O' Lakes, FL 34

Date: 02/22/20  
Time: 11:14:19

Invoice: 3928

Pump	Gallons	Price
3	21.175	\$ 2.779
Product	Amount	
Fuel Regul		\$ 58.85

Loyalty Card #:  
\*\*\*\*855877

Mastercard \$ 58.85  
TOTAL SALE \$ 58.85

MERCH. ID: 215243  
TERM. ID: 00000053  
PURCHASE \$58.85

CHIP CONTACTLESS  
\*\*\*\*\*2451

MC

Seq#: 3928  
REF#: 392801  
ApprCode: 022290  
APPROVED

ARQC - 63C59700C390A

Mode: Issuer  
AID: A0000000041010  
TVR: 000000001  
IAD: 0110A0400122000  
TSI: E800 ARC: 00

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HOW ARE WE DOING?  
GUEST@RACETRAC.COM

Job / PO Number:

**Bexley CDD Board Walks and TC's**

Customer Phone Number:

[813-598-6926](tel:813-598-6926)

## Delivery



Processed



Shipped



Out for  
Delivery



Delivered



Scheduled Delivery

**Mon, Feb 23**

6:00am-8:00pm

Location: Outside (Porch or Driveway)



### OLYMPIC

Maximum 5 gal. ST-2023 Rustic Cedar Semi-Transparent Exterior Stain and Sealer in One Low VOC

SKU #1003202094

Internet #325119056

Qty: 2

**\$410.00**

## Order Summary

Order Subtotal	\$410.00
Delivery	<b>FREE</b>
Discounts	-\$41.00
Taxes	\$0.00
<b>Total</b>	<b>\$369.00</b>
<b>You Saved</b>	<b>\$41.00</b>



W.

Home

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My Orders

My Lists



## SNAP A PICTURE, FIND WHAT YOU NEED

Just What You Need in a Snap in Our App

Download App



## Order #WH23933632

Placed on: Feb 23, 2026

## Billing Information

**Jessica Rosa Melendez**

16950 Vibrant Way  
Land O Lakes FL 34638

Payment Method: MC \*\*\*2451

Item	Price/Item	Qty	Line Total
<b>Scheduled Delivery (1 item)</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	2	\$410.00
Expect it on Feb, 23 2026 6am - 8pm			
Subtotal			\$410.00
Sales Tax			\$0.00
<b>Total</b>			<b>\$369.00</b>
You Saved			\$41.00

Feedback

### Need help?

Online Customer Support:  
1-800-430-3376

Call 7 days a week:  
6 a.m. to 2 a.m. EST

Payment Approved. Please close the browser.

[Print Receipt](#)

[Close](#)

Ferman Buick GMC CJDR  
24252 State Road 54  
LUTZ FL, 33559  
(813) 544-2879

\*\*\*\*\*  
\*\* Payment Receipt \*\*

Date: 2/25/2026 11:53:14 AM

Invoice #: 61374916

Receipt#: 798231155

CustomerID:

Type: MasterCard

Acct: XXXXXXXXXXXX2451

Sales Tax: \$\$0.00

Surcharge: \$4.48

Total Amount: \$153.88 USD

Thank you!

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JESSICA ROSA-MELENDZ