Rizzetta & Company

Bexley
Community Development District

Board of Supervisors' Regular Meeting
May 27, 2026

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

www.bexleycdd.org

Professionals in Community Management

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

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

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1- 1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

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

May 20, 2026

Board of Supervisors
Bexley Community
Development District

FINAL AGENDA

Dear Board Members:

The audit meeting and regular meeting of the Board of Supervisors of the Bexley Community Development District will be held on **Wednesday, May 27, 2026, at 6:00 p.m.** at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O' Lakes, Florida 34638. The following is the tentative 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 Report .....Tab 1
i. Consideration of Advanced Aquatics Renewal.....Tab 2
B. Landscape Inspection Report (under separate cover)
C. RedTree Reports .....Tab 3
(Response to LIS, Weekly Update, Irrigation)
i. Consideration of Landscape Enhancement Proposal For N. Side of Solace Run.....Tab 4
ii. Consideration of Irrigation Controller Proposals.....Tab 5
D. District Engineer
i. Consideration of Engineer Recommendations for Pond Erosion Remediation Priority List.....Tab 6
ii. Discussion on County/CDD ROW O&M Responsibility .....Tab 7
iii. Review of the 2026 Annual Mitigation Monitoring Report .....Tab 8
iv. Discussion on 17941 Ramble Way
v. Discussion on Revised Reserve Study (under separate cover)

E. District Counsel
   i. Consideration of Notice of Designated Successor between NNP-Bexley, LLC and District pursuant to Declaration of Sign Easement.....Tab 9
   ii. Status Update regarding 2024 Letter Agreement between Developer and District (under separate cover)
F. General Manager Report .....Tab 10
G. District Manager Report .....Tab 11
   i. Review of 1st Quarter Website Audit Report.....Tab 12
   ii. Presentation of Voter Registration Count.....Tab 13

4. BUSINESS ITEMS

A. Consideration of Resolution 2026-05; Approving Proposed Budget and Setting Public Hearing ..... Tab 14
B. Consideration of Multipurpose Project Proposals ..... Tab 15
C. Consideration of Proposal for District Counsel Services..... Tab 16
D. Ratification of Coastal Mechanical Emergency Pipe Repair ..... Tab 17
E. Consideration of Addendum to Second Amendment to the HOA Cost Share Agreement..... Tab 18
F. Discussion on Snipe Signs within the Community
G. Discussion on Investments
H. Discussion of Rangeland Expansion

5. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Board of Supervisors Budget Workshop Meeting held on April 8, 2026.....Tab 19
B. Consideration of the Minutes of the Board of Supervisors Regular Meeting held on April 22, 2026.....Tab 20
C. Consideration of the Minutes of the Board of Supervisors Audit Meeting held on April 22, 2026 .....Tab 21
D. Consideration of the Minutes of the Board of Supervisors Budget Workshop Meeting held on May 12, 2026 .....Tab 22
E. Consideration of Operation and Maintenance for April 2026 .....Tab 23

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

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

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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.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

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:

	Total
Partners/Directors (CPA's)	7
Managers (1 CPA)	2
Senior/Supervisor Accountants (1 CPA)	3
Staff Accountants	8
Paraprofessional	6
Administrative	6
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

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

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

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

Alta Lakes Community Development District

Amelia Concourse Community Development District

Amelia Walk Communnity Development District

Aqua One Community Development District

Arborwood Community Development District

Arlington Ridge Community Development District

Bartram Springs Community Development District

Baytree Community Development District

Beacon Lakes Community Development District

Beaumont Community Development District

Bella Collina Community Development District

Bonnet Creek Community Development District

Buckeye Park Community Development District

Candler Hills East Community Development District

Cedar Hammock Community Development District

Central Lake Community Development District

Channing Park Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Cheval West Community Development District

Coconut Cay Community Development District

Colonial Country Club Community Development District

Connerton West Community Development District

Copperstone Community Development District

Creekside @ Twin Creeks Community Development District

Deer Run Community Development District

Dowden West Community Development District

DP1 Community Development District

Eagle Point Community Development District

East Nassau Stewardship District

Eastlake Oaks Community Development District

Easton Park Community Development District

Estancia @ Wiregrass Community Development District

Evergreen Community Development District

Forest Brooke Community Development District

Gateway Services Community Development District

Gramercy Farms Community Development District

Greenway Improvement District

Greyhawk Landing Community Development District

Griffin Lakes Community Development District

Habitat Community Development District

Harbor Bay Community Development District

Harbourage at Braden River Community Development District

Harmony Community Development District

Harmony West Community Development District

Harrison Ranch Community Development District

Hawkstone Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Heritage Harbor Community Development District

Heritage Isles Community Development District

Heritage Lake Park Community Development District

Heritage Landing Community Development District

Heritage Palms Community Development District

Heron Isles Community Development District

Heron Isles Community Development District

Highland Meadows II Community Development District

Julington Creek Community Development District

Laguna Lakes Community Development District

Lake Bernadette Community Development District

Lakeside Plantation Community Development District

Landings at Miami Community Development District

Legends Bay Community Development District

Lexington Oaks Community Development District

Live Oak No. 2 Community Development District

Madeira Community Development District

Marhsall Creek Community Development District

Meadow Pointe IV Community Development District

Meadow View at Twin Creek Community Development District

Mediterra North Community Development District

Midtown Miami Community Development District

Mira Lago West Community Development District

Montecito Community Development District

Narcoossee Community Development District

Naturewalk Community Development District

New Port Tampa Bay Community Development District

Overoaks Community Development District

Panther Trace II Community Development District

Paseo Community Development District

Pine Ridge Plantation Community Development District

Piney Z Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Poinciana Community Development District

Poinciana West Community Development District

Port of the Islands Community Development District

Portofino Isles Community Development District

Quarry Community Development District

Renaissance Commons Community Development District

Reserve Community Development District

Reserve #2 Community Development District

River Glen Community Development District

River Hall Community Development District

River Place on the St. Lucie Community Development District

Rivers Edge Community Development District

Riverwood Community Development District

Riverwood Estates Community Development District

Rolling Hills Community Development District

Rolling Oaks Community Development District

Sampson Creek Community Development District

San Simeon Community Development District

Six Mile Creek Community Development District

South Village Community Development District

Southern Hills Plantation I Community Development District

Southern Hills Plantation III Community Development District

South Fork Community Development District

St. John's Forest Community Development District

Stoneybrook South Community Development District

Stoneybrook South at ChampionsGate Community Development District

Stoneybrook West Community Development District

Tern Bay Community Development District

Terracina Community Development District

Tison's Landing Community Development District

TPOST Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Triple Creek Community Development District

TSR Community Development District

Turnbull Creek Community Development District

Twin Creeks North Community Development District

Urban Orlando Community Development District

Verano #2 Community Development District

Viera East Community Development District

VillaMar Community Development District

Vizcaya in Kendall Development District

Waterset North Community Development District

Westside Community Development District

WildBlue Community Development District

Willow Creek Community Development District

Willow Hammock Community Development District

Winston Trails Community Development District

Zephyr Ridge Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Other Governmental Organizations

City of Westlake

Florida Inland Navigation District

Fort Pierce Farms Water Control District

Indian River Regional Crime Laboratory, District 19, Florida

Viera Stewardship District

Office of the Medical Examiner, District 19

Rupert J. Smith Law Library of St. Lucie County

St. Lucie Education Foundation

Seminole Improvement 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
  - 19th 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.

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

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.

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.

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.

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

Personnel Qualifications and Experience

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
DGPerry.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. 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

DGPerry
CPAs + Advisors

Independent Audit Service Proposal



2385 NW Executive Center Dr.
Boca Raton, FL 33431

rmcintoshcpa.com

Prepared for Bexley Community Development District

Prepared By:
McIntosh CPA

April 3, 2026

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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 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.

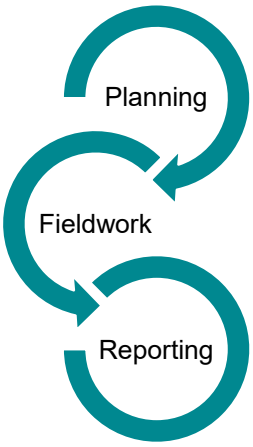
AUDIT TIMELINE

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

CPA

561-981-6282

mcintoshcpa@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
FICPA
FGFOA

FASD Board Member/Presenter

FICPA SLG Committee Member

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.

6

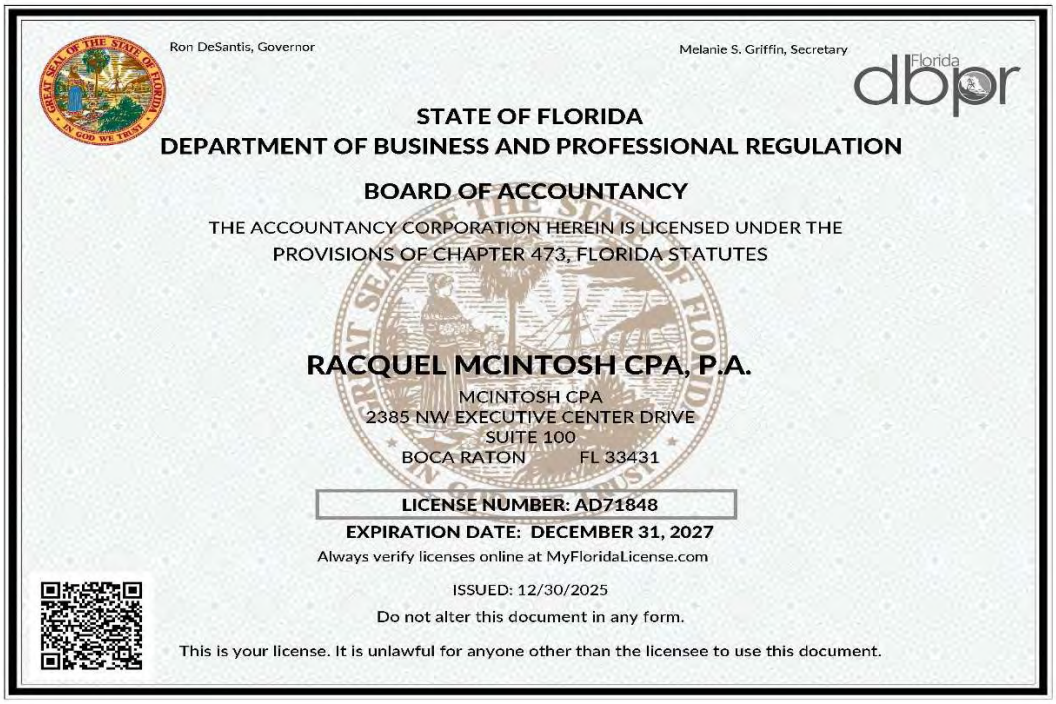
Schedule of Fees

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

Florida dbpr

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

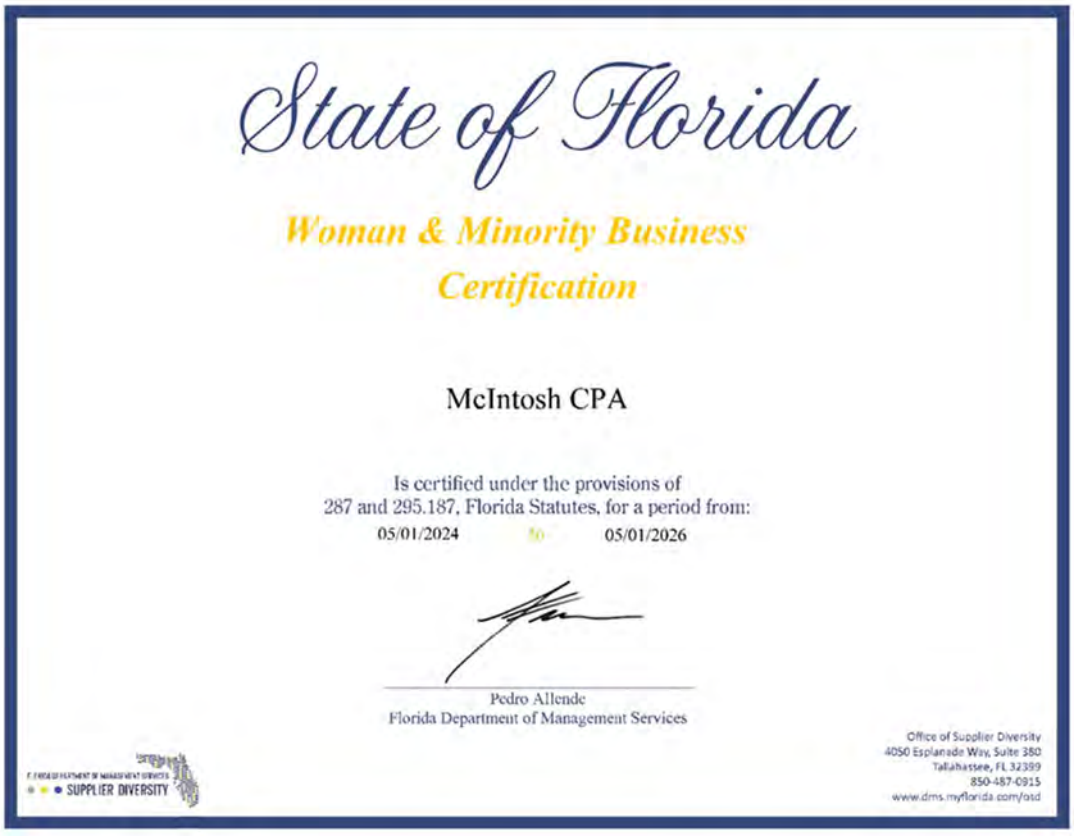
LICENSE NUMBER: AD71848
EXPIRATION DATE: DECEMBER 31, 2027

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/30/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



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

SUPPLIER DIVERSITY

Office of Supplier Diversity
4050 Esplanade Way, Suite 380
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/osd

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
www.graucpa.com

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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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.

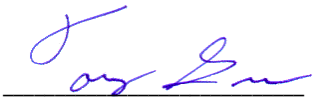
Complying With Standards

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) or Ben Steets, CPA (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

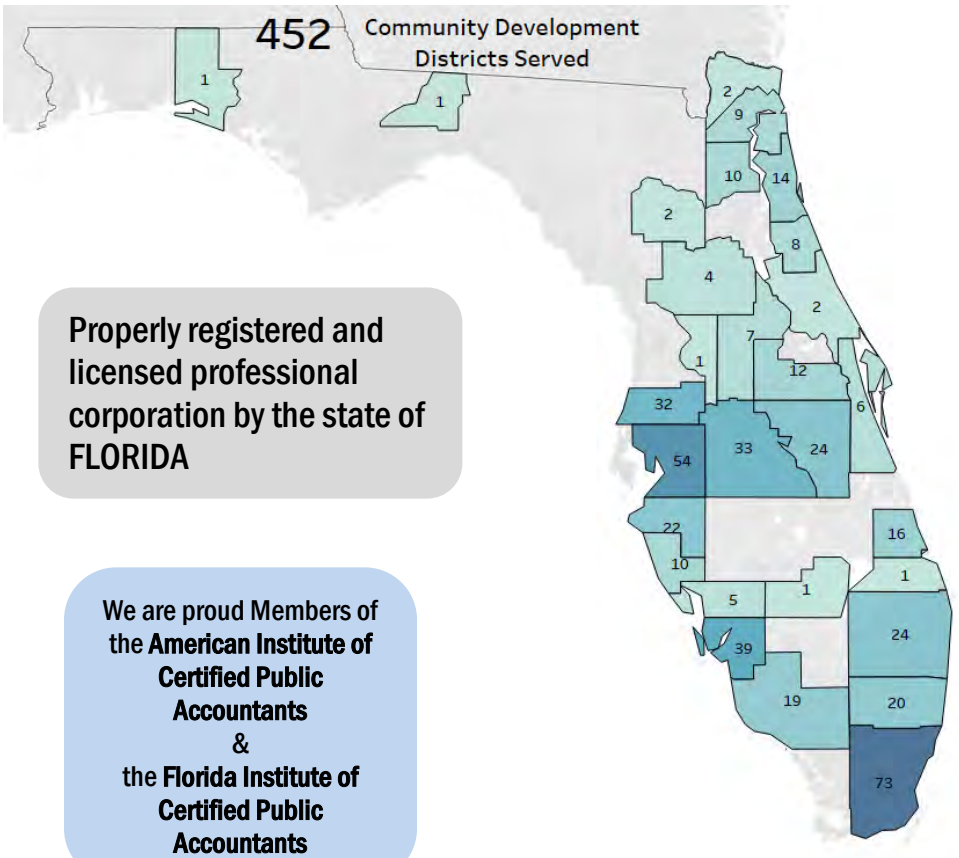
12 Professional Staff

2 Administrative Professionals



2005

Year founded



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**

Services Provided





AICPA | FICPA | GFOA | FASD | FGFOA



⇒ External quality review program: consistently receives a pass

⇒ Internal: ongoing monitoring to maintain quality

See next page for report and certificate

FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

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

PGP
PRIDA, GUIDA & PEREZ, P.A.
CERTIFIED PUBLIC ACCOUNTANTS
2504 W. KATHLEEN STREET
TAMPA, FLORIDA 33607
TELEPHONE: (813) 226-6091
FAX: (813) 229-7754

Report on the Firm's System of Quality Control

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. 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

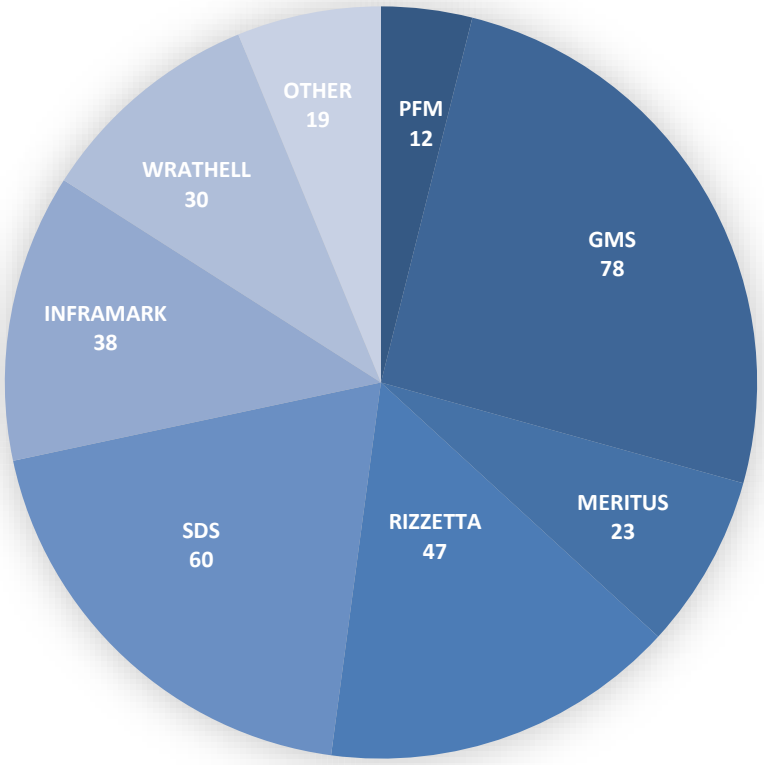
Prida Guida & Perez, P.A.

MEMBER AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER FLORIDA INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

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 | (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

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I,II,IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District
St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park 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 Institute of Certified Public Accountants
City of Boca Raton Financial Advisory Board Member
Florida Government Finance Officers Association
Government Finance Officers Association Member

Professional Education *(over the last two years)*

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



Ben Steets, CPA, *Partner*

Contact : 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*)

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

Professional Associations/Memberships

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

References

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

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

Two Creeks Community Development District

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

Journey's End Community Development District

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

Specific Audit Approach

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

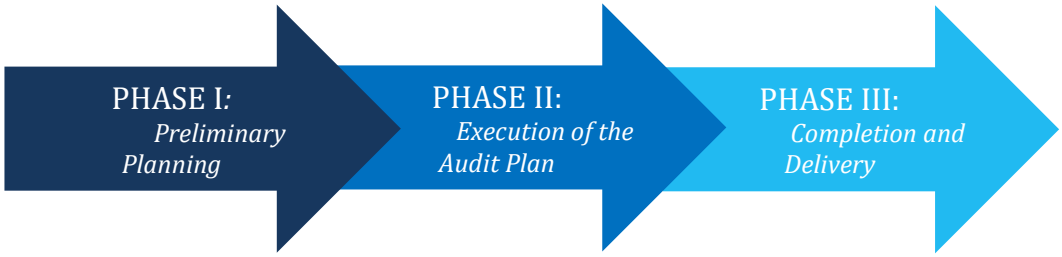
AUDIT APPROACH

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 of 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.

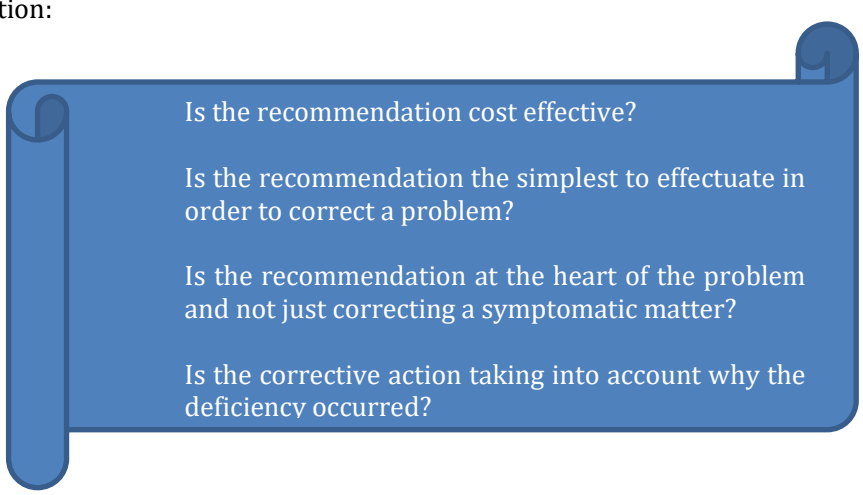
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

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:



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:

Year Ended September 30,	Fee
2026	$4,400
2027	$4,500
2028	$4,600
2029	$4,700
2030	$4,800
TOTAL (2026-2030)	**$23,000**

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

SPECIAL DISTRICTS	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
TOTAL	**491**	**5**	**4**	**484**	

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.

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

May 20, 2026

Board of Supervisors
Bexley Community
Development District

FINAL AGENDA

Dear Board Members:

The audit meeting and regular meeting of the Board of Supervisors of the Bexley Community Development District will be held on **Wednesday, May 27, 2026, at 6:00 p.m.** at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O' Lakes, Florida 34638. The following is the tentative 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 Report .....Tab 1
i. Consideration of Advanced Aquatics Renewal.....Tab 2
B. Landscape Inspection Report (under separate cover)
C. RedTree Reports .....Tab 3
(Response to LIS, Weekly Update, Irrigation)
i. Consideration of Landscape Enhancement Proposal For N. Side of Solace Run.....Tab 4
ii. Consideration of Irrigation Controller Proposals.....Tab 5
D. District Engineer
i. Consideration of Engineer Recommendations for Pond Erosion Remediation Priority List.....Tab 6
ii. Discussion on County/CDD ROW O&M Responsibility .....Tab 7
iii. Review of the 2026 Annual Mitigation Monitoring Report .....Tab 8
iv. Discussion on 17941 Ramble Way
v. Discussion on Revised Reserve Study (under separate cover)

E. District Counsel
   i. Consideration of Notice of Designated Successor between NNP-Bexley, LLC and District pursuant to Declaration of Sign Easement.....Tab 9
   ii. Status Update regarding 2024 Letter Agreement between Developer and District (under separate cover)
F. General Manager Report .....Tab 10
G. District Manager Report .....Tab 11
   i. Review of 1st Quarter Website Audit Report.....Tab 12
   ii. Presentation of Voter Registration Count.....Tab 13

4. BUSINESS ITEMS

A. Consideration of Resolution 2026-05; Approving Proposed Budget and Setting Public Hearing ..... Tab 14
B. Consideration of Multipurpose Project Proposals ..... Tab 15
C. Consideration of Proposal for District Counsel Services..... Tab 16
D. Ratification of Coastal Mechanical Emergency Pipe Repair ..... Tab 17
E. Consideration of Addendum to Second Amendment to the HOA Cost Share Agreement..... Tab 18
F. Discussion on Snipe Signs within the Community
G. Discussion on Investments
H. Discussion of Rangeland Expansion

5. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Board of Supervisors Budget Workshop Meeting held on April 8, 2026.....Tab 19
B. Consideration of the Minutes of the Board of Supervisors Regular Meeting held on April 22, 2026.....Tab 20
C. Consideration of the Minutes of the Board of Supervisors Audit Meeting held on April 22, 2026 .....Tab 21
D. Consideration of the Minutes of the Board of Supervisors Budget Workshop Meeting held on May 12, 2026 .....Tab 22
E. Consideration of Operation and Maintenance for April 2026 .....Tab 23

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

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

Sincerely,
Lisa Castoria
Lisa Castoria
District Manager

Tab 1



Bexley Community Development District

Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:

5/4/2026

Prepared for:
Bexley
Community Development District

Prepared by:

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

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

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Site Assessments

Pond 26

Comments:

Site Looks Good

A minimal amount of Torpedograss was observed on the exposed bank, located primarily on the wetland buffer side of the pond. This new growth will be targeted for treatment during the upcoming visits. No issues were observed with algae or submersed weeds. The water level had continued to drop and remains at a low level.





Pond 27

Comments:

Normal Growth Observed

Algae was treated previously. Positive results were observed from previous treatments. A new growth of algae was observed during this visit. This new growth will be targeted for treatment during the upcoming visit. No issues were observed with submersed weeds, shoreline aquatic weeds, or invasive grasses.





Site Assessments

Pond 28

Comments:

Normal Growth Observed

A trace amount of the floating weed Azolla was observed. This new growth was very minimal and located at the water line near some of the native vegetation. This will be targeted for treatment during the upcoming visits. No issues were observed with algae or submersed weeds. Aquatic weeds and invasive grasses were treated previously and show positive resutls.





Pond 29

Comments:

Site Looks Good

A minimal amount of aquatic weeds and invasive grasses were observed on the exposed sediment around the perimeter of the pond and in some of the native vegetation. This will be targeted for treatment during the upcoming visits. No issues were observed with algae or submersed weeds. The water level has continued to drop and remains low.





Site Assessments

Pond 30

Comments:

Site Looks Good

Pond 30 continues to look great. Previously the exposed sediment around the shoreline perimeter was treated for aquatic weed and invasive grass growth. Positive results were seen from theses treatments. No issues were observed on this pond.





Pond 31

Comments:

Site Looks Good

Pond 31 looks great. Previous treatments have targeted the aquatic weed and invasive grass growth along the exposed sediment. No issues were observed with algae or submersed weeds. The native Thalia growing in small patches around the perimeter has recovered from previous cold damage.





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Site Assessments

Pond 35

Comments:

Site Looks Good

Pond 35 continues to look good. The water level is currently low and a few feet of shoreline is exposed. This exposed area was previously treated for aquatic weeds and invasive grasses. Positive results were seen from this. No issues were observed with algae, submersed weeds, or other shoreline weeds.





Pond 36

Comments:

Site Looks Good

Previously the exposed sediment on Pond 36 was treated for aquatic weeds and invasive grasses. Positive results were observed. The native vegetation planted last year continues to thrive and look great despite the low water levels. No issues were observed with algae or submersed weeds.





Site Assessments

Pond 37

Comments:

Site Looks Good

Aquatic weeds and invasive grasses around the shoreline perimeter were previously treated and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is currently low.





Pond 38

Comments:

Site Looks Good

The water level on pond 38 has remained low. No issues were observed with algae, submersed weeds, other aquatic weeds, or invasive grasses. Aquatic weeds and invasive grasses were previously treated on the exposed shoreline and positive results were seen.





Site Assessments

Pond 41

Comments:

Requires Attention

Submersed Slender Spike Rush and algae growth were observed in the shallow areas around the perimeter. This growth continues to be targeted for treatment.
The exposed sediment area was previously treated for aquatic weeds and invasive grasses.





Pond 42

Comments:

Site Looks Good

Pond 42 looks good overall. The water level has remained low. The exposed sediment was previously treated for aquatic weeds and invasive grasses and positive results were seen. The native Gulf Spike Rush has recovered well from the previous cold damage that was observed.





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Site Assessments

Pond 43

Comments:

Requires Attention

Submersed Slender Spike Rush and algae growth were observed in the shallow areas around the perimeter. This growth continues to be targeted for treatment.
The exposed sediment area was previously treated for aquatic weeds and invasive grasses.





Pond 44

Comments:

Normal Growth Observed

A minimal amount of the submersed growth, Bladderwort, was observed around the pond perimeter. This new growth will be targeted for treatment during the upcoming visits. The exposed sediment was previously targeted for aquatic weeds and invasive grasses. The water level has continued drop and has remained low.





Site Assessments

Pond 45

Comments:

Site Looks Good

Pond 45 looks great. Previously a minimal amount of the submersed weed Bladderwort was treated and positive results were seen. No issues were observed with algae, submersed weeds, aquatic weeds, or invasive grasses.





Pond 47

Comments:

Site Looks Good

No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is currently low and there is a large area of exposed sediment around the shoreline perimeter. Several areas of erosion were observed on this pond, and they ranged from minor to moderate.





Site Assessments

Pond 48

Comments:

Normal Growth Observed

A minimal amount of new Naiad, algae, and Pennywort growth was observed on this pond. These will be targeted for treatment during the upcoming visits. This new growth was primarily located in the shallow perimeter areas. The water level has continued to drop and remains low.





Pond 50

Comments:

Site Looks Good

Minimal to no new growth of aquatic weeds or invasive grasses were observed on this pond. Routine maintenance has kept new growth to a minimum. The water level has continued to drop and remains at a low level. No other issues were observed.





Site Assessments

Pond 51

Comments:

Site Looks Good

Pond 51 continues to look good. No issues were observed with algae or submersed weeds. Invasive grasses were previously treated along the exposed sediment and positive results were seen. The water level has remained low.





Pond 52

Comments:

Site Looks Good

Minimal new growth on exposed sediment of aquatic weeds and invasive grasses were observed. This new growth will be targeted for treatment during the upcoming visits. No issues were observed with algae or submersed weeds. Despite the water level remaining low, the native vegetation has continued to thrive.





Site Assessments

Pond 54

Comments:

Site Looks Good

No issues were observed with algae, submersed weeds, or invasive grasses. Previous treatments have targeted minimal amounts invasive grass growing on the exposed sediment to keep new growth to a minimum. The water level has remained low.





Pond 55

Comments:

Normal Growth Observed

A very minimal amount of decaying ssr was observed. This was previously treated and shows positive results from treatment. No issues were observed with algae, and the exposed sediment was previously treated for invasive grasses. No other issues were observed.





Site Assessments

Pond 56

Comments:

Site Looks Good

No issues were observed with algae, submersed weeds, or invasive grasses. Previous treatments have targeted minimal amounts of new growth along the exposed perimeter with positive results seen. The water level has continued to drop and remains low.





Pond 57

Comments:

Normal Growth Observed

A minimal amount of submersed Slender Spike Rush growth was observed. This new growth was located in the shallow areas around the pond perimeter. This will be targeted for treatment during the upcoming visits. The exposed sediment area has continued to be treated for aquatic weeds and invasive grasses, resulting in minimal new growth.





Site Assessments

Pond 58

Comments:

Normal Growth Observed

Minimal amounts of algae growth were observed in the shallow perimeter areas of pond 58. This new growth will be targeted for treatment during the upcoming visit. The water level has continued to drop and remains low. The exposed sediment was previously treated for invasive grasses, and minimal to no new growth was observed.





Pond 59

Comments:

Site Looks Good

Previously, a minimal amount of invasive grasses and aquatic weeds were treated along the exposed sediment. Positive results and a reduction were seen. No issues were observed with submersed weeds or algae. The water level has continued to drop and remains low.





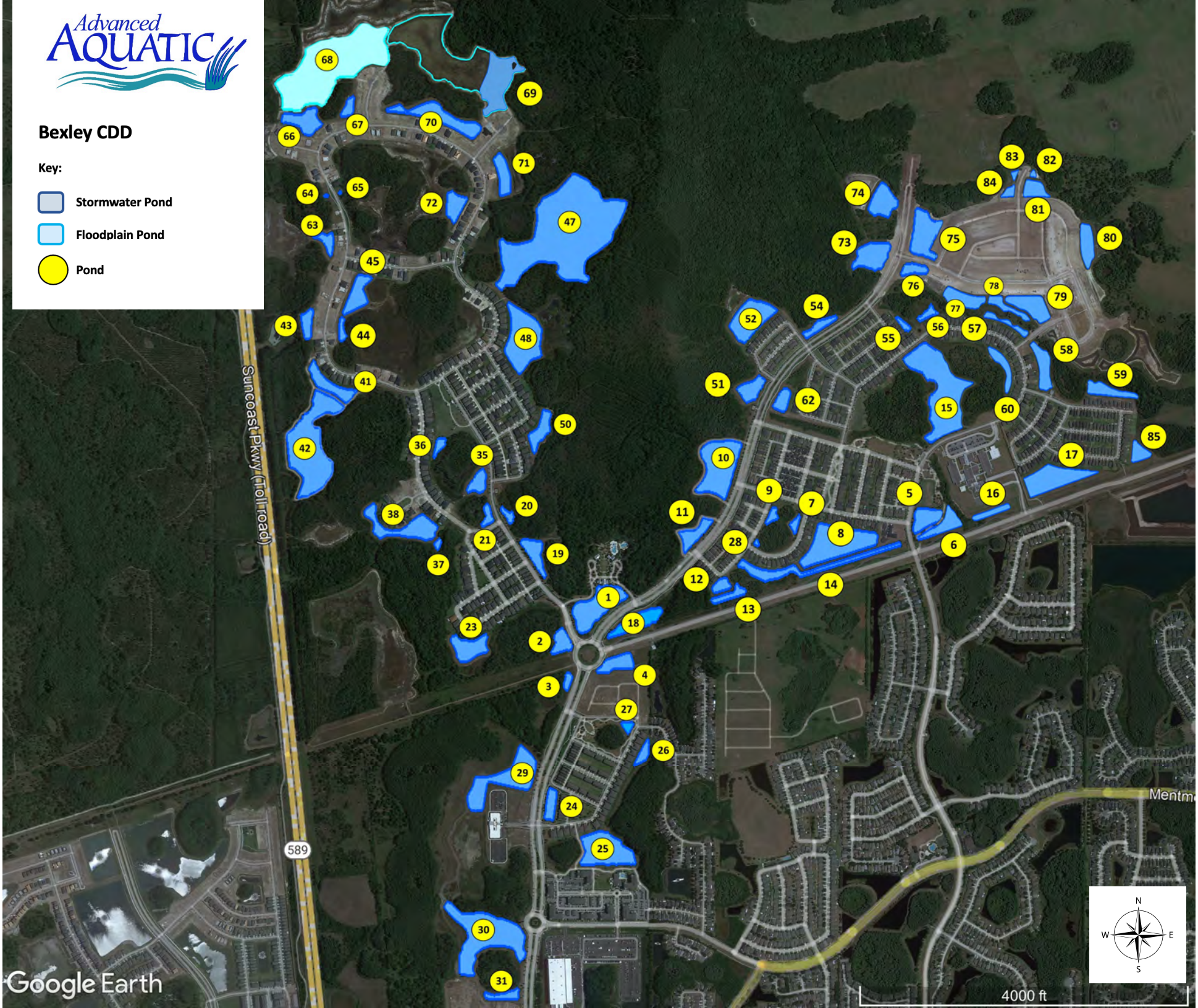
Management Summary/Recommendations

Overall, Ponds 26-59 have remained in great condition while the weather has been warm and dry. While a few ponds have experienced new growth, the majority of these issues were kept to a minimum from previous treatments or responded to in a timely manner to not allow the growth to expand. The main growth that was observed in this section of ponds within the Bexley CDD community consisted of minor amounts of algae and/or Slender Spike Rush.

One of the continued areas of focus during the routine maintenance visits has been the exposed sediment around the shoreline perimeters. While some of the ponds have continued to drop in water level or remain at a low level, the exposed sediment areas will continue to develop new invasive shoreline weed growth, including Torpedograss. As some of these ponds have very large areas of exposed sediment, we have remained proactive with these specialized treatments of EPA approved pre-emergent herbicides to keep new invasive growth to a minimum.

The expectations for the upcoming months will be dictated by the weather conditions. Dry, warm weather will continue to result in increased growth along the exposed sediment, submersed weed growth, and algal growth. Once precipitation becomes more regular we can expect to see less growth along the exposed sediment as the ponds begin to increase their water level, but may continue to see algae growth during the warmer months.

Advanced Aquatic remains committed to staying proactive and providing professional oversight along with timely treatments to ensure that the overall health and state of the Bexley ponds remain in optimal condition. Thank you for your continued partnership and allowing Advanced Aquatic to provide all your aquatic and wetland management needs!


Advanced AQUATIC
Bexley CDD
Key:
Stormwater Pond
Floodplain Pond
Pond
Suncoast Pkwy (Toll road)
589
Google Earth
4000 ft
N
W
E
S

Tab 2

Hi Lisa,

Here are the proposed costs **effective 11/1/26--**

Breakdown of Monthly Pricing Increase:

• Stormwater Pond Maintenance

Current Monthly Rate: $8,343.00

New Monthly Rate: $8,677.00

Effective: November 1, 2026

• Wetland Maintenance: Conservation Area Buffers, Mitigation Areas, &

Floodplain Ponds

Current Monthly Rate: $8,970.00

New Monthly Rate: $9,329.00

Effective: November 1, 2026

Also attached is another copy of the map of the potential new wetland areas to add on to the existing program. A quick reminder that this map indicates the maintenance will cover the shoreline buffer areas surrounding the (highlighted in yellow lines) perimeter of these wetland areas.

Most of these yellow lined buffer areas correspond to perimeters bordered by homeowner properties and/or areas that are vital to the condition of the overall wetland ecosystem. The monthly budget amount will be $925/month. As previously communicated, if the CDD desires to have maintenance of the entire acreage of these wetlands covered, then the cost will be $1,500/month.

Please note that wetland areas M-9 & M-10 (highlighted in red) are not included in our program recomendation.

Please let me know if there is anything else we can provide!

Best Regards,

Doug Agnew, Senior Environmental Consultant

March 24, 2026

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

We appreciate the opportunity to continue serving **Bexley CDD**, and we want to thank you for entrusting Advanced Aquatic with the care of the Bexley stormwater ponds and wetlands since 2022.

We'd like to take this opportunity to highlight the upcoming auto renewal provision of the CDD's existing service agreement with Advanced Aquatic. The CDD's agreement reflects a 4% annual renewal pricing increase, effective on the dates noted below.

To continue providing the quality service, the new total monthly service rate will be $18,006.00, reflecting a $693.00 increase from $17,313.00, effective November 1, 2026.

Breakdown of Monthly Pricing Increase:

- **Stormwater Pond Maintenance**
  Current Monthly Rate: $8,343.00
  New Monthly Rate: $8,677.00
  Effective: November 1, 2026
- **Wetland Maintenance: Conservation Area Buffers, Mitigation Areas, & Floodplain Ponds**
  Current Monthly Rate: $8,970.00
  New Monthly Rate: $9,329.00
  Effective: November 1, 2026

Please note that all other terms and conditions of your existing contract remain unchanged. The only revision is to the service rate, which will take effect November 1, 2026.

We remain committed to delivering reliable, effective stormwater pond and wetland management services and greatly value the continued relationship we've built with your community.

If you have any questions or need further information, please don't hesitate to reach out. We're always happy to help.

Thank you again for your continued business. We look forward to another successful year working together.

Sincerely,

Doug Agnew

Doug Agnew
Senior Environmental Consultant

Jason Jasczak

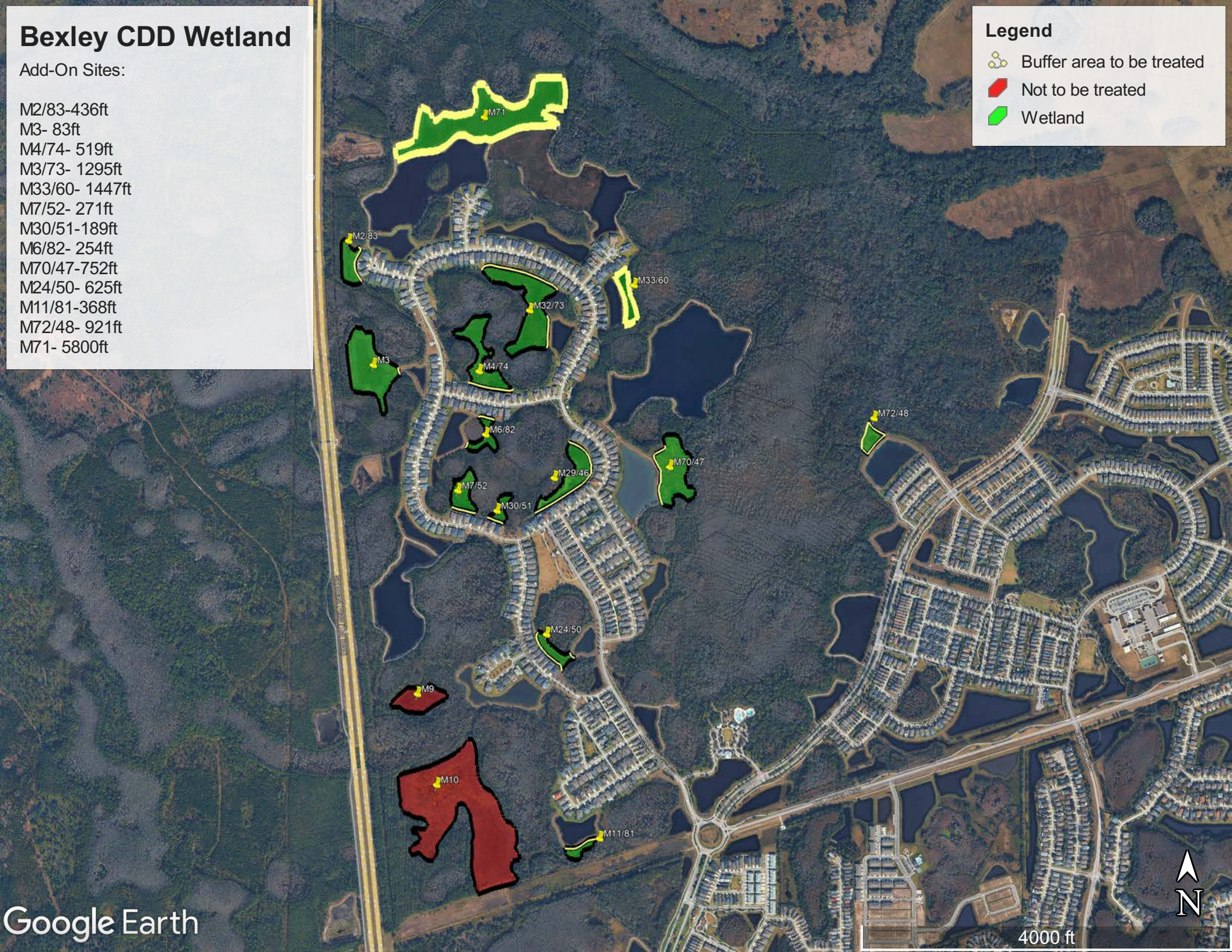
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Bexley CDD Wetland

Add-On Sites:

M2/83-436ft
M3- 83ft
M4/74- 519ft
M3/73- 1295ft
M33/60- 1447ft
M7/52- 271ft
M30/51-189ft
M6/82- 254ft
M70/47-752ft
M24/50- 625ft
M11/81-368ft
M72/48- 921ft
M71- 5800ft



Tab 3

BEXLEY

COMMUNITY ASSET MANAGEMENT REPORT



April 19, 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 May, all St. Augustine turf shall receive an application of 8750 lbs. (175 – 50 lb. bags) of slow-release Nitrogen, 24-0-11. Additionally, all St. Bermuda turf shall receive an application of 650 lbs. (13 – 50 lb. bags) of slow-release Nitrogen, 24-0-11. And finally, all Palms shall receive an application of 1250 lbs. (25 – 50 lb. bags) of 8-2-12+4Mg fertilizer.**

- 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.

- Crews need to pay more attention to the eradication and removal of expansion joint weeds in curb and gutters, pavers and sidewalk joints.

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. Hand pull the tall Spanish Needles in the annual bed in front of the Bexley sign monument at SR 54. - Complete.

2. Please alter the mowers as well as the mowing pattern on the Mentmore roundabout as the hill-valley-hill condition is forming which will lead to the rapid decline of the turf. - Complete.
3. Dead growth in the Variegated Confederate Jasmine on the Mentmore roundabout needs to be removed. - Complete.

4. **There remains a lot of dead growth in the Flax Lily on the Bexley Village Dr. (BVD) median north of Mentmore. (Pic 4>)** - Complete.
5. There is still a LOT of dead growth in the Gold Mound on the BVD median north of Mentmore, but in general throughout the property. Are crews inspecting for insects and treating accordingly? - Will be completed by next inspection.
6. Hand pull the tall Cupid's Shaving Brush weeds in the northern tip of the BVD median between Mentmore and Moss Tree Loop. - Complete.
7. The crushed asphalt trail on the west side of BVD is very weedy. - Complete

8. The turf on the BVD median leading to Balance Cove from the south appears to be extremely dry. - Tech scheduled 4/29.



Balance Cove, Pine RIbbon

9. Tree ring maintenance needs to improve. For being just mulched, there are a lot of turf and grassy weeds. - Will be completed by next inspection.
10. We'll need to monitor a River Birch that has not yet leafed out on the outbound side of Balance Cove. - Noted.
11. These areas of turf were never chronically bad during the previous vendor's tenure. Now there are several areas around the perimeter as well as inside the Balance Cove Park. What is RedTree doing to reverse these conditions? (Pics 11a – c>)

<11b



11a



<11c



12. Is irrigation 100% along the west side of Pine Ribbon leading up to the mail kiosk from Balance Cove Park? (Pic 12)- Tech scheduled 4/29.

12



13. Turf continues to yellow on Balance Cove between Lixberry and Storyline. Is this being treated? Turf with this same condition along Tour Trace is now thinned and bare. (Pic 13)

13



- 11. Tech scheduled 4/29.
- 13. Will be completed by next inspection.

Gimme 10 Park, Lot “D”, Solace Run

14. There are also several spots of no turf in Gimme 10 Park along Storyline. What is occurring here? These areas are “relatively” new. (Pics 14a & b) - Tech scheduled 4/29.





15. **First mentioned in last month’s report, this area on the north side of Solace Run neat BVD is not the CDD’s to maintain, but the Association’s. (Pic 15>)** - Noted.

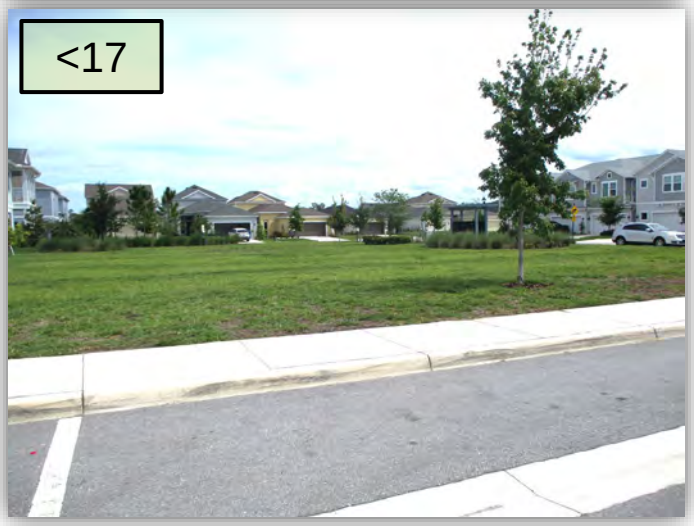
16. Crews still are not mowing enough of the NW corner of Lot “D” in front of the northern-most home on the park. There is an odd-shaped area between the home and the sidewalk that is the CDD’s to maintain. (Pic 16>)
- Complete.

17. Treat turf weeds in Lot “D” Park. It also appears that the fertilization needs to be re-done as there is streaking. (Pic 17>)
- Will be completed by next inspection.

18. Has the turf on the BVD median between Solace Run and Bud Bexley Parkway been inspected for chinch bug (and treated, if present)? There are symptoms present.
- Will be completed by next inspection.

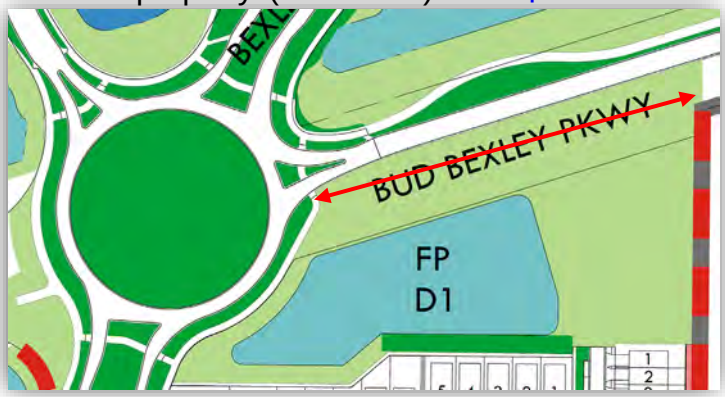






Bud Bexley Parkway Roundabout, Ballantrae, Aero Avenue

19. **Not sure why, but MP Rotators were irrigating the Juniper bed on the BBP roundabout around 10:30 on a Sunday morning.** - Will be completed by next inspection.
20. Remove dead growth and entire dead plants on the BBP roundabout. - Complete.
21. There was an area not mowed on the south side of BBP between BVD and the Bexley NNP property. (see below) - Complete.



22. Remove dead Jasmine plants between the trail and the pond on the north side of BBP east of the roundabout. - Complete.
23. There remains a LOT of Dwarf Firebush throughout the entire property that still needs to be cut back from the winter kill. Some of it along the north side of BBP is 6' -7' tall. This dead material will net flourish with new growth. (Pic 23) - Complete.



24. There appear to be many bone-dry patches of turf on the north ROW of BBP between Ballantrae and the school.
- Will be completed by next inspection.
25. I feel the ferns in front of the Bexley monument at Ballantrae need to be cut to the ground. There is too much dead material (a foot or more) above the ground.
- Will be completed by next inspection.
26. Why is there so much dirt collecting in the roadway and gutter on the east side of Ballantrae, north of BBP? (Pic 26)



27. Make sure the Plumbago is being kept trimmed off the sidewalk leading up to the soccer field. - Will be completed by next inspection.
28. Trim the Plumbago and Gold Mound at the Mud, Sweat & Gears park monument.
- Will be completed by next inspection.
29. Reported last month, turf in the Aero Avenue ROW continues to decline. What is the reason for this? And although it is unirrigated Bahia behind the sidewalk, it too, is looking much worse than in the past. (Pic 29>)
- Complete.
30. Mentioned earlier in the report, tree rings (here along Aero Avenue) are not being maintained very well. For having just been mulched, there is very little here. (Pic 30>)

- 26. There was a irrigation break that was fixed 4/24.
- 30. Will be completed by next inspection.

Lotus Lawn, Ramble On Way

31. This new Confederate Jasmine was recently installed in Lotus Lawn and already there is irrigation drip pulled up and even lying out in the turf. These lines need to be pinned to the ground in this bed as well as the other beds beneath Crape Myrtles along Cadence Loop in Lotus Lawn. (Pic 31>) - Will be completed by next inspection.
32. Why are several Feijoa on the west side of Lotus Lawn completely defoliated? Diagnose and treat accordingly. - Tech scheduled 4/29.

33. This Sweet Gum has still not been addressed on Jersey Pass. (Pic 33>) - Complete.

34. Pull weeds in the pass-thru park between Ramble On Way. - Will be completed by next inspection.





35. There are parts of the Ramble On Way south park turf that is rapidly declining. What is RedTree doing here to reverse this condition? (Pic 35) - Will be completed by next inspection.







Ramble On Way Pie Park, Cruiser Bend Park, Tubular Run

36. The pie-shaped park between Ramble On Way and Wind Chime is in no better shape than it was last month. The beds (including those that were approved to be removed and turfed over) continue to be a weedy mess. The entire lift station perimeter bed is full of weeds. What is the status of these bed enhancements? (Pic 36) - Completed.



37. The beds along Everlong between Ramble On Way and BVD are also very weedy. Treat spurge in the ROW turf.
    - Will be completed by next inspection.
38. Inspect the turf along the Ballantrae ROW adjacent to the pond leading to Cruiser Bend. It is thinning quickly. (see below)



39. Lift trees along Cruiser Bend Park.
    - Will be completed by next inspection.
40. **There are still damaged plants in the Cruiser Bend parallel parking space islands. (Pic 40>)** - Complete.

41. There is still a lot of browning Juniper in Cruiser Bend Park at Slipstream and Ballantrae. - Complete.

42. These areas of failing turf along Slipstream leading to Cruiser Bend are increasing in number and size. What is occurring here. These have largely developed under RedTree's tenure. (Pic 42) - Tech scheduled 4/29.



43. The Gator Bag needs to be re-installed around one of the Magnolias in the sideyard tract of Cruiser Bend and Tubular Run. (Pic 43>) - Will be completed by next inspection.
44. Treat spurge in the turf in front of the homes along the north side of the east leg of Cruiser Bend between Tubular Run and BVD.
    - Will be completed by next inspection.



- 38. Will be completed by next inspection.

Bexley Village Drive North, Game On Park, Terrazzo

45. I'm seeing a LOT of damaged shrubs (Feijoa, Schillings, etc.) along the outer edges of the landscape beds next to turf on the BVD medians (Terrazzo to Everlong) and other areas as well, that appear to be pushed inward and many uprooted. I can only assume that mowers are doing this as they turn or back up. Please advise crews to be much more careful.
    - Will be completed by next inspection.
46. Most areas of the BVD median approaching Breakaway from the south are down to dirt. A holdover from Juniper. - Noted.

47. Turf on the BVD median north of Everlong (where there is turf remaining) is loaded with weeds and there are no spray stakes in site. The east ROW toward the northern end is also full of large weeds. (Pics 47a & b>)



48. Winter kill material around the Terrazzo & BVD lift station also still needs to be cut back.
    - Complete.
49. Hand pull tall weeds in the crushed asphalt trail on the north side of Terrazzo.
    - Will be completed by next inspection.
50. The Juniper leading into Game On Park and all along the north side of Terrazzo is very weedy. - Will be completed by next inspection.

51. The Gold Mound and Feijoa along Game On Park needs to be terraced and any dead plants removed. (Pic 51>)





52. There is so much defoliated Gold Mound along the north side of Terrazzo from Game On to Bark Yard. Is RedTree diagnosing and treating this? If so for what and with what?
    - Will be completed by next inspection.



- 47. Will be completed by next inspection.
- 51.Will be completed by next inspection.

Bark Yard, Wisdom Trail

53. Juniper continues to brown in front of Bark Yard entrance. We've lost a LOT of Juniper in the past from twig blight. Is this being treated? - Yes, tech scheduled 4/29.

54. There are some haphazardly put together tree braces in Yellow Brick Park. These should be removed. I actually think they may have turned into play equipment.
- Will be completed by next inspection.

55. There remains too much Spanish Moss on the Oaks in and on the sides of Yellow Brick Park. - Will be completed by next inspection.

56. The Blue Daze at the north end of Yellow Brick Park has yet to be cut back. - Complete.

57. There are a few trees along Wisdom Trail just after turning off Brighton Lake that did not receive any mulch and at least one still has the irrigation drip lines around it. (Pic 57)

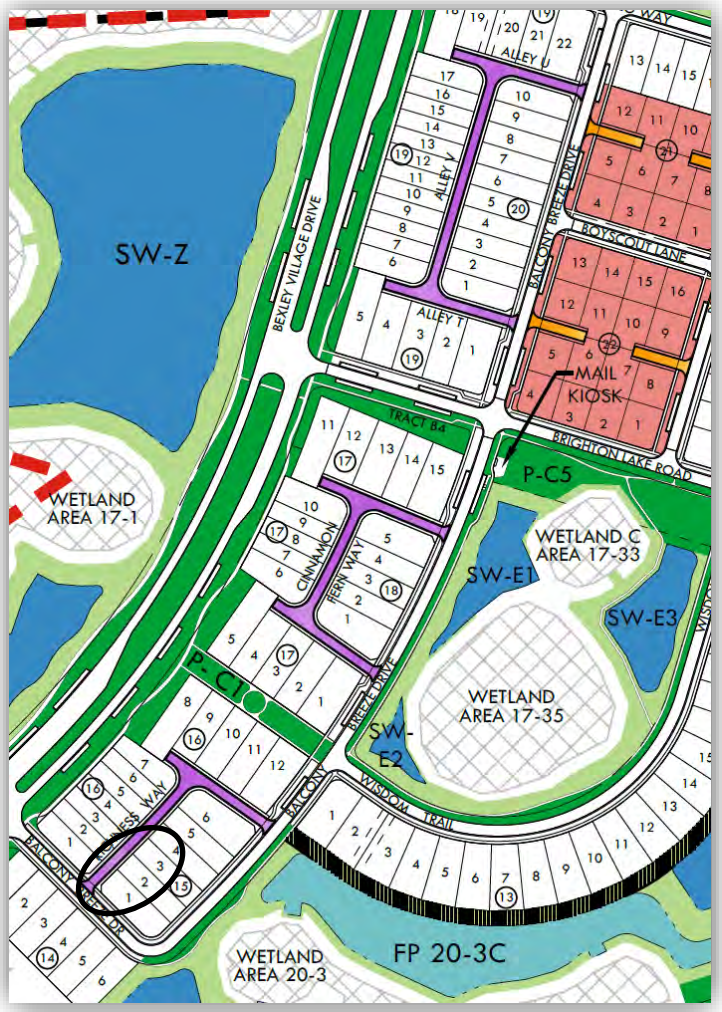


58. Crews need to make sure to mow the entire alley (purple) between the homes on Balcony Breeze & BVD. Parts are being skipped. (Pic 58> & inset) - Complete.

59. Hand pull large weeds in the parallel parking space islands along the east side of BVD north of Balcony Breeze. Trim out all dead material in the side yard buffer adjacent to the homes closest to BVD in Wisdom Trail Park.

- 59. Complete.

60. None of the Dwarf Firebush in Wisdom Trail Park or along the parallel parking space islands has been cut to the ground. Waiting until the new growth has emerged will make these plants look awful and we can't leave dead plant material above ground. - Complete.





- 57. Will be completed by next inspection.

Bexley Village Drive at Balcony Breeze, Broad Porch Run

61. Most trees along BVD between Balcony Breeze and Terrazzo still have a lot of Spanish Moss hanging. (Pic 61) - Completed.



62. Lawn color in front of the homes on Brighton Lake between BVD and Balcony Breeze remains inconsistent. This entire frontage is the CDD's to maintain. (Pic 62)



63. None of the Dw. Firebush in the Brighton Lake parallel parking spaces has been cut back. - Complete.

64. The Bald Cypress around the Bexley Club pond still have a lot of Spanish Moss on them as well. (Pic 64>) - Complete.

65. The crushed asphalt trail between the Bexley Club pond and BVD is overrun with weeds. - Will be completed by next inspection.

66. None of the Dw. Firebush past the Broad Porch Run entrance into the Bexley Club was cut back. - Complete.

67. **New areas** of failing turf are forming up the east side of Broad Porch Run past the club entrance all the way p to Epic Cove. (Pics 67a & b) - Tech scheduled 4/29.







Broad Porch Run, Tour Trace, Chime After Chime

68. More failing turf on the east ROW of Broad Porch Run to Amped Way. (Pics 68a & b)





69. Trim a tree away from the PEDESTRIAN CROSSING sign at Broad Porch Run and Vibrato. - Will be completed by next inspection.
70. Dwarf Firebush in the buffer between the homes on Epic Cove and Broad Porch Run park needs to be cut to the ground.
    - Will be completed by next inspection.
71. Turf in the Tour Trace ROW west of Epic Cove is extremely weedy.
    - Noted.
72. There is still yellowing turf across from the lift station on Tour Trace. I've been reporting this for a while however the older areas of yellowing turf are now brown and bare. Were these not treated upon first reporting?
    - Tech scheduled 4/29.
73. Remove weeds and dead growth from Winged Page place cul-de-sac. - Tech scheduled 4/29.
74. There is also a lot of yellowing turf in Chime After Chime Park. Do not let this go like the turf across from the Tour Trace lift station. (Pic 74) Tech scheduled 4/29.



75. Re-mount the irrigation controller solar collector on the Acoustic Loop cul-de-sac.
    - Tech scheduled 4/29.
76. Turf is now beginning to fail throughout Blue Lantana Park. Is irrigation 100% here? (Pics 76a & b) - Tech scheduled 4/29.





Blue Lantana Park

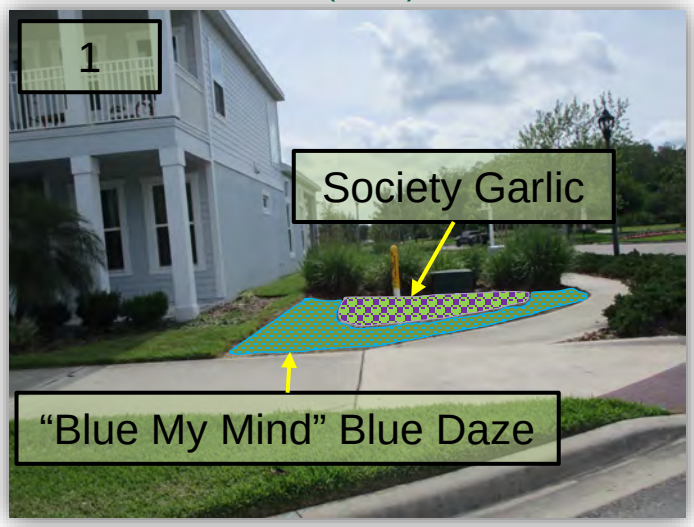
77. There is a tremendous amount of defoliated Gold Mound in Blue Lantana Park. Has this been diagnosed and treated? (Pic 77) - Tech scheduled 4/29.



78. The beds below the Podocarpus and Sweet Viburnum along the west side of Alley “F” was not mulched. - Complete.

Proposals

1. RedTree to provide a proposal to re-install 3 Gal., FULL Society Garlic on 18” centers surrounded by 3 Gal., FULL “Blue My Mind” Blue Daze adjacent to the house on the north side of the Solace Run entrance. Proposal must include the installation of irrigation drip lines 12” on center. (Pic 1)



Bexley CDD: Community Asset Management Report – April 19, 2026

Responses for Report Items in Marked in Red

Item #4:



Bexley CDD: Community Asset Management Report – April 19, 2026
Responses for Report Items in Marked in Red

Item #23:





Bexley CDD: Community Asset Management Report – April 19, 2026

Responses for Report Items in Marked in Red



Bexley CDD: Community Asset Management Report – April 19, 2026
Responses for Report Items in Marked in Red

Item #33:



Bexley CDD: Community Asset Management Report – April 19, 2026

Responses for Report Items in Marked in Red



Bexley CDD: Community Asset Management Report – April 19, 2026
Responses for Report Items in Marked in Red

Item #39:



Bexley CDD: Community Asset Management Report – April 19, 2026
Responses for Report Items in Marked in Red

Item #41:





Bexley CDD: Community Asset Management Report – April 19, 2026

Responses for Report Items in Marked in Red



Bexley CDD: Community Asset Management Report – April 19, 2026

Responses for Report Items in Marked in Red

Item #56:



Bexley CDD: Community Asset Management Report – April 19, 2026
Responses for Report Items in Marked in Red

Item #61:



Bexley CDD: Community Asset Management Report – April 19, 2026
Responses for Report Items in Marked in Red

Item #63:



Bexley CDD: Community Asset Management Report – April 19, 2026
Responses for Report Items in Marked in Red

Item #66:



Tab 4

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5532 Auld Lane, Holiday, FL 34690

Revised – North Side of the Solace Run Entrance

LANDSCAPE ENHANCEMENT PROPOSAL

FOR

BEXLEY CDD

Attention: Lisa Castoria, District Manager
Lcastoria@rizzetta.com

April 24, 2026

***Scope of Work*:**

Project includes all labor, materials, hauling, and dumping fees.

QUANTITY	DESCRIPTION	UNIT COST	PRICE
65	3-gallon Society Garlic	$28.00	$1,820.00
110	3-gallon Blue My Mind – Blue Daze	$28.00	$3,080.00
25 feet	Drip Line; Irrigation Miscellaneous Parts & Labor	N/A	$425.00
4 yards	Coco Hardwood Mulch	$75.00	$300.00



TOTAL: $5,625.00

Authorization to Proceed **Date of Authorization**

Any irrigation modifications will be billed on a time-and-materials basis.

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

Tab 5

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

CONTROLLER #1 REPLACEMENT/ BALANCE COVE

IRRIGATION PROPOSAL
FOR
BEXLEY CDD

Attention: Lisa Castoria, District Manager

May 14, 2026

Scope of Work

The existing controller is a 2016 Hunter ACC 2-wire pedestal controller that cannot be rebuilt and must be replaced to provide the necessary capability for online communication, and advanced system monitoring. RedTree recommends replacing the existing controller with a Hunter ACC2 Plastic Pedestal controller equipped with a Hunter wireless rain sensor and communications module. This upgraded system will provide improved reliability, enhanced operational efficiency, remote programming capabilities, and greater overall control of the irrigation system through an online platform.

Materials

- (1) Hunter ACC2 Plastic Pedestal Controller (Two-Wire)
- (1) Hunter ACC2 Cellular Communications Module
- (1) Hunter Wireless Rain/Freeze Sensor
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: $9,527.20

* $240.00 Yearly Communications Fee Required

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.systems / Cell phone: (727) 200-1714

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Landscape Systems

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www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

CONTROLLER #5 REPLACEMENT / GIMMIE 10 PARK

IRRIGATION PROPOSAL
FOR
BEXLEY CDD

Attention: Lisa Castoria, District Manager

May 14, 2026

Scope of Work

The existing controller is a 2015 conventional Hunter ACC pedestal controller that cannot be rebuilt and must be replaced to provide the necessary capability for online communication, and advanced system monitoring. RedTree recommends replacing the existing controller with a Hunter ACC2 12 Station Plastic Pedestal controller equipped with a Hunter wireless rain sensor, communications module and 3 expansion modules. This upgraded system will provide improved reliability, enhanced operational efficiency, remote programming capabilities, and greater overall control of the irrigation system through an online platform.

Materials

- (1) Hunter ACC2 12 Station Plastic Pedestal Controller (Conventional)
- (3) Hunter ACC2 Expansion Module 6 Station
- (1) Hunter ACC2 Cellular Communications Module
- (1) Hunter Wireless Rain/Freeze Sensor
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: $10,232.32

* $240.00 Yearly Communications Fee Required

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.systems / Cell phone: (727) 200-1714

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Landscape Systems

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1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

CONTROLLER #6 REPLACEMENT / BALANCE COVE

IRRIGATION PROPOSAL
FOR
BEXLEY CDD

Attention: Lisa Castoria, District Manager

May 13, 2026

Scope of Work

The existing controller is a 2015 conventional Hunter ACC pedestal controller that cannot be rebuilt and must be replaced to provide the necessary capability for online communication, and advanced system monitoring. RedTree recommends replacing the existing controller with a Hunter ACC2 12 Station Plastic Pedestal controller equipped with a Hunter wireless rain sensor and communications module. This upgraded system will provide improved reliability, enhanced operational efficiency, remote programming capabilities, and greater overall control of the irrigation system through an online platform.

Materials

- (1) Hunter ACC2 12 Station Plastic Pedestal Controller (Conventional)
- (1) Hunter ACC2 Cellular Communications Module
- (1) Hunter Wireless Rain/Freeze Sensor
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: $8,551.49

* $240.00 Yearly Communications Fee Required

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.systems / Cell phone: (727) 200-1714

Tab 6

Bexley CDD Pond Erosion Priority List — Feb-26

Home Adjancent (High Priority)				
	Pond	**Description**	**Estimated Cost**	**Notes/Need for Coordination**
	79	Approx. 525 LF + Spot Erosion (1 Location)	$62,500	Downspout Piping at 2 locations coming from 17888 Everlong Dr
	80	Warranty Re-work (Adavanced Aquatics)	N/A	N/A
	81	Approx. 400 LF	$40,000	Discharge Pipes coming from: 17887 Ramble On Way (2 locations) & 17895 Ramble On Way (1 location)
	38	Approx. 435 LF	$43,500	Possible Irrigation Issue at the rear of 16527 Acoustic Loop
	67	Spot Erosion (2 locations)	$7,500	N/A
	68	Approx. 185 LF	$18,500	Pool Discharge 5059 Lacewood Ct May Be Adding to the Erosion
	71	Spot Erosion (1 Location)	$7,500	N/A
	60	Approx. 80 LF	$8,000	N/A
	66	Spot Erosion (5 locations)	$25,000	N/A
	63	Approx. 310 LF	$31,000	N/A
	25	Approx. 270 LF	$27,000	N/A
	25	Control Structure Erosion/Undermining	$7,500	Tailwater issue to be reviewed before repair
	59	Approx. 175 LF	$17,500	N/A
	26	Approx. 370 LF	$37,000	N/A
	50	Spot Erosion	$2,500	N/A
	Subtotal Cost		$232,500	

Non-Home Adjancent (Lower Priority)				
	Pond	**Description**	**Estimated Cost**	**Notes/Need for Coordination**
	78	Spot Erosion (1 Location)	$7,500	N/A
	42	Approx. 50 LF	$7,500	N/A
	73	Spot Erosion (3 locations)	$10,000	N/A
	47	Approx. 850 LF	$85,000	N/A
	77	Spot Erosion (2 Locations)	$15,000	N/A
	51	Spot Erosion (1 Location)	$2,500	N/A
	75	Spot Erosion (1 Location)	$2,500	N/A
	8	Approx. 90 LF	$9,000	N/A
	6	Spot Erosion (2 locations)	$4,000	N/A
	Geoweb Weirs - Additional Work	Add Rock Where Applicable	N/A	Advanced Aquatics to follow up on locations and pricing
	Subtotal Cost		$135,500	

Tab 7

See below the sidewalks are the responsibility of the CDD this was a condition of establishment.

The ownership & maintenance exhibits in the establishment and BA petitions state the CDD is responsible for maintenance of sidewalks, etc.

Establishment petition exhibit:

BEXLEY CDD FACILITIES OWNERSHIP & MAINTENANCE		
Item	**Funded and Constructed By**	**Ownership and Maintenance Entity**
Collector Roadways	CDD	County*
Residential Roadways/Alleys	CDD	County* (Roadways) CDD (Alleys)
Water/Wastewater/Reclaimed Water	CDD	County
Stormwater Management, Drainage and Earthwork (excluding lots)	CDD	CDD
Landscape and Hardscape	CDD	CDD
Neighborhood Parks/Passive Recreational Facilities	CDD	CDD

* The CDD will be responsible for maintenance of sidewalks, trails and drainage facilities within the public rights-of-way pursuant to Pasco County requirements. The allocation of ownership and maintenance obligations for roadways will remain under discussion between the Petitioner and Pasco County.

BA petition exhibit:

BEXLEY CDD FACILITIES OWNERSHIP & MAINTENANCE		
Item	**Funded and Constructed By**	**Ownership and Maintenance Entity**
Collector Roadways	CDD	County*
Residential Roadways/Alleys	CDD	County*(Roadways) CDD Alleys
Water/Wastewater/Reclaimed Water	CDD	County
Stormwater Management, Drainage and Earthwork (excluding lots)	CDD	CDD
Landscape and Hardscape	CDD	CDD
Neighborhood Parks/Passive Recreational Facilities	CDD	CDD

*Public streets will be owned and maintained by Pasco County. All sidewalks in public streets will be maintained by an entity other than Pasco County. Any gated private street will be privately owned and maintained. Private alleys will be privately owned and maintained.

Maintenance Responsibility

CDD

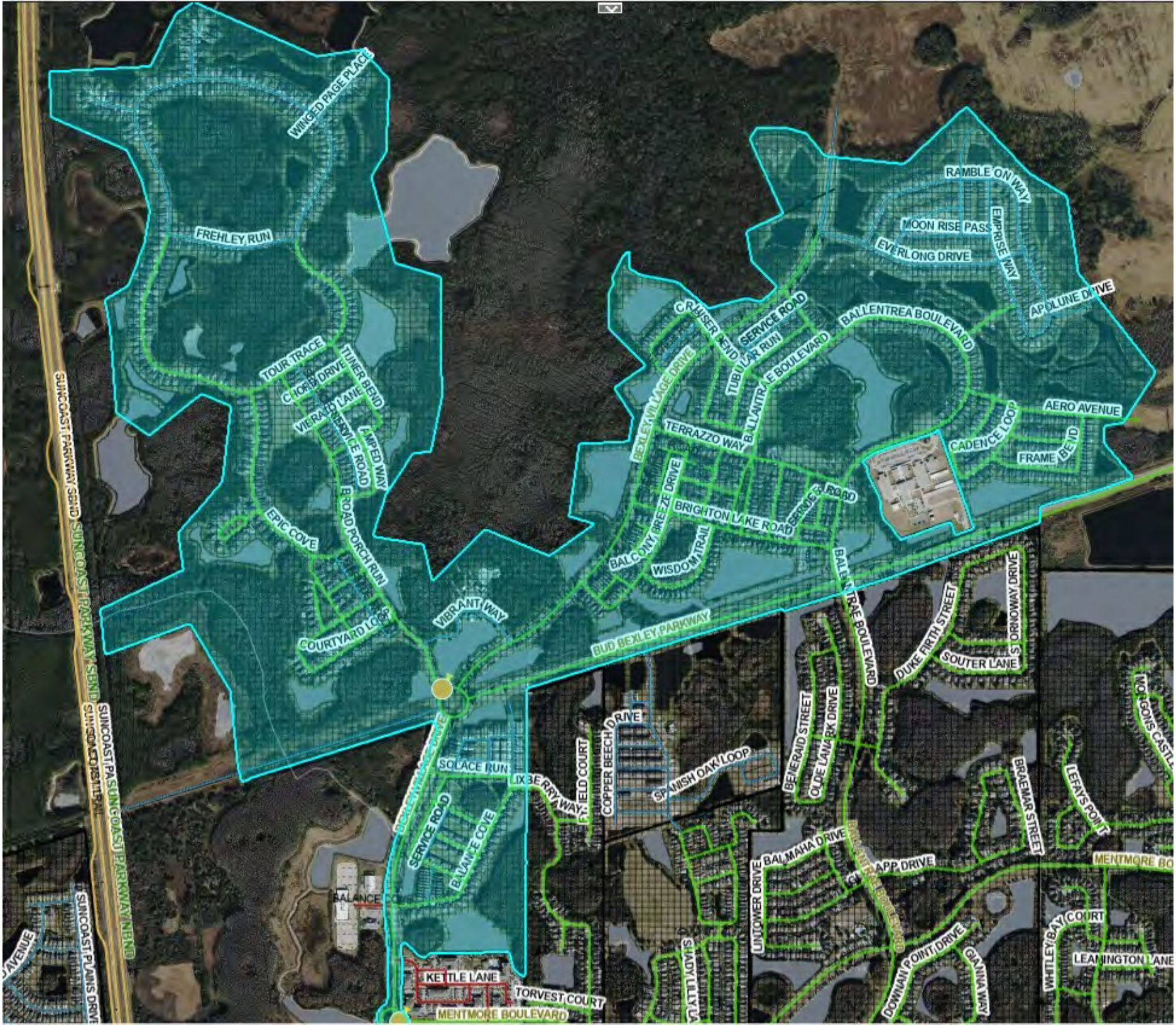
FULL STREET NAME	CROSS START	CROSS END	Length_Feet
APOLUNE DRIVE	RAMBLE ON WAY	END	549
CLAY POT DRIVE	SOLACE RUN	FULL SUN ALLEY	162
CLAY POT DRIVE	FULL SUN ALLEY	TEA LEAF ALLEY	210
CLAY POT DRIVE	TEA LEAF ALLEY	BALANCE COVE	253
EMPRISE WAY	JERSEY PASS	EVERLONG DRIVE	481
EMPRISE WAY	EVERLONG DRIVE	MOON RISE PASS	285
EMPRISE WAY	MOON RISE PASS	RAMBLE ON WAY	572
EVERLONG DRIVE	BEXLEY VILLAGE DRIVE	RAMBLE ON WAY	495
EVERLONG DRIVE	RAMBLE ON WAY	WIND CHIME ROW	290
EVERLONG DRIVE	WIND CHIME ROW	EMPRISE WAY	1124
EVERLONG DRIVE	EMPRISE WAY	RAMBLE ON WAY	292
FREHLEY RUN	TOUR TRACE	TOUR TRACE	1341
FULL SUN ALLEY	TEA LEAF ALLEY	CLAY POT DRIVE	339
JANNA GRACE WAY	BALANCE COVE	PINE RIBBON DRIVE	380
LACEWOOD COURT	TOUR TRACE	END	586
MOON RISE PASS	WIND CHIME ROW	SUNDAY RAIN LANE	609
MOON RISE PASS	SUNDAY RAIN LANE	EMPRISE WAY	299
NOVEMBER RAIN COURT	END	TOUR TRACE	499
RAMBLE ON WAY	SUNDAY RAIN LANE	EMPRISE WAY	290
RAMBLE ON WAY	EVERLONG DRIVE	SUNDAY RAIN LANE	1315
RAMBLE ON WAY	EMPRISE WAY	EVERLONG DRIVE	917
RAMBLE ON WAY	EVERLONG DRIVE	APOLUNE DRIVE	697
RAMBLE ON WAY	APOLUNE DRIVE	JERSEY PASS	656
SERVICE ROAD	CRUISER BEND	CRUISER BEND	618
SERVICE ROAD	TUBULAR RUN	SERVICE ROAD	177
SERVICE ROAD	SERVICE ROAD	END	103
SERVICE ROAD	SERVICE ROAD	BREAKAWAY STREET	670
SERVICE ROAD	RED BRICK LANE	STORYLINE DRIVE	300
SERVICE ROAD	PINE RIBBON DRIVE	RED BRICK LANE	300
SERVICE ROAD	COURTYARD LOOP	REMEMBRANCE WAY	290
SERVICE ROAD	REMEMBRANCE WAY	EPIC COVE	296
SERVICE ROAD	COURTYARD LOOP	COURTYARD LOOP	290
SERVICE ROAD	END	END	145
SERVICE ROAD	AMPED WAY	TUNER BEND	524
SERVICE ROAD	TUNER BEND	VIBRATO LANE	326
SERVICE ROAD	VIBRATO LANE	CHORD DRIVE	326
SERVICE ROAD	CHORD DRIVE	TOUR TRACE	320
SUNDAY RAIN LANE	MOON RISE PASS	WIND CHIME ROW	280
SUNDAY RAIN LANE	WIND CHIME ROW	RAMBLE ON WAY	292
SUNDAY RAIN LANE	RAMBLE ON WAY	END	556
TEA LEAF ALLEY	END	FULL SUN ALLEY	127
TEA LEAF ALLEY	FULL SUN ALLEY	CLAY POT DRIVE	477
TOUR TRACE	FREHLEY RUN	WINGED PAGE PLACE	1370
TOUR TRACE	NOVEMBER RAIN COURT	FREHLEY RUN	1346
TOUR TRACE	LACEWOOD COURT	NOVEMBER RAIN COURT	728
TOUR TRACE	WINGED PAGE PLACE	LACEWOOD COURT	1373
VIBRANT WAY	BROAD PORCH RUN	VIBRANT WAY	501
VIBRANT WAY	VIBRANT WAY	VIBRANT WAY	136
VIBRANT WAY	VIBRANT WAY	VIBRANT WAY	180
VIBRANT WAY	VIBRANT WAY	VIBRANT WAY	17
VIBRANT WAY	VIBRANT WAY	VIBRANT WAY	135
VIBRANT WAY	VIBRANT WAY	BEXLEY VILLAGE DRIVE	312
WIND CHIME ROW	MOON RISE PASS	SUNDAY RAIN LANE	682
WIND CHIME ROW	EVERLONG DRIVE	MOON RISE PASS	292
WINGED PAGE PLACE	TOUR TRACE	END	556

Maintenance Responsibility

COUNTY

FULL STREET NAME	CROSS START	CROSS END	Length_Feet
ACOUSTIC LOOP	ACOUSTIC LOOP	END	361
ACOUSTIC LOOP	END	ACOUSTIC LOOP	385
ACOUSTIC LOOP	ACOUSTIC LOOP	EPIC COVE	180
AERO AVENUE	BALLANTRAE BOULEVARD	CADENCE LOOP	292
AERO AVENUE	CADENCE LOOP	CADENCE LOOP	295
AERO AVENUE	CADENCE LOOP	AERO AVENUE	638
AMPED WAY	SERVICE ROAD	TUNER BEND	750
AMPED WAY	BROAD PORCH RUN	SERVICE ROAD	198
BALANCE COVE	BEXLEY VILLAGE DRIVE	JANNA GRACE WAY	380
BALANCE COVE	JANNA GRACE WAY	PINE RIBBON DRIVE	484
BALANCE COVE	PINE RIBBON DRIVE	RED BRICK LANE	300
BALANCE COVE	RED BRICK LANE	STORYLINE DRIVE	300
BALANCE COVE	STORYLINE DRIVE	LIXBERRY WAY	475
BALANCE COVE	LIXBERRY WAY	SOLACE RUN	114
BALANCE COVE	SOLACE RUN	CLAY POT DRIVE	408
BALANCE COVE	CLAY POT DRIVE	END	356
BALCONY BREEZE DRIVE	BEXLEY VILLAGE DRIVE	RICHNESS WAY	227
BALCONY BREEZE DRIVE	RICHNESS WAY	RICHNESS WAY	488
BALCONY BREEZE DRIVE	RICHNESS WAY	WISDOM TRAIL	170
BALCONY BREEZE DRIVE	WISDOM TRAIL	CINNAMON FERN WAY	170
BALCONY BREEZE DRIVE	CINNAMON FERN WAY	CINNAMON FERN WAY	290
BALCONY BREEZE DRIVE	CINNAMON FERN WAY	BRIGHTON LAKE ROAD	228
BALCONY BREEZE DRIVE	BRIGHTON LAKE ROAD	SERVICE ROAD	178
BALCONY BREEZE DRIVE	SERVICE ROAD	BOYSCOUT LANE	190
BALCONY BREEZE DRIVE	BOYSCOUT LANE	SERVICE ROAD	178
BALCONY BREEZE DRIVE	SERVICE ROAD	SERVICE ROAD	60
BALCONY BREEZE DRIVE	SERVICE ROAD	TERRAZZO WAY	170
BALCONY BREEZE DRIVE	SERVICE ROAD	SERVICE ROAD	12
BALLANTRAE BOULEVARD	KILBRIDE AVENUE	BRIGHTON LAKE ROAD	375
BALLANTRAE BOULEVARD	BRIGHTON LAKE ROAD	TERRAZZO WAY	660
BALLANTRAE BOULEVARD	TERRAZZO WAY	SLIPSTREAM DRIVE	238
BALLANTRAE BOULEVARD	SLIPSTREAM DRIVE	CRUISER BEND	501
BALLANTRAE BOULEVARD	CRUISER BEND	BREAKAWAY STREET	712
BALLENTREA BOULEVARD	TERRAZZO WAY	BREAKAWAY STREET	1667
BALLENTREA BOULEVARD	JERESY PASS	BREAKAWAY STREET	1513
BALLENTREA BOULEVARD	AERO AVENUE	JERESY PASS	521
BEESWAX LANE	BRIGHTON LAKE ROAD	SERVICE ROAD	178
BEESWAX LANE	SERVICE ROAD	SERVICE ROAD	373
BEESWAX LANE	SERVICE ROAD	TERRAZZO WAY	180
BEXLEY VILLAGE DRIVE	BROAD PORCH RUN	VIBRANT WAY	719
BEXLEY VILLAGE DRIVE	VIBRANT WAY	BALCONY BREEZE DRIVE	976
BEXLEY VILLAGE DRIVE	BALANCE COVE	SOLACE RUN	1459
BEXLEY VILLAGE DRIVE	BALCONY BREEZE DRIVE	BRIGHTON LAKE ROAD	987
BEXLEY VILLAGE DRIVE	BRIGHTON LAKE ROAD	TERRAZZO WAY	788
BEXLEY VILLAGE DRIVE	CRUISER BEND	BREAKAWAY STREET	908
BEXLEY VILLAGE DRIVE	SOLACE RUN	BROAD PORCH RUN	585
BEXLEY VILLAGE DRIVE	BEXLEY VILLAGE DRIVE	MOSS TREE LOOP	505
BEXLEY VILLAGE DRIVE	MOSS TREE LOOP	BALANCE COVE	562
BEXLEY VILLAGE DRIVE	TERRAZZO WAY	CRUISER BEND	546
BEXLEY VILLAGE DRIVE	CRUISER BEND	CRUISER BEND	551
BEXLEY VILLAGE DRIVE	BREAKAWAY STREET	EVERLONG DRIVE	709
BEXLEY VILLAGE DRIVE	BEXLEY VILLAGE DRIVE	BEXLEY VILLAGE DRIVE	350
BEXLEY VILLAGE DRIVE	BEXLEY VILLAGE DRIVE	MENTMORE BOULEVARD	129
BEXLEY VILLAGE DRIVE	MENTMORE BOULEVARD	BEXLEY VILLAGE DRIVE	158
BLUE LANTANA LANE	COURTYARD LOOP	COURTYARD LOOP	290
BLUE LANTANA LANE	COURTYARD LOOP	REMEMBRANCE WAY	290
BLUE LANTANA LANE	REMEMBRANCE WAY	GRAND LAKEVIEW WAY	166
BLUE LANTANA LANE	GRAND LAKEVIEW WAY	EPIC COVE	290
BOYSCOUT LANE	BALCONY BREEZE DRIVE	REVIVAL LANE	326
BOYSCOUT LANE	REVIVAL LANE	JENSEN LANE	290
BREAKAWAY STREET	BALLANTRAE BOULEVARD	TUBULAR RUN	292
BREAKAWAY STREET	TUBULAR RUN	SERVICE ROAD	176
BREAKAWAY STREET	SERVICE ROAD	BEXLEY VILLAGE DRIVE	250
BRIGHTON LAKE ROAD	BEXLEY VILLAGE DRIVE	BALCONY BREEZE DRIVE	406
BRIGHTON LAKE ROAD	BALCONY BREEZE DRIVE	REVIVAL LANE	326
BRIGHTON LAKE ROAD	REVIVAL LANE	WISDOM TRAIL	145
BRIGHTON LAKE ROAD	WISDOM TRAIL	JENSEN LANE	145
BRIGHTON LAKE ROAD	JENSEN LANE	CRAYFORD COURT	139
BRIGHTON LAKE ROAD	CRAYFORD COURT	WELLING TERRACE	290
BRIGHTON LAKE ROAD	WELLING TERRACE	BEESWAX LANE	291
BRIGHTON LAKE ROAD	BEESWAX LANE	BALLANTRAE BOULEVARD	365
BROAD PORCH RUN	BEXLEY VILLAGE DRIVE	VIBRANT WAY	532
BROAD PORCH RUN	VIBRANT WAY	COURTYARD LOOP	401
BROAD PORCH RUN	COURTYARD LOOP	COURTYARD LOOP	290
BROAD PORCH RUN	COURTYARD LOOP	REMEMBRANCE WAY	290
BROAD PORCH RUN	REMEMBRANCE WAY	EPIC COVE	290
BROAD PORCH RUN	VIBRATO LANE	CHORD DRIVE	328
BROAD PORCH RUN	EPIC COVE	AMPED WAY	512
BROAD PORCH RUN	AMPED WAY	TUNER BEND	446
BROAD PORCH RUN	TUNER BEND	VIBRATO LANE	327
BROAD PORCH RUN	CHORD DRIVE	TOUR TRACE	318
BUD BEXLEY PARKWAY	BEXLEY VILLAGE DRIVE	BALANTREA BOULEVARD	2104
BUD BEXLEY PARKWAY	BROAD PORCH RUN	HAZEL BAY ROAD	1898
BUD BEXLEY PARKWAY	BUD BEXLEY PARKWAY	BEXLEY VILLAGE DRIVE	149
BUD BEXLEY PARKWAY	BEXLEY BILLAGE DRIVE	BUD BEXLEY PARKWAY	306
BUD BEXLEY PARKWAY	BEXLEY VILLAGE DRIVE	BROAD PORCH RUN	146
BUD BEXLEY PARKWAY	BUD BEXLEY PARKWAY	BROAD PORCH RUN	186
BUD BEXLEY PARKWAY	BEXLEY VILLAGE DRIVE	BUD BEXLEY PARKWAY	155
CADENCE LOOP	AERO AVENUE	CADENCE LOOP	1403
CADENCE LOOP	CADENCE LOOP	CADENCE LOOP	285

CADENCE LOOP	CADENCE LOOP	AERO AVENUE	278
CHORD DRIVE	BROAD PORCH RUN	SERVICE ROAD	182
CHORD DRIVE	SERVICE ROAD	TUNER BEND	444
CINNAMON FERN WAY	BALCONY BREEZE DRIVE	CINNAMON FERN WAY	180
CINNAMON FERN WAY	CINNAMON FERN WAY	END	55
CINNAMON FERN WAY	CINNAMON FERN WAY	CINNAMON FERN WAY	251
CINNAMON FERN WAY	END	CINNAMON FERN WAY	82
CINNAMON FERN WAY	CINNAMON FERN WAY	BALCONY BREEZE DRIVE	179
COURTYARD LOOP	BROAD PORCH RUN	SERVICE ROAD	182
COURTYARD LOOP	SERVICE ROAD	BLUE LANTANA LANE	285
COURTYARD LOOP	GRAND LAKEVIEW WAY	BLUE LANTANA LANE	243
COURTYARD LOOP	GRAN LAKEVIEW WAY	COURTYARD LOOP	469
COURTYARD LOOP	COURTYARD LOOP	BLUE LANTANA LANE	675
COURTYARD LOOP	BLUE LANTANA LANE	SERVICE ROAD	285
COURTYARD LOOP	SERVICE ROAD	BROAD PORCH RUN	182
CRAYFORD COURT	BRIGHTON LAKE ROAD	TERRAZZO WAY	792
CRUISER BEND	BEXLEY VILLAGE DRIVE	SERVICE ROAD	238
CRUISER BEND	SERVICE ROAD	SERVICE ROAD	908
CRUISER BEND	SERVICE ROAD	BEXLEY VILLAGE DRIVE	233
CRUISER BEND	SLIPSTREAM DRIVE	BEXLEY VILLAGE DRIVE	186
CRUISER BEND	SLIPSTREAM DRIVE	TUBULAR RUN	295
CRUISER BEND	TUBULAR RUN	BALLANTRAE BOULEVARD	301
EPIC COVE	SERVICE ROAD	BLUE LANTANA LANE	215
EPIC COVE	BROAD PORCH RUN	SERVICE ROAD	185
EPIC COVE	ACOUSTIC LOOP	TOUR TRACE	1250
EPIC COVE	ACOUSTIC LOOP	BLUE LANTANA LANE	732
FENDERS WAY	CADENCE LOOP	FRAME BEND	733
FRAME BEND	CADENCE LOOP	FENDERS WAY	1169
FRAME BEND	FENDERS WAY	AERO AVENUE	290
GRAND LAKEVIEW WAY	COURTYARD LOOP	BLUE LANTANA LANE	542
JENSEN LANE	BRIGHTON LAKE ROAD	BOYSCOUT LANE	380
JENSEN LANE	BOYSCOUT LANE	TERRAZZO WAY	412
JERESY PASS	BALLANTRAE BOULEVARD	RAMBLE ON WAY	727
PINE RIBBON DRIVE	JANNA GRACE WAY	BALANCE COVE	373
PINE RIBBON DRIVE	SERVICE ROAD	JANNA GRACE WAY	114
PINE RIBBON DRIVE	SERVICE ROAD	RED BRICK LANE	441
PINE RIBBON DRIVE	RED BRICK LANE	STORYLINE DRIVE	300
PINE RIBBON DRIVE	STORYLINE DRIVE	SOLACE RUN	286
RED BRICK LANE	PINE RIBBON DRIVE	SERVICE ROAD	163
RED BRICK LANE	SERVICE ROAD	BALANCE COVE	487
REMEMBRANCE WAY	BLUE LANTANA LANE	SERVICE ROAD	285
REMEMBRANCE WAY	SERVICE ROAD	BROAD PORCH RUN	182
REVIVAL LANE	BRIGHTON LAKE ROAD	SERVICE ROAD	190
REVIVAL LANE	SERVICE ROAD	BOYSCOUT LANE	190
REVIVAL LANE	BOYSCOUT LANE	SERVICE ROAD	178
REVIVAL LANE	SERVICE ROAD	TERRAZZO WAY	230
RICHNESS WAY	BALCONY BREEZE DRIVE	RICHNESS WAY	299
RICHNESS WAY	END	RICHNESS WAY	54
RICHNESS WAY	RICHNESS WAY	BALCONY BREEZE DRIVE	180
SERVICE ROAD	END	SERVICE ROAD	82
SERVICE ROAD	SERVICE ROAD	BALCONY BREEZE DRIVE	179
SERVICE ROAD	BALCONY BREEZE DRIVE	END	117
SERVICE ROAD	END	REVIVAL LANE	106
SERVICE ROAD	SERVICE ROAD	SERVICE ROAD	440
SERVICE ROAD	END	SERVICE ROAD	73
SERVICE ROAD	SERVICE ROAD	BALCONY BREEZE DRIVE	179
SERVICE ROAD	BALCONY BREEZE DRIVE	END	118
SERVICE ROAD	END	REVIVAL LANE	118
SERVICE ROAD	BEESWAX LANE	SERVICE ROAD	176
SERVICE ROAD	SERVICE ROAD	END	124
SERVICE ROAD	SERVICE ROAD	SERVICE ROAD	339
SERVICE ROAD	BEESWAX LANE	SERVICE ROAD	177
SERVICE ROAD	SERVICE ROAD	END	124
SLIPSTREAM DRIVE	TUBULAR RUN	BALLANTRAE BOULEVARD	290
SLIPSTREAM DRIVE	TUBULAR RUN	CRUISER BEND	954
SOLACE RUN	BEXLEY VILLAGE DRIVE	PINE RIBBON DRIVE	178
SOLACE RUN	PINE RIBBON DRIVE	BALANCE COVE	442
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STORYLINE DRIVE	PINE RIBBON DRIVE	SERVICE ROAD	163
STORYLINE DRIVE	SERVICE ROAD	BALANCE COVE	487
TERRAZZO WAY	BEXLEY VILLAGE DRIVE	BALCONY BREEZE DRIVE	406
TERRAZZO WAY	BALCONY BREEZE DRIVE	REVIVAL LANE	326
TERRAZZO WAY	REVIVAL LANE	JENSEN LANE	325
TERRAZZO WAY	JENSEN LANE	WELLING TERRACE	325
TERRAZZO WAY	WELLING TERRACE	BEESWAX LANE	292
TERRAZZO WAY	BEESWAX LANE	BALLANTRAE BOULEVARD	371
TOUR TRACE	EPIC COVE	BROAD PORCH RUN	358
TOUR TRACE	BROAD PORCH RUN	SERVICE ROAD	182
TOUR TRACE	TUNER BEND	TOUR TRACE	1296
TOUR TRACE	SERVICE ROAD	TUNER BEND	443
TOUR TRACE	TOUR TRACE	EPIC COVE	2447
TUBULAR RUN	SLIPSTREAM DRIVE	CRUISER BEND	589
TUBULAR RUN	CRUISER BEND	SERVICE ROAD	147
TUBULAR RUN	SERVICE ROAD	BREAKAWAY STREET	669
TUNER BEND	BROAD PORCH RUN	SERVICE ROAD	186
TUNER BEND	SERVICE ROAD	AMPED WAY	173
TUNER BEND	AMPED WAY	VIBRATO LANE	576
TUNER BEND	VIBRATO LANE	CHORD DRIVE	327
TUNER BEND	CHORD DRIVE	TOUR TRACE	324
VIBRATO LANE	BROAD PORCH RUN	SERVICE ROAD	182
VIBRATO LANE	SERVICE ROAD	TUNER BEND	444
WELLING TERRACE	BRIGHTON LAKE ROAD	TERRAZZO WAY	786
WISDOM TRAIL	BALCONY BREEZE DRIVE	BRIGHTON LAKE ROAD	1172


WINGED PAGE PLACE
FREHLEY RUN
TOUR TRACE
TURNER BEND
VIERAND LANE
AMPED WAY
BROAD PORCH RUN
EPIC COVE
COURTYARD LOOP
VIBRANT WAY
SUNCOAST PARKWAY SBND
SUNCOAST PARKWAY NBND
BUD BEXLEY PARKWAY
RAMBLE ON WAY
MOON RISE PASS
EMPRISE WAY
EVERLONG DRIVE
APOLLINE DRIVE
CRUISER BEND
SERVICE ROAD
TUBULAR RUN
BALLENTREA BOULEVARD
BEXLEY VILLAGE DRIVE
TERRAZZO WAY
AERO AVENUE
CADENCE LOOP
FRAME BEND
BRIGHTON LAKE ROAD
BALCONY BREEZE DRIVE
WISDOM TRAIL
DUKE FIRTH STREET
ORMOND DRIVE
SOUTER LANE
BENERAID STREET
OLDE LANDMARK DRIVE
COPPER BEECH DRIVE
SPANISH OAK LOOP
SOLACE RUN
BRAEMAR STREET
LEFAYS POINT
BALMAHA DRIVE
UNTOWER DRIVE
DOWNAN POINT DRIVE
GANNA WAY
WHITLEY BAY COURT
LEAMINGTON LANE
KETTLE LANE
TORVEST COURT
MENTMORE BOULEVARD


REMEMBRANCE WAY
BROAD PORCH RUN
COURTYARD LOOP
SERVICE ROAD
VIBRANT WAY
BEXLEY VILLAGE DRIVE
RICHNESS WAY
BUD BEXLEY PARKWAY
TEA LEAF ALLEY
SOLACE RUN
PINE RIBBON DRIVE
STORYLINE DRIVE
SERVICE ROAD
BALANCE COVE
JANNA GRACE WAY
LUXBERRY WAY
FYFIELD COURT
COPPER BEECH DRIVE
HELMEL COURT
BELLERICAY LANE
KETTLE LANE
TREE LOOP
YUSE WAY
TORVEST COURT
MENTMORE BOULEVARD


BEXLEY VILLAGE DRIVE
WIND CHIME ROW
SUNDAY RAIN LANE
MOON RISE PASS
EVERLONG DRIVE
EMPRISE WAY
RAMBLE ON WAY
APOLUNE DRIVE
JERSEY PASS
BALLENTREA BOULEVARD
BREAKAWAY STREET
CRUISER BEND
SERVICE ROAD
SERVICE ROAD
TUBULAR RUN
SLIPSTREAM DRIVE
BALLANTRAE BOULEVARD
AERO AVENUE
CADENCE LOOP
FENDERS WAY
FRAME BEND
TERRAZZO WAY
SERVICE ROAD
BALCONY BREEZE DRIVE
REVIVAL LANE
JENSEN LANE
CRAYFORD COURT
WELLING TERRACE
BEESWAX LANE
BALLANTRAE BOULEVARD
BRIGHTON LAKE ROAD
WISDOM TRAIL
RICHNESS WAY
DUKE FIRTH STREET
STORNOWAY DRIVE


LACEWOOD COURT
NOVEMBER RAIN COURT
MINGED PAGE PLACE
FREHLEY RUN
TOUR TRACE
CHORD DRIVE
TUNER BEND
BROAD PORCH RUN
VIBRATO LANE
SERVICE ROAD
AMPED WAY
ACOUSTIC LOOP
EPIC COVE
SUNCOAST PARKWAY NB
SUNCOAST PARKWAY SB
SUNCOAST TRAIL

Tab 8

BEXLEY SOUTH 4.4 AND NORTH 3.1

SWFWMD PERMIT NO. 43013740.035
USACE PERMIT NO. SAJ-2003-4991

2026 Annual Mitigation Monitoring Report

May 19, 2026

Prepared for:
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Project Number:
172609055

The conclusions in the Report titled 2026 Annual Mitigation Monitoring Report Bexley South 4.4 and North 3.1 are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from Bexley Community Development District (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided by the Client to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.

Prepared by: 

Elizabeth Eardley, Associate, Senior Ecologist

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1 Introduction

The Bexley South 4.4 and North 3.1 project comprises approximately 499.17 acres located in Sections 16 and 17, Township 26 South, Range 18 East in Pasco County, Florida (see **Project Location Map** inset on the **Mitigation Area Monitoring Map** in **Appendix A**).

Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit (ERP) No. 43013740.035, and U.S. Army Corps of Engineers (USACE) Individual Permit SAJ-2003-4991, authorized the construction of a new stormwater management system designed to serve a 271-unit single-family phase of a residential subdivision. The authorized activities included the construction of lots, streets, sidewalks, stormwater collection system, wet detention ponds, floodplain compensation ponds, and other stormwater management features which resulted in 1.95 acres of permanent impacts to jurisdictional wetland systems. To offset functional loss to wetland systems posed by the permitted activities, 2.52 acres of herbaceous wetland creation and 8.91 acres of forested mitigation were required within a total of six (6) mitigation areas (M-35, M-36, M-38, M-39, M-66A, and M-66B). Please refer to the **Mitigation Area Monitoring Map** provided in **Appendix A** for the location and extents of the wetland mitigation activities.

The initial planting of the mitigation areas occurred on July 20, 2022, by Cardno, Inc. In a letter dated August 5, 2022, SWFWMD staff determined that mitigation areas M-35, M-36, M-38, M-39, M-66A, and M-66B were constructed in substantial conformance with the approved permitted plans and authorized the initiation of monitoring/maintenance activities, with the *First Annual Report* to be submitted to SWFWMD by May 19, 2023. Following the submittal of the 2024 *Current Conditions Mitigation Report*, supplemental planting of 2,030 3-gallon cypress occurred within mitigation areas M-36, M-38, M-39, M-66A, and M-66B in August 2025 to bring the tree density into compliance with permit requirements.

Monitoring for the previously submitted *2025 Annual Mitigation Monitoring Report* (Report) was conducted on September 9, 2025, by Stantec environmental staff. Monitoring for this 2026 Report was conducted on April 9 and 16, 2026, by Stantec environmental staff. As referenced above, this Report documents conditions of the six (6) on-site mitigation areas, M-35, M-36, M-38, M-39, M-66A, and M-66B, relative to the prescribed success criteria contained within the above referenced permits and as outlined in **Section 2** below. This 2026 report only includes monitoring results from April 2026 because monitoring results from September 2025 were included in the previously submitted Report, and thus this report includes only data collected from April 2026 to bring the reporting back into the normal schedule. The 2027 Report will include both late 2026 monitoring and early 2027 monitoring results and will be delivered to the District by May 19, 2027, in compliance with the permit conditions.

2 Wetland Mitigation Success Criteria

As stated in the above referenced ERP, *"Mitigation is expected to offset adverse impacts to wetlands and other surface waters caused by regulated activities and to achieve viable, sustainable ecological and hydrological wetland functions. Wetlands constructed for mitigation will be considered successful and released from monitoring and reporting requirements when specific criteria have been met consistently for a period of one year without intervention in the form of irrigation or the addition or removal of vegetation. Success criteria for each mitigation area is described below:"*

Mitigation Area M35 (2.52 acres)

a. *The mitigation area can reasonably be expected to develop into a freshwater marsh, as outlined in the Florida Department of Transportation (FDOT) Florida Land Use, Cover, Forms, and Classification System (FLUCFCS) code 641.*
b. *Topography, water depth, and water level fluctuation in the mitigation area are characteristic of the wetland/surface water type specified in criteria "a".*
c. *Planted or recruited herbaceous or shrub species (or plant species providing the same function) shall meet the criteria specified:*

    ***Zone**: Upper, Middle, and Lower Zones.*
    ***Percent Cover**: 85%*
    ***Desirable Species**: Juncus effusus, Thalia geniculata, Spartina bakeri, Canna flaccida, Panicum hemitomon, Eleocharis cellulosa, Pontederia cordata, Sagittaria lancifolia, Ilex vomitoria, Morella cerifera, Viburnum obovatum, and Cephalanthus occidentalis.*

d. *Species composition of the recruiting wetland vegetation is indicative of the wetland type specified in criteria "a".*
e. *Coverage by nuisance or exotic species does not exceed 5% at any area within the mitigation site and 5% for the entire mitigation site.*
f. *The wetland mitigation area is determined to be a wetland or other surface water in accordance with Chapter 62-340, of the Florida Administrative Code (FAC).*

Mitigation Areas M36 (0.88 acres), M38 (1.25 acres), M39 (0.54 acre), M66A (4.44 acres), and M66B (1.80 acres)

a. *The mitigation area can reasonably be expected to develop into a cypress swamp and a freshwater marsh, as outlined in the FDOT FLUCFCS code 621 and 641.*
b. *Topography, water depth, and water level fluctuation in the mitigation area are characteristic of the wetland/surface water type specified in criteria "a".*
c. *Planted for recruited herbaceous or shrub species (or plant species providing the same function) shall meet the criteria specified:*

    ***Zone**: Upper, Middle, and Lower Zones*
    ***Percent Cover**: 85%*
    ***Desirable Species**: Spartina bakeri, Canna flaccida, Panicum hemitomon (aka Hymenachne hemtoma), Eleocharis cellulosa, Pontederia cordata, Sagittaria lancifolia, Ilex vomitoria, Morella cerifera, Viburnum obovatum, and Cephalanthus occidentalis.*

d. *Planted or recruited tree species greater than or equal to 12 feet in height and established for more than 5 years shall meet the criteria specified:*

    ***Zone**: Zone A, Zone B, Zone C*
    ***Density (#/acre)**: 436 per acre*
    ***Desirable Species**: Ilex cassine, Acer rubrum, Liquidambar styraciflua, Ulmus americana, Quercus laurifolia, Fraxinus caroliniana, Taxodium ascendens, and Nyssa sylvatica var. biflora.*

e. *Species composition of the recruiting wetland vegetation is indicative of the wetland type specified in criteria "a".*
f. *Coverage by nuisance or exotic species does not exceed 5% at any area within the mitigation site and 5% for the entire mitigation site.*
g. *The wetland mitigation area is determined to be a wetland or other surface water in accordance with Chapter 62-340, FAC.*

Mitigation areas may be released from monitoring and reporting requirements and deemed successful anytime during the monitoring period if Bexley demonstrates the conditions within the mitigation areas have adequately replaced the wetland and surface water functions affected by the regulated activity and site conditions are sustainable.

3 Maintenance

Vegetative maintenance activities within the mitigation areas began in June 2022 and are currently contracted to be conducted ten (10) times per year through 2027.

Pursuant to the above referenced permits, nuisance exotic (N/E) species as referenced by the Florida Invasive Species Council's (FISC) most recent List of Invasive Plant Species will be controlled through the maintenance activities to less than five (5) percent cover within the mitigation areas. All work has been and will continue to be performed by a knowledgeable restoration crew and overseen by a field restoration services supervisor. Herbicide treatments will be supervised by applicators licensed by the Florida Department of Agriculture and Consumer Services (FDACS) for the commercial application of herbicides, with certification in the categories of *Natural Areas Weed Management* and *Aquatic Weed Control*.

N/E vegetation will be treated/controlled through a kill-in-place approach using only appropriate non-restricted use, systemic and contact herbicides consistent with specified label rates. Treatment methods may include basal bark, frill and girdle, cut stump, and/or foliar applications with both hand pump/spray bottle and/or powered equipment.

4 Monitoring Methodology

Field monitoring for this Report occurred on April 9 and 16, 2026. Each mitigation area was visually inspected, photographs were taken from multiple locations within each site, and the following data was collected:

1. Direct and indirect observations of wildlife utilization, such as tracks or scat, was recorded within each mitigation area.
2. Relative water depths and observed soil conditions (i.e., inundated, saturated, moist, dry, etc.) within each mitigation area were documented.
3. Estimated percent cover (qualitative) totals and by individual plant species was recorded.
4. All planted and/or naturally recruited trees along established belt transects within each mitigation area were field located with a GPS and notes were made regarding tree height, species, and health.

Representative photographs from each mitigation area are provided in **Appendix B**, and **Appendix C** contains the collected herbaceous percent cover and tree data tables.

Calculations: Percent Cover – Percent cover afforded by each plant species observed, including bare ground and open water. The total cannot exceed 100%.

5 Results and Discussion

5.1 Mitigation Area M-35 (2.52 acres)

M-35 is the only mitigation area designed to meet success as an herbaceous wetland system (i.e., no forested component or associated success criteria). Water levels within the mitigation area ranged from near ground surface to a depth of 12 inches, with water levels at the sparsely vegetated island in the middle of the mitigation area being below ground surface. No erosion was observed. Water clarity was high though the water was slightly green with a silty bottom.

During the site inspection, dominant species observed included knotted spikerush (*Eleocharis interstincta*) and sand cordgrass (*Spartina bakeri*). Percent cover by desirable vegetative species was estimated to be 78% with approximately 2% cover afforded by N/E species due to minimal occurrences of Wright's nutrush (*Scleria repens*).

Wildlife species observed during the monitoring event included the northern parula (*Setophaga americana*) and the apple snail (*Ampullariidae spp.*).

5.2 Mitigation Area M-36 (0.88 acre)

M-36 has been designed to develop into a cypress swamp. Soils were dry at the outer banks and mucky in the center of the herbaceous area. No erosion was observed.

During the site inspection, dominant herbaceous species observed included jointed spikerush (*Eleocharis interstincta*) and pickerelweed (*Pontederia cordata*). Percent cover by desirable vegetative species was estimated to be 78% with approximately 2% cover afforded by N/E species due to minimal occurrences of torpedograss (*Panicum repens*).

As documented in the data tables presented in **Appendix C**, several months following supplemental planting, 123 trees were recorded within the 0.251-acre belt transect, yielding a tree per acre count of 490. The average measured height was approximately 4.7 feet.

Wildlife species observed during the monitoring event included northern parula, red shouldered hawks (*Buteo lineatus*), and whistling ducks (*Dendrocygna spp*.).

5.3 Mitigation Area M-38 (1.25 acres)

M-38 has been designed to develop into a cypress swamp. Water levels were recorded to be near ground surface to 16-inch depths. No erosion was observed.

During the April 2026 monitoring event, dominant herbaceous species observed included jointed spikerush and lanceleaf arrowhead (*Sagittaria spp*.). Percent cover by desirable vegetative species was estimated to be 88% with approximately 2% cover due to minimal occurrences of torpedograss.

As documented in the data tables presented in **Appendix C**, following supplemental planting, an average of 89 trees were recorded within the two belt transects (T1 – 0.154 ac and T2 – 0.131 ac), yielding an average tree per acre count of 624. The average measured height was approximately 4.6 feet.

Wildlife species observed during the monitoring event included white-tailed deer (*Odocoileus virginianus*), Eastern bluebird (*Sialia sialis*), and northern parula.

5.4 Mitigation Area M-39 (0.54 acre)

M-39 has been designed to develop into a cypress swamp. Soils were dry in the outer zones and mucky within the deep zone. No erosion was observed.

During the April 2026 monitoring event, dominant herbaceous species observed included jointed spikerush and pickerelweed. Percent cover by desirable vegetative species was estimated to be 78% with approximately 2% cover afforded by N/E species due to limited occurrences of torpedograss.

As documented in the data tables presented in **Appendix C**, following supplemental planting several months ago, 126 trees were recorded within the 0.232-acre belt transect, yielding a tree per acre count of 543. The average measured height was approximately 4.2 feet.

Wildlife species observed during the monitoring event included ibis (*Eudocimus albus*), hogs (*Sus scrofa*), and white-tailed deer.

5.5 Mitigation Area M-66A (4.44 acres)

M-66A has been designed to develop into a cypress swamp. Water levels were observed to be near ground surface to 6 inches deep. No erosion was observed.

During the monitoring event, dominant herbaceous species observed included pickerelweed, jointed spikerush, and arrowleaf (*Sagittaria* spp.). Percent cover by desirable vegetative species was estimated to be 73% with approximately 2% cover afforded by N/E species due to minimal occurrences of torpedograss.

As documented in the data tables presented in **Appendix C**, following supplemental planting, an average of 69 trees were recorded within five established belt transects (T1 – 0.254 ac, T2 – 0.106 ac, T3 – 0.208 ac, T4 – 0.131 ac, and T5 – 0.087 ac), yielding an average tree per acre count of 470. The average measured height was approximately 4.3 feet.

Wildlife species observed during the monitoring event included the shrike, apple snails, great egret (*Ardea alba*), and little blue heron (*Egretta caerulea*).

5.6 Mitigation Area M-66B (1.80 acres)

M-66B has been designed to develop into a cypress swamp. Soils were moist to dry in the outer zones and water levels up to 6 inches deep were observed within the deep zone. No erosion was observed.

During the monitoring event, dominant herbaceous species observed included jointed spikerush, pickerelweed, and bluestem (*Andropogon spp.*). Percent cover by desirable vegetative species was estimated to be 81% with approximately 2% cover afforded by N/E species due to minimal occurrences of torpedograss.
As documented in the data tables presented in **Appendix C**, following supplemental planting, an average of 87 trees were recorded within three established belt transects (T1 – 0.137 ac, T2 – 0.1139 ac, and T3 – 0.198 ac), yielding an average tree per acre count of 564. The average measured height was approximately 4.5 feet.

Wildlife species observed during the monitoring event included little blue heron, glossy ibis (*Plegadis falcinellus*), great egret, cattle egret (*Bubulcus spp.*), white ibis, Eastern shorebird (*Tringa semipalmata*). Red bellied woodpecker (*Melanerpes carolinus*), loggerhead shrike (*Lanius ludovicianus*), and apple snail.

6 Recommendations and Conclusion

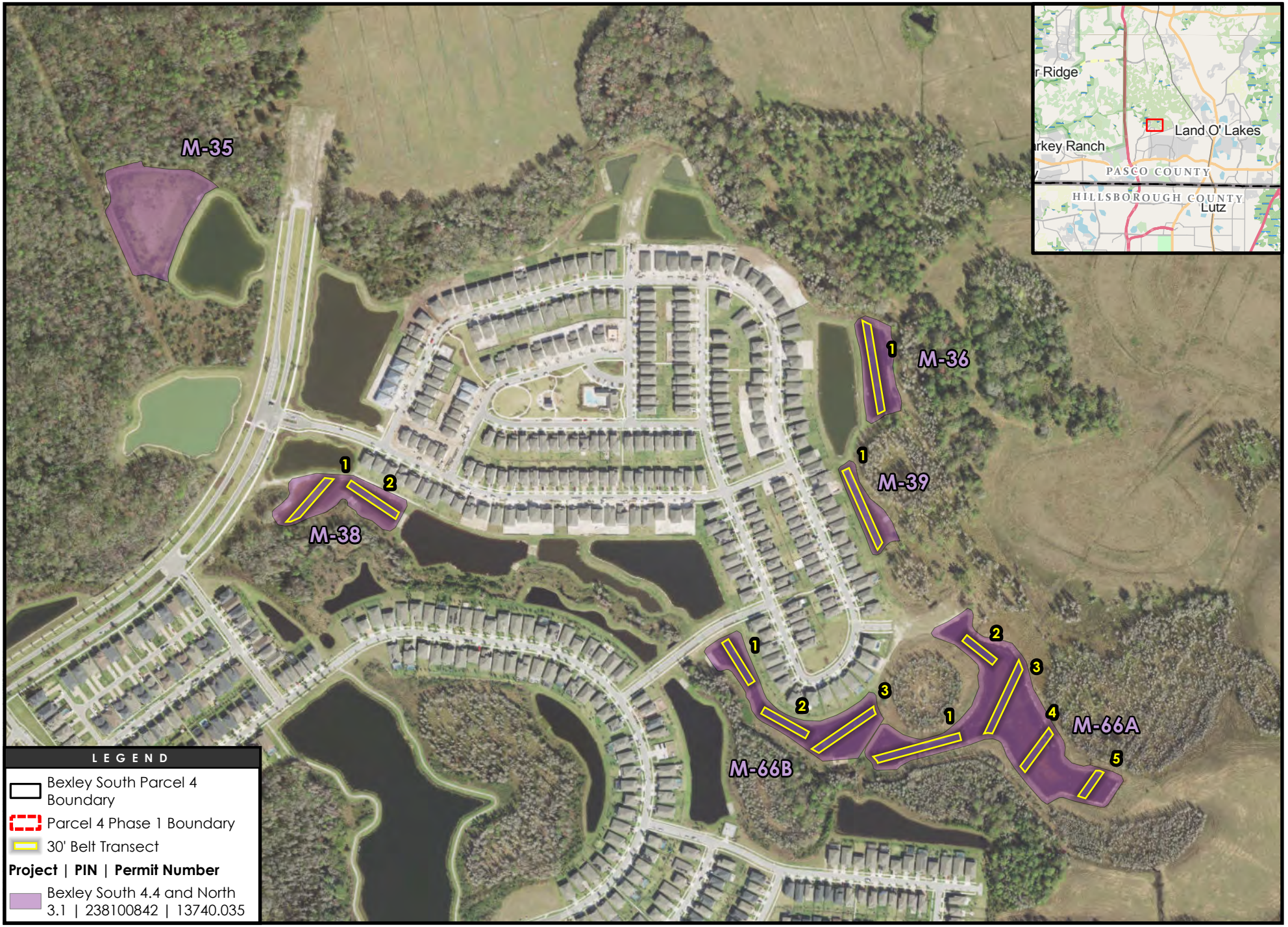
At the time of the 2026 monitoring event, hydrology in all mitigation areas appeared appropriate and capable of supporting the designated habitat types, though water levels were very low due to ongoing drought conditions. Cover by desirable groundcover ranged from 73-88%, with less than 5% N/E species noted within each mitigation area, as demonstrated by **Table 1** below. It is anticipated that with continued vegetative maintenance activities, and the return of 'normal' rainfall conditions, the prevalence of N/E species will be maintained below permitted thresholds and planted and naturally recruited species will begin to fill in areas devoid of groundcover vegetation.

Table 1: Success Summary

	2026 Status					
Success Criteria	**M-35**	**M-36**	**M-38**	**M-39**	**M-66A**	**M-66B**
Reasonably expected to develop into appropriate habitat	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**
Topography and hydrology appropriate	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**
Cover by desirable species ≥ 85%	**78%**	**78%**	**88%**	**78%**	**73%**	**81%**
Species composition appropriate	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**
Cover by N/E species ≤ 5%	**2%**	**2%**	**1%**	**2%**	**2%**	**2%**
Meets wetland classification criteria	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**
Tree/acre ≥ 436		**490**	**624**	**543**	**470**	**564**
Average tree height ≥ 12'		**4.7**	**4.6**	**4.2**	**4.3**	**4.5**

Following supplemental tree planting in August 2025, the density of planted trees is above the permitted threshold of 436 trees per acre in all mitigation areas. Cover by desirable species has declined since September 2025, which is expected given the current drought conditions in the region. Bare areas are expected to revegetate with the return of normal rainfall patterns.

Appendix A Maps



Stantec

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Notes:
1. Coordinate System: NAD 1983 HARN StatePlane Florida West FIPS 0902 Feet
2. Source data: Stantec, Pasco County, FGDL
3. Imagery: ESRI Basemap

Bexley South 4.4 and North 3.1

Mitigation Area Monitoring Map

September 2025

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N

0 250 500 Feet

Prepared by: D.R.I 09/29/25
Technical Review by: C.J.B 09/29/25

Appendix B Photographs



M-35 – Transect 1, view south



M-35 – Transect 2, view southeast



M-35 – Transect 3, view southeast



M-36 – Transect 1, view north



M36 – Transect 1, view south



M-38 – Transect 1, view south



M-38 – Transect 2, view northwest



M-39 – Transect 1, view southeast



M-66A – Transect 1, view east



M-66A – Transect 2, view southeast



M-66A – Transect 3, view southwest



M-66A – Transect 4, view southwest



M-66B – Transect 1, view southeast



M-66B – Transect 3, view southwest

Appendix C Field Data

M-35

Scientific Name	Common Name	Indicator Status	Percent Cover		
			1/31/2024	9/2025	4/9/2026
Acer rubrum	Red maple (seedling)				1
Andropogon spp.	Bluestem	-----	10	5	6
Axonopus spp.	Carpet grass	FAC			4
Baccharis halimifolia	Saltbush	FAC	1		
Bacopa caroliniana	Lemon bacopa	OBL	1		
Bacopa monnieri	Herb-of-grace	OBL	2		
Callicarpa americana	American beautyberry	FACU	0		
Centella asiatica	Spadeleaf	FACW	1		
Cladium jamaicense	Sawgrass	OBL	1		
Eleocharis interstincta	Jointed spike-rush	OBL	17	70	15
Hypericum hypericoides	St. Andrew's cross	FAC	1		
Imperata cylindrica	Cogongrass	-----	1	----	-----
Juncus effusus	Soft rush	OBL	5		7
Juncus marginatus	Rush	FACW			4
Ludwigia repens	Creeping primrosewillow	OBL	1		7
Morella cerifera	Wax myrtle	FAC	1		
Panicum dicotomiflorum	Fall panicgrass	FACW		10	
Panicum spp.		-----	1		
Panicum repens	Torpedograss	FACW	1	1	----
Pluchea odorata	Sweetscent	FACW	2		6
Pontederia cordata	Pickerelweed	OBL	1		6
Proserpinaca palustris	Marsh mermaidweed	OBL	2		
Rhyncospora colorata	Starrush whitetop	----			6
Rubus cuneifolius	Sand blackberry	FAC	1		
Rudbeckia spp	Black eyed susan	-----	1		
Sagittaria lancifolia	Lanceleaf arrowhead	OBL	6	5	6
Scoparia dulcis	Sweetbroom	FAC	2		
Scleria lacustris	Wright's nutrush	FACW	----	-----	2
Spartina bakeri	Sand cordgrass	FACW		5	11
Viola sororia	Common blue violet	FACW	1		
		Total Vegetated Cover	**63**	**96**	**80**
		% Cover N/E Species	**2**	**1**	**2**
		% Desirable Species	**60**	**95**	**78**

M-36

Species	Height (ft)		
	1/2024	9/2025	4/2026
	Overall (0.88 ac)	T1 (0.251 ac)	T1 (0.251 ac)
Taxodium spp.	5.3	1	6.3
Taxodium spp.	4.2	0.5	8.1
Taxodium spp.	5.6	1	6
Taxodium spp.	3.3	1	5.9
Taxodium spp.	4.3	0.5	2.8
Taxodium spp.	5.6	1	5.6
Taxodium spp.	4.3	1	5.2
Taxodium spp.	5.3	5.7	4.2
Taxodium spp.	4.6	5.7	7.2
Taxodium spp.	4.6	5.6	4.2
Taxodium spp.	5.1	7.5	4.6
Taxodium spp.	5.0	3.9	4
Taxodium spp.	3.3	3.8	4.8
Taxodium spp.	3.9	4.5	4
Taxodium spp.	3.4	4.6	4.2
Taxodium spp.	4.9	3.7	2.7
Taxodium spp.	4.0	4.4	3.5
Taxodium spp.	4.3	3.2	3.7
Taxodium spp.	4.1	4.3	1.2
Taxodium spp.	4.6	5.8	5.1
Taxodium spp.	4.4	5.4	4.1
Taxodium spp.	3.3	3.8	4.2
Taxodium spp.	5.2	3.1	5.1
Taxodium spp.	5.1	6.1	4.6
Taxodium spp.	4.3	3.2	4.4
Taxodium spp.	3.7	4.2	6.8
Taxodium spp.	4.4	5.9	7.4
Taxodium spp.	4.1	5.2	5.5
Taxodium spp.	4.4	5.2	5.4
Taxodium spp.	4.4	4	3.2
Taxodium spp.	4.4	2.7	2.4
Taxodium spp.	4.7	2.9	3.6
Taxodium spp.	3.9	3	1.3
Taxodium spp.	3.7	4.2	6.2
Taxodium spp.	5.1	5.6	3.3
Taxodium spp.	3.8	3	3.1
Taxodium spp.	4.1	3.8	5.9
Taxodium spp.	4.5	3.3	2.2
Taxodium spp.	2.3	6	6.2
Taxodium spp.	4.4	5.6	3.2
Taxodium spp.	4.0	1.8	3.11
Taxodium spp.	4.3	3.6	4.5
Taxodium spp.	4.1	6.1	5.8

M-36

Species	Height (ft)		
	1/2024	9/2025	4/2026
	Overall (0.88 ac)	T1 (0.251 ac)	T1 (0.251 ac)
Taxodium spp.	4.1	3	4
Taxodium spp.	4.5	2	3.1
Taxodium spp.	3.4	2.5	3.3
Taxodium spp.	3.9	3.3	3.9
Taxodium spp.	4.9	2.9	3.2
Taxodium spp.	4.9	3.4	4.2
Taxodium spp.	4.7	3.6	2.7
Taxodium spp.	4.4	3	4
Taxodium spp.	3.8	5.3	5.11
Taxodium spp.	4.6	4.2	5.4
Taxodium spp.	3.6	6.3	3.3
Taxodium spp.	4.4	4.2	5.9
Taxodium spp.	3.9	3.7	3
Taxodium spp.	5.4	5.3	6.1
Taxodium spp.	6.6	4.4	5.2
Taxodium spp.	4.5	4.6	4.2
Taxodium spp.	5.4	4.9	3.2
Taxodium spp.	4.6	5	3.11
Taxodium spp.	3.2	4.5	5.7
Taxodium spp.	4.2	2	4.7
Taxodium spp.	3.4	6.5	5.1
Taxodium spp.	3.3	4.4	4.8
Taxodium spp.	4.7	4.2	4.8
Taxodium spp.	5.0	5.3	3.5
Taxodium spp.	4.8	3.2	4.9
Taxodium spp.	4.0	5.5	3.1
Taxodium spp.	3.8	6.2	5.6
Taxodium spp.	5.4	5.1	7.6
Taxodium spp.	5.3	2.8	4
Taxodium spp.	3.7	4.9	6.2
Taxodium spp.	3.3	5.6	6.7
Taxodium spp.	4.5	5.4	5.3
Taxodium spp.	5.2	4.3	5.3
Taxodium spp.	3.9	7.3	4.7
Taxodium spp.	4.5	8.4	4.9
Taxodium spp.	4.5	4.1	4.6
Taxodium spp.	6.0	5.11	5.5
Taxodium spp.	3.6	4.6	5.1
Taxodium spp.	5.0	4.1	6.3
Taxodium spp.	4.0	2.7	3.9
Taxodium spp.	4.8	5.5	6.2
Taxodium spp.	4.2	4.8	4.8
Taxodium spp.	5.0	5.55	3.1

M-36

Species	Height (ft)		
	1/2024	9/2025	4/2026
	Overall (0.88 ac)	T1 (0.251 ac)	T1 (0.251 ac)
Taxodium spp.	5.6	5.3	4.1
Taxodium spp.	4.5	4.15	5.7
Taxodium spp.	3.9	5.7	4
Taxodium spp.	6.0	4.55	5.7
Taxodium spp.	4.6	6.35	4.9
Taxodium spp.	3.8	3.3	3.7
Taxodium spp.	4.1	6.2	5.4
Taxodium spp.	4.7	4.1	5.1
Taxodium spp.	3.7	4	5.9
Taxodium spp.	4.3	3.2	3.6
Taxodium spp.	3.7	3.8	6.7
Taxodium spp.	5.0	3.5	4.11
Taxodium spp.	6.5	5.2	5.6
Taxodium spp.	3.4	2.5	5.7
Taxodium spp.	3.6	6.5	3.9
Taxodium spp.	3.7	3.1	4.5
Taxodium spp.	4.2	4.5	3.1
Taxodium spp.	3.2	4.6	4.4
Taxodium spp.	4.3	4.6	3.6
Taxodium spp.	5.1	4.5	4.9
Taxodium spp.	3.9	3.9	5.8
Taxodium spp.	3.8	4.7	6.7
Taxodium spp.	3.9	5.5	6.9
Taxodium spp.	6.1	5.45	2.6
Taxodium spp.	4.3	4.7	5.3
Taxodium spp.	4.5	3.6	3.9
Taxodium spp.	3.8	5.9	4.4
Taxodium spp.	4.4	3.6	6.2
Taxodium spp.	4.3	4.6	4.5
Taxodium spp.	3.5	5	3.4
Taxodium spp.	4.1	5.9	5.7
Taxodium spp.	4.7	3.2	4.1
Taxodium spp.	4.2	4.8	5.7
Taxodium spp.	3.3	4.15	5.8
Taxodium spp.	5.7	5.6	4.9
Taxodium spp.	3.7	4.6	5.7
Taxodium spp.	4.8	3.85	3.2
Taxodium spp.	4.9	6.3	
Taxodium spp.	5.5	5.75	
Taxodium spp.	3.8	5.3	
Taxodium spp.	4.6	4.8	
Taxodium spp.	4.7	4.3	
Taxodium spp.	4.8	4.4	

M-36

Species	Height (ft)			
	1/2024	9/2025	4/2026	
	Overall (0.88 ac)	T1 (0.251 ac)	T1 (0.251 ac)	
Taxodium spp.	4.7	6.4		
Taxodium spp.		5.2		2026 AVERAGE
# Trees	**130**	**131**	**123**	**123**
Tree/Acre	**148**	**522**	**490**	**490**
Average Height (ft)	**4.4**	**4.4**	**4.7**	**4.7**

M-36

Scientific Name	Common Name	Indicator Status	Percent Cover		
			1/31/2024	9/2025	4/2026
Andropogon spp.	Bluestem	-----	7	5	14
Bacopa carolinana	Lemon bacopa	OBL	1		
Bacopa monnieri	Herb-of-Grace	OBL	2		12
Cynodon spp.	Bermudagrass	-----	1		
Eleocharis interstincta	Jointed spikerush	OBL	14	40	18
Juncus bufonius	Toad rush	OBL	1		
Juncus effusus	Soft rush	OBL	5		
Leersia spp.	Cutgrass	OBL			4
Ludwigia palustris	Marsh seedbox	OBL	2		
Ludwigia repens	Creeping primrosewillow	OBL	2		
Panicum repens	Torpedograss	FACW	1	2	2
Persicaria punctata	Dotted smartweed	OBL	2		
Pluchea odorata	Sweetscent	FACW	1		
Pontederia cordata	Pickerelweed	OBL	4	5	18
Rhynchospora colorata	Whitetop sedge	FACW	2		
Sagittaria lancifolia	Lanceleaf arrowhead	OBL	2	20	12
Setaria parviflora	Yellow bristlegrass	FAC		5	
Sisyrinchium angustifolium	Narrowleaf blue-eyed grass	FACW	1		
Spartina bakeri	Sand cordgrass	FACW	2	10	
		Total Vegetated Cover	**54**	**87**	**80**
		% Cover N/E Species	**2**	**2**	**2**
		% Desirable Species	**52**	**85**	**78**

M-38

Species	Height (ft)				
	1/2024	9/2025		4/2026	
	Overall (1.25 ac)	T1 (0.154 ac)	T2 (0.131 ac)	T1 (0.154 ac)	T2 (0.131 ac)
Taxodium spp	3.8	3.1	4.11	5	3.4
Taxodium spp	4.9	4.8	5.5	5.6	2 10
Taxodium spp	4.1	5.6	3.3	3.1	5.3
Taxodium spp	4.3	4	3.6	3.11	5.1
Taxodium spp	3.7	3.8	4.1	4.1	4.5
Taxodium spp	4.4	4.8	4.2	2.9	4.1
Taxodium spp	4.4	5.2	4.5	4.3	4.2
Taxodium spp	3.1	4	5.2	4.1	3.2
Taxodium spp	4.3	2.8	5.1	5.7	5.1
Taxodium spp	4.1	2.9	2.1	4.11	5.2
Taxodium spp	4.3	5.6	5.8	5.9	5.2
Taxodium spp	3.9	4.6	4.2	5.2	5.4
Taxodium spp	4.9	2.5	4.5	5.4	4.1
Taxodium spp	3.7	4.9	3.9	3.4	5.7
Taxodium spp	4.2	5	2.7	2.2	4.6
Taxodium spp	4.2	4.7	5.5	3	4
Taxodium spp	4.9	3.2	3.7	3.8	3.8
Taxodium spp	4.9	3.2	4	3.9	2.3
Taxodium spp	4.4	4	3.8	5.9	5.4
Taxodium spp	4.9	2.3	3.7	5.3	5.9
Taxodium spp	5.2	4.7	4.9	4.11	3.11
Taxodium spp	4.6	5.6	4.1	2.7	4 1
Taxodium spp	5.0	9.1	4.3	5.1	3.9
Taxodium spp	4.5	7.6	5.8	4.1	4.9
Taxodium spp	4.5	3.4	5.1	5.2	4.7
Taxodium spp	4.2	10.6	3.2	4.8	6.5
Taxodium spp	3.8	5.2	6.6	4.8	3.7
Taxodium spp	3.6	2.5	4.6	4.9	4.4
Taxodium spp	3.8	4.5	5.1	3.8	5.2
Taxodium spp	5.4	4.8	4.3	3.3	3.4
Taxodium spp	5.6	4.1	4.8	5.11	4.7
Taxodium spp	3.6	3.3	4.1	2.1	4.4
Taxodium spp	3.1	2.8	4.6	3.9	5.7
Taxodium spp	2.8	4.7	3	7.9	4.6
Taxodium spp	3.4	3.2	4.6	10.6	4.11
Taxodium spp	3.6	4.3	5.1	5.3	4.7
Taxodium spp	4.0	4.8	3.4	5.2	3 1
Taxodium spp	3.8	4	4.7	18	4.11
Taxodium spp	3.6	5.4	3.9	3.6	4.5
Taxodium spp	3.2	5.3	5.1	3.1	4
Taxodium spp	3.1	4.4	6.1	5.5	5.1
Taxodium spp	4.3	5.3	5.5	3.9	5.1
Taxodium spp	4.6	4.8	5.8	4.1	4.1
Taxodium spp	4.0	5.3	4.2	5	6
Taxodium spp	3.4	5	5.1	3.8	5.1
Taxodium spp	4.1	4.4	4.11	4.9	5.2
Taxodium spp	3.6	5.6	5.6	3.4	5.2
Taxodium spp	4.2	3.6	4.7	3.5	5.8
Taxodium spp	4.5	5.11	3.9	5.7	3.2
Taxodium spp	3.0	5.8	4.3	3.5	3.7
Taxodium spp	5.4	3.4	5	5.8	4.9
Taxodium spp	4.0	5	5	4.5	5.3
Taxodium spp	5.0	3.6	4.8	4.6	5.2
Taxodium spp	3.0	5	3.2	4.4	5.1
Taxodium spp	4.4	5.2	5.4	4.7	4.3

M-38

Species	Height (ft)				
	1/2024	9/2025		4/2026	
	Overall (1.25 ac)	T1 (0.154 ac)	T2 (0.131 ac)	T1 (0.154 ac)	T2 (0.131 ac)
Taxodium spp	4.5	3.6	3.6	6	4.8
Taxodium spp	5.0	4.9	2.7	5.1	4.7
Taxodium spp	4.8	5.7	4.1	5.7	2.1
Taxodium spp	5.2	5.7	5.7	5.1	5.1
Taxodium spp	2.6	3	5.2	5.2	3.2
Taxodium spp	4.2	6.3	4.2	5	4.7
Taxodium spp	4.7	5.7	4.8	6	5.6
Taxodium spp	4.3	5.9	4.5	5.4	3.6
Taxodium spp	5.0	2.8	5	4.2	4.1
Unknown	5.3	6.1	3.2	4.2	5.1
Unknown	4.9	5.6	4.2	4.11	4.3
Taxodium spp	3.9	4.1	3.5	2.1	3.2
Taxodium spp	4.2	4	5.2	3.1	3.5
Taxodium spp	4.6	3.3	5	5.7	3.5
Taxodium spp	4.3	5.5	3.8	3.9	3.3
Taxodium spp	4.7	4.1	2.1	5.1	5.2
Taxodium spp	3.6	5.7	4.1	4.8	4.9
Taxodium spp	4.8	4.5	4.5	6.4	1.6
Taxodium spp	4.8	4.2		5.9	3.7
Taxodium spp	4.6	5.1		6.5	5.6
Taxodium spp	4.0	3		5.7	3
Taxodium spp	3.6	5.11		5.3	5.9
Taxodium spp	4.6	5.2		4.6	5.9
Taxodium spp	4.0	4.7		4.1	1.9
Taxodium spp	3.7	3.1		4.11	4.7
Unknown	3.8			5.5	4.2
Taxodium spp	3.4			4.9	
Taxodium spp	3.6			3.4	
Taxodium spp	4.0			5.11	
Taxodium spp	5.2			3.3	
Taxodium spp	4.1			5.9	
Taxodium spp	3.2			4.7	
Taxodium spp	3.2			6.3	
Taxodium spp	3.0			5.4	
Taxodium spp	4.8			4.3	
Taxodium spp	4.3			6.1	
Taxodium spp	4.1			4.5	
Taxodium spp	4.6			4.2	
Taxodium spp	4.3			5.3	
Taxodium spp	3.8			4.1	
Taxodium spp	3.8			5.9	
Taxodium spp	3.7			5.3	
Taxodium spp	3.2				
Taxodium spp	3.7				
Taxodium spp	5.3				
Taxodium spp	4.2				
Taxodium spp	4.3				
Taxodium spp	3.8				
Taxodium spp	4.6				
Taxodium spp	4.3				
Taxodium spp	4.6				
Taxodium spp	4.1				
Taxodium spp	4.9				
Taxodium spp	4.1				
Taxodium spp	2.8				

M-38

Species	Height (ft)				
	1/2024	9/2025		4/2026	
	Overall (1.25 ac)	T1 (0.154 ac)	T2 (0.131 ac)	T1 (0.154 ac)	T2 (0.131 ac)
Taxodium spp	3.8				
Taxodium spp	3.3				
Taxodium spp	3.2				
Taxodium spp	3.0				
Taxodium spp	4.2				
Taxodium spp	4.2				
Taxodium spp	4.4				
Taxodium spp	3.8				
Taxodium spp	4.6				
Taxodium spp	4.5				
Taxodium spp	4.2				
Taxodium spp	3.9				
Taxodium spp	5.9				
Taxodium spp	4.0				
Taxodium spp	3.5				
Taxodium spp	3.4				
Taxodium spp	4.3				
Taxodium spp	4.9				
Taxodium spp	4.2				
Taxodium spp	4.8				
Taxodium spp	4.1				
Taxodium spp	6.2				
Taxodium spp	5.0				
Taxodium spp	3.7				
Taxodium spp	4.3				
Taxodium spp	3.9				
Taxodium spp	3.9				
Taxodium spp	3.4				
Taxodium spp	4.3				
Taxodium spp	4.2				
Taxodium spp	3.7				
Taxodium spp	4.2				
Taxodium spp	4.3				
Taxodium spp	4.8				
Taxodium spp	3.4				
Taxodium spp	4.4				
Taxodium spp	3.7				
Taxodium spp	5.8				
Taxodium spp	4.8				
Taxodium spp	5.3				
Taxodium spp	4.4				
Taxodium spp	5.2				
Taxodium spp	3.8				
Taxodium spp	3.3				
Taxodium spp	2.9				
Taxodium spp	4.0				
Taxodium spp	3.8				
Taxodium spp	3.6				
Taxodium spp	3.3				
Taxodium spp	3.5				
Taxodium spp	3.5				
Taxodium spp	4.4				
Taxodium spp	5.8				
Taxodium spp	4.9				
Taxodium spp	4.2				

M-38

Species	Height (ft)					
	1/2024	9/2025		4/2026		
	Overall (1.25 ac)	T1 (0.154 ac)	T2 (0.131 ac)	T1 (0.154 ac)	T2 (0.131 ac)	
Taxodium spp	5.8					
Taxodium spp	3.3					
Taxodium spp	4.4					
Taxodium spp	4.3					
Taxodium spp	3.7					
Taxodium spp	5.2					
Taxodium spp	4.4					
Taxodium spp	3.6					
Taxodium spp	4.6					
Taxodium spp	4.1					
Taxodium spp	4.1					
Taxodium spp	2.9					
Taxodium spp	5.2					
Taxodium spp	4.2					
Taxodium spp	2.9					
Taxodium spp	4.9					
Taxodium spp	4.7					
Taxodium spp	5.2					
Taxodium spp	4.2					
Taxodium spp	5.1					
Taxodium spp	5.1					
Taxodium spp	4.1					
Taxodium spp	4.0					
Taxodium spp	3.6					
Taxodium spp	3.7					
Taxodium spp	5.8					
Taxodium spp	5.2					
Taxodium spp	4.5					
Taxodium spp	4.1					
Taxodium spp	4.1					
Taxodium spp	5.2					
Taxodium spp	4.8					**2026 Average**
# Trees	**197**	**80**	**73**	**97**	**81**	**89**
Tree/Acre	**158**	**519**	**557**	**630**	**618**	**624**
Average Height (ft)	**4.2**	**4.6**	**4.4**	**4.8**	**4.5**	**4.6**

M-38

Scientific Name	Common Name	Indicator Status	Percent Cover		
			1/31/2024	9/2025	4/9/2026
Alternanthera philoxeroides	Alligatorweed	OBL		1	
Andropogon spp.	Bluestem	-----	2	5	10
Eleocharis interstincta	Jointed spikerush	OBL	24	30	15
Hymenachne hemitomon	Maidencane	OBL	8	10	20
Indigofera hirsuta	Hairy indigo	-----	1		
Juncus marginatus	Grassleaf rush	FACW	4		
Ludwigia repens	Ludwigia repens	OBL			10
Morella cerifera	Wax myrtle	FAC	2		
Panicum dicotomiflorum	Fall panicgrass	FACW		15	
Panicum repens	Torpedograss	FACW	2		2
Panicum spp.		-----	8		
Pontederia cordata	Pickerelweed	OBL	8		15
Rhynchospora colorata	Whitetop sedge	FACW	1		
Rhynchospora scirpoides	Longbeak beaksedge	OBL		10	
Sagittaria lancifolia	Lanceleaf arrowhead	OBL	12	20	15
Seteria spp.					3
Spartina bakeri	Sand cordgrass	FACW	3		
Typha spp.	Cattail	OBL	< 1		
Total Vegetated Cover			**73**	**91**	**90**
% Cover N/E Species			**2**	**1**	**2**
% Desirable Species			**71**	**90**	**88**

M-39

Species	Height (ft)		
	2024	9/2025	4/2026
	Overall (0.54 ac)	T1 (0.232 ac)	T1 (0.232 ac)
Fraxinus caroliniana	3.2	2.5	4.4
Fraxinus caroliniana	3.8	1.11	0.9
Fraxinus caroliniana	3.4	4.6	2.6
Fraxinus caroliniana	2.2	2.8	3.6
Fraxinus caroliniana	3.0	0.11	4
Fraxinus caroliniana	4.0	2.6	3.6
Fraxinus caroliniana	4.0	2.5	3.5
Fraxinus caroliniana	2.7	3.2	2.1
Fraxinus caroliniana	5.4	3.5	2.5
Fraxinus caroliniana	2.3	4.4	2.6
Fraxinus caroliniana	4.1	2.11	1.8
Fraxinus caroliniana	5.1	3.4	2.5
Fraxinus caroliniana	3.3	8.5	1.9
Fraxinus caroliniana	2.7	2.11	2.8
Fraxinus caroliniana	3.1	3.6	2.5
Fraxinus caroliniana	3.4	4.1	3.3
Fraxinus caroliniana	2.2	3.9	2.9
Fraxinus caroliniana	3.2	3.5	8.2
Fraxinus caroliniana	2.8	2.11	3.5
Fraxinus caroliniana	6.7	3.2	3.1
Fraxinus caroliniana	1.7	3.1	3.1
Fraxinus caroliniana	3.1	2.7	3.1
Fraxinus caroliniana	3.7	3.1	2.5
Fraxinus caroliniana	2.7	3.3	3.2
Fraxinus caroliniana	3.8	4.1	3.9
Fraxinus caroliniana	2.4	3	3.2
Fraxinus caroliniana	2.5	2.4	3.6
Fraxinus caroliniana	2.9	3.5	2.4
Fraxinus caroliniana	3.3		
Fraxinus caroliniana	4.0		
Fraxinus caroliniana	3.0		
Fraxinus caroliniana	2.4		
Fraxinus caroliniana	3.3		
Fraxinus caroliniana	4.1		
Fraxinus caroliniana	3.4		
Fraxinus caroliniana	2.3		
Fraxinus caroliniana	4.3		
Taxodium spp	3.0	4.8	5.11
Taxodium spp	5.6	4	4.6
Taxodium spp	3.9	3.1	4.8
Taxodium spp	3.5	5.2	3
Taxodium spp	5.0	3.8	3.5

M-39

Species	Height (ft)		
	2024	9/2025	4/2026
	Overall (0.54 ac)	T1 (0.232 ac)	T1 (0.232 ac)
Taxodium spp	3.2	5.6	2.8
Taxodium spp	3.7	3.1	3.9
Taxodium spp	3.6	4.2	5.11
Taxodium spp	4.0	5.2	3.11
Taxodium spp	4.2	3.5	6.7
Taxodium spp	3.1	3.8	4.5
Taxodium spp	3.2	4.5	3.1
Taxodium spp	4.6	3.1	3.5
Taxodium spp	4.1	5.1	3.4
Taxodium spp	3.4	5.9	3.9
Taxodium spp	3.7	5.5	3.1
Taxodium spp	3.7	3.4	3.11
Taxodium spp	3.2	4	5.7
Taxodium spp	2.2	3.7	7.3
Taxodium spp	3.2	5.7	3.6
Taxodium spp	4.0	6.1	4.4
Taxodium spp	3.4	5.11	5.21
Taxodium spp	3.1	4.1	4.5
Taxodium spp	2.9	4.2	4.7
Taxodium spp	4.1	4.8	4.8
Taxodium spp	3.9	4.1	4.2
Taxodium spp	3.8	3.8	2.5
Taxodium spp	3.6	5.9	4.7
Taxodium spp	3.5	4.8	3.7
Taxodium spp	4.4	4.5	6.7
Taxodium spp	3.5	6.1	5.1
Taxodium spp	3.9	5.1	4.1
Taxodium spp	3.9	3.1	5.3
Taxodium spp	3.2	5.8	3.7
Taxodium spp	3.6	5	5.2
Taxodium spp	4.0	5	3.7
Taxodium spp	2.3	3.1	3.1
Taxodium spp	3.1	4.2	5.6
Taxodium spp	4.0	7	5
Taxodium spp	3.4	3.1	4.9
Taxodium spp	3.0	5	3.3
Taxodium spp	3.6	3.7	6.1
Taxodium spp	3.6	6.4	5.2
Taxodium spp	3.3	5.8	3.2
Taxodium spp	3.8	4.1	3.8
Taxodium spp	3.5	4.1	4.1
Taxodium spp	4.2	4.6	5.7

M-39

Species	Height (ft)		
	2024	9/2025	4/2026
	Overall (0.54 ac)	T1 (0.232 ac)	T1 (0.232 ac)
Taxodium spp	3.6	4.7	6
Taxodium spp	4.2	4.3	3.1
Taxodium spp	3.4	2.7	3
Taxodium spp	4.0	6.11	5.7
Taxodium spp	3.9	5.3	3.9
Taxodium spp	3.6	4.9	4.1
Taxodium spp	3.6	4.3	4.11
Taxodium spp	2.5	3.4	6
Taxodium spp	3.7	5.9	3.7
Taxodium spp	3.8	2.6	5.8
Taxodium spp	4.1	8	5.7
Taxodium spp	3.3	4.6	6.2
Taxodium spp	3.2	4.1	4.9
Taxodium spp	3.8	4.6	5.4
Taxodium spp	4.2	3.1	3.1
Taxodium spp	3.4	3.6	4.4
Taxodium spp	3.9	4.7	4.5
Taxodium spp	3.7	3.1	3.6
Taxodium spp	5.1	4.4	5.5
Taxodium spp	3.7	3.6	4.11
Taxodium spp	4.4	5.3	8.6
Taxodium spp	3.7	5.5	2.5
Taxodium spp	3.1	4.11	3.3
Taxodium spp	3.6	3.7	5.9
Taxodium spp	3.8	6.5	4.6
Taxodium spp	4.1	3.6	4.4
Taxodium spp	3.6	4.1	4.7
Taxodium spp	3.3	5.3	3
Taxodium spp	3.9	3.8	3.5
Taxodium spp	3.8	3.1	4.9
Taxodium spp	4.3	4.9	4.5
Taxodium spp	3.6	3.8	4.4
Taxodium spp	4.4	5.3	3.5
Taxodium spp	2.8	3.11	6.7
Taxodium spp	3.4	5.5	4.9
Taxodium spp	3.9	4.2	5
Taxodium spp	4.6	3.3	4.1
Taxodium spp	3.6	4.8	5.3
Taxodium spp	3.2	5.7	3.11
Taxodium spp	4.3	4.1	3.8
Taxodium spp	4.0	5.1	4.9
Taxodium spp	3.6	5	5.2

M-39

Species	Height (ft)			
	2024	9/2025	4/2026	
	Overall (0.54 ac)	T1 (0.232 ac)	T1 (0.232 ac)	
Taxodium spp	3.3	2.9	2.3	
Taxodium spp	3.9	3.11	5.7	
Taxodium spp	3.4	5.1	4.7	
Taxodium spp	3.2	6.2	5.2	
Unknown	3.2	3.8	3.3	
Unknown	3.8	2.9	6.2	
Unknown	2.8		4	
Unknown	2.8		2.1	
Unknown	4.1		5.1	
Unknown	2.8		5.2	
Unknown	3.4		5.3	
Unknown	2.5		3.1	
Unknown	3.1			
Unknown	3.2			
Unknown	3.3			
Unknown	2.0			**2026 Average**
# Trees	**142**	**123**	**129**	**126**
Tree/Acre	**263**	**530**	**556**	**543**
Average Height (ft)	**3.5**	**4.2**	**4.2**	**4.2**

M-39

Scientific Name	Common Name	Indicator Status	Percent Cover		
			1/31/2024	9/2025	4/2026
Andropogon spp.	Bluestem	-----	1	15	15
Bacopa monnieri	Herb-of-grace	OBL		5	5
Cynodon spp.	Bermudagrass	-----	2	2	
Eleocharis interstincta	Jointed spikerush	OBL	10		20
Equisetum hyemale	Rough horsetail				10
Hymenachne amplexicaulis	West Indian marsh grass	OBL	1		
Hymenachne hemitomon	Maidencane	OBL	1		
Juncus bufonius	Toad rush	OBL	1		
Juncus effusus	Soft rush	OBL	2		
Ludwigia palustris	Marsh seedbox	OBL	1		
Panicum repens	Torpedograss	FACW			2
Pluchea odorata	Sweetscent	FACW	7	5	
Pontederia cordata	Pickerelweed	OBL	2	15	23
Salix caroliniana	Carolina willow	OBL	1		
Setaria parviflora	Yellow bristlegrass	FAC		30	
Spartina bakeri	Sand cordgrass	FACW	2	10	5
Total Vegetated Cover			**32**	**82**	**80**
% Cover N/E Species			**3**	**2**	**2**
% Desirable Species			**29**	**80**	**78**

M-66A

Species	Height (ft)										
	2024	9/2025					4/2026				
	Overall (4.44 ac)	T1 (0.242 ac)	T2 (0.106 ac)	T3 (0.208)	T4 (0.131 ac)	T5 (0.087 ac)	T1 (0.242 ac)	T2 (0.106 ac)	T3 (0.208)	T4 (0.131 ac)	T5 (0.087 ac)
Fraxinus caroliniana	2.6	7.6	6.5		3.2	2.3	2.2	7		3	2
Fraxinus caroliniana	2.5	2.3	3.2		1.8	1.8	4.1	3.2		1.1	2.9
Fraxinus caroliniana	3.0	3.6	3.2		2.3	3.4	1.9	2.2		2.3	4.1
Fraxinus caroliniana	4.8	3.6	2.11		3	2.11	2.6	3.1		2.4	3.5
Fraxinus caroliniana	3.6	3.1	2.8		2.4	3.9	4.4	2.9		2.1	2.2
Fraxinus caroliniana	2.7	1.5	2.11		1.2	5	2.5	3.4		2.2	2.5
Fraxinus caroliniana	3.6	2.5	3.8		2.4	1.7	2.3			1.8	3.4
Fraxinus caroliniana	3.7	4.5					2				
Fraxinus caroliniana	4.7	2					2				
Fraxinus caroliniana	4.6	4.1					8.1				
Fraxinus caroliniana	4.1	2.4					7.6				
Fraxinus caroliniana	3.8	3.5					3.6				
Fraxinus caroliniana	4.4	4.2					6.5				
Fraxinus caroliniana	2.8	8					7.4				
Fraxinus caroliniana	3.7	5.9					3.3				
Fraxinus caroliniana	3.0	4.6					1.4				
Fraxinus caroliniana	3.2	3.6									
Fraxinus caroliniana	3.5	2.5									
Fraxinus caroliniana	4.3	2.5									
Fraxinus caroliniana	4.9	1.9									
Fraxinus caroliniana	4.9	2									
Fraxinus caroliniana	4.2										
Fraxinus caroliniana	3.2										
Fraxinus caroliniana	2.4										
Fraxinus caroliniana	3.8										
Fraxinus caroliniana	3.9										
Fraxinus caroliniana	2.7										
Fraxinus caroliniana	3.6										
Fraxinus caroliniana	2.5										
Fraxinus caroliniana	3.8										
Fraxinus caroliniana	2.8										
Fraxinus caroliniana	3.0										
Fraxinus caroliniana	3.3										
Fraxinus caroliniana	3.2										
Fraxinus caroliniana	4.1										
Fraxinus caroliniana	2.5										
Fraxinus caroliniana	2.6										
Fraxinus caroliniana	3.6										
Fraxinus caroliniana	3.8										
Fraxinus caroliniana	4.1										
Fraxinus caroliniana	3.3										
Fraxinus caroliniana	3.8										
Fraxinus caroliniana	2.6										
Fraxinus caroliniana	3.5										
Fraxinus caroliniana	3.0										
Fraxinus caroliniana	4.9										
Fraxinus caroliniana	3.8										
Fraxinus caroliniana	2.3										
Fraxinus caroliniana	3.0										
Fraxinus caroliniana	3.8										
Fraxinus caroliniana	4.2										
Fraxinus caroliniana	3.6										
Fraxinus caroliniana	4.1										
Fraxinus caroliniana	3.0										
Fraxinus caroliniana	2.7										
Fraxinus caroliniana	4.2										
Fraxinus caroliniana	2.8										
Fraxinus caroliniana	4.1										
Fraxinus caroliniana	3.9										
Fraxinus caroliniana	3.9										
Fraxinus caroliniana	4.2										
Fraxinus caroliniana	3.7										
Fraxinus caroliniana	3.8										
Fraxinus caroliniana	3.8										
Fraxinus caroliniana	2.9										
Fraxinus caroliniana	3.4										
Fraxinus caroliniana	2.5										
Fraxinus caroliniana	3.2										
Fraxinus caroliniana	2.3										
Fraxinus caroliniana	3.9										
Fraxinus caroliniana	2.8										
Fraxinus caroliniana	3.5										
Fraxinus caroliniana	5.1										
Fraxinus caroliniana	3.5										
Fraxinus caroliniana	3.9										
Fraxinus caroliniana	2.1										
Fraxinus caroliniana	2.3										
Fraxinus caroliniana	4.7										
Fraxinus caroliniana	2.4										
Fraxinus caroliniana	2.6										
Fraxinus caroliniana	3.5										
Fraxinus caroliniana	3.0										
Fraxinus caroliniana	2.5										
Fraxinus caroliniana	3.9										
Fraxinus caroliniana	3.6										
Fraxinus caroliniana	2.5										
Fraxinus caroliniana	3.8										
Fraxinus caroliniana	2.6										
Fraxinus caroliniana	3.2										
Fraxinus caroliniana	2.7										
Fraxinus caroliniana	3.4										
Fraxinus caroliniana	2.6										
Fraxinus caroliniana	3.3										
Fraxinus caroliniana	3.0										
Fraxinus caroliniana	4.0										
Fraxinus caroliniana	3.4										
Fraxinus caroliniana	2.3										

M-66A

Species	Height (ft)										
	2024	9/2025					4/2026				
	Overall (4.44 ac)	T1 (0.242 ac)	T2 (0.106 ac)	T3 (0.208)	T4 (0.131 ac)	T5 (0.087 ac)	T1 (0.242 ac)	T2 (0.106 ac)	T3 (0.208)	T4 (0.131 ac)	T5 (0.087 ac)
Fraxinus caroliniana	3.2										
Fraxinus caroliniana	3.4										
Fraxinus caroliniana	2.9										
Fraxinus caroliniana	3.5										
Fraxinus caroliniana	3.8										
Fraxinus caroliniana	3.7										
Fraxinus caroliniana	4.2										
Fraxinus caroliniana	3.1										
Fraxinus caroliniana	3.7										
Fraxinus caroliniana	3.6										
Fraxinus caroliniana	3.9										
Fraxinus caroliniana	2.3										
Fraxinus caroliniana	3.3										
Fraxinus caroliniana	5.0										
Fraxinus caroliniana	3.7										
Fraxinus caroliniana	3.4										
Fraxinus caroliniana	5.1										
Fraxinus caroliniana	2.6										
Fraxinus caroliniana	3.9										
Fraxinus caroliniana	3.9										
Fraxinus caroliniana	3.5										
Fraxinus caroliniana	2.4										
Fraxinus caroliniana	2.6										
Fraxinus caroliniana	3.9										
Fraxinus caroliniana	3.5										
Fraxinus caroliniana	3.8										
Fraxinus caroliniana	3.7										
Fraxinus caroliniana	3.8										
Fraxinus caroliniana	4.3										
Fraxinus caroliniana	4.1										
Fraxinus caroliniana	2.9										
Fraxinus caroliniana	3.1										
Fraxinus caroliniana	2.5										
Fraxinus caroliniana	3.4										
Fraxinus caroliniana	2.9										
Fraxinus caroliniana	2.4										
Fraxinus caroliniana	4.4										
Fraxinus caroliniana	3.2										
Fraxinus caroliniana	2.6										
Fraxinus caroliniana	2.4										
Fraxinus caroliniana	4.3										
Fraxinus caroliniana	2.7										
Fraxinus caroliniana	3.6										
Fraxinus caroliniana	2.5										
Fraxinus caroliniana	4.2										
Fraxinus caroliniana	3.4										
Fraxinus caroliniana	5.7										
Fraxinus caroliniana	3.6										
Fraxinus caroliniana	3.3										
Fraxinus caroliniana	4.0										
Fraxinus caroliniana	4.0										
Fraxinus caroliniana	2.6										
Fraxinus caroliniana	3.3										
Fraxinus caroliniana	2.9										
Fraxinus caroliniana	2.6										
Fraxinus caroliniana	3.3										
Fraxinus caroliniana	2.8										
Fraxinus caroliniana	3.5										
Fraxinus caroliniana	3.8										
Fraxinus caroliniana	3.8										
Fraxinus caroliniana	3.1										
Fraxinus caroliniana	3.5										
Fraxinus caroliniana	2.5										
Fraxinus caroliniana	2.8										
Fraxinus caroliniana	3.4										
Fraxinus caroliniana	3.2										
Fraxinus caroliniana	4.0										
Fraxinus caroliniana	3.8										
Fraxinus caroliniana	3.4										
Fraxinus caroliniana	5.2										
Fraxinus caroliniana	3.0										
Fraxinus caroliniana	2.1										
Fraxinus caroliniana	3.0										
Fraxinus caroliniana	3.8										
Fraxinus caroliniana	2.8										
Fraxinus caroliniana	3.2										
Fraxinus caroliniana	3.4										
Fraxinus caroliniana	2.3										
Fraxinus caroliniana	2.6										
Fraxinus caroliniana	3.1										
Fraxinus caroliniana	4.4										
Fraxinus caroliniana	4.0										
Fraxinus caroliniana	4.0										
Fraxinus caroliniana	2.3										
Fraxinus caroliniana	3.5										
Fraxinus caroliniana	4.2										
Fraxinus caroliniana	3.5										
Fraxinus caroliniana	4.0										
Fraxinus caroliniana	3.3										
Fraxinus caroliniana	4.0										
Fraxinus caroliniana	3.9										
Fraxinus caroliniana	2.5										
Fraxinus caroliniana	2.8										
Fraxinus caroliniana	3.6										
Fraxinus caroliniana	3.5										
Fraxinus caroliniana	5.2										
Fraxinus caroliniana	4.4										

M-66A

Species	Height (ft)										
	2024	9/2025					4/2026				
	Overall (4.44 ac)	T1 (0.242 ac)	T2 (0.106 ac)	T3 (0.208)	T4 (0.131 ac)	T5 (0.087 ac)	T1 (0.242 ac)	T2 (0.106 ac)	T3 (0.208)	T4 (0.131 ac)	T5 (0.087 ac)
Taxodium spp	3.7	4.3	8.6	2.9	3.8	3.6	4.4	5	5.7	6.2	3.9
Taxodium spp	3.8	5.2	5.1	5.3	4.8	5.6	4.11	5	2.8	5.7	3.8
Taxodium spp	4.1	5.5	7.9	4.4	5.5	3.7	1.8	6.5	2.6	4	5.2
Taxodium spp	3.4	5.4	4.1	4.5	4.4	4	5.3	5.9	3.11	5.11	3
Taxodium spp	5.4	5.2	5.1	4.5	3.4	3.7	4.5	5.8	3.11	5.5	3.1
Taxodium spp	4.3	4.4	6.6	4.8	4.1	4.5	2.11	7.7	2.5	4.2	4
Taxodium spp	3.8	3.3	7	4	4	5.3	4.9	6	2.11	5.1	4.1
Taxodium spp	4.4	4.8	5.8	4.2	4.8	5.5	5.5	4.1	2.11	5.3	3.5
Taxodium spp	4.0	3.7	6.4	3	4	3.4	5.1	6.8	4.8	5.6	4.5
Taxodium spp	3.3	3.5	5.2	5.2	3.4	4.5	3.4	5.1	5	5.4	3.5
Taxodium spp	3.2	4.5	3.7	3	5.1	2.9	5.3	3.6	3.4	4.6	4.11
Taxodium spp	3.4	4.4	4.9	4.1	3.8	3.4	3.5	5.2	4.5	4.9	4.1
Taxodium spp	2.7	4.5	6	5.5	5.4	5.5	4.1	4.1	4.1	4.1	4.5
Taxodium spp	3.1	4.4	6.7	4.3	5.3	5	5.2	5.7	4.7	1	3.5
Taxodium spp	2.5	4.5	5.2	4.3	4.2	4.7	3.2	5	3.1	3.7	3.4
Taxodium spp	2.6	4.4	5	6.2	5.3	3.9	4.5	5.3	4	6.1	4
Taxodium spp	2.1	5.3	4	4.4	4.2	3.4	2.6	6.5	5.3	3.4	5.7
Taxodium spp	2.9	5.7	5.8	2.8	5.5	5.7	3.5	4.5	3.1	6.2	3.1
Taxodium spp	3.8	5.7	5	4.4	5.2	4	3.4	5.7	3.11	5	5.5
Taxodium spp	3.5	4.6	4	2.7	3.4	4	4.2	4.9	2.9	3.4	5.6
Taxodium spp	4.2	5.4	4.8	4.2	4	4.8	4.7	6.6	4.5	3.3	3.6
Taxodium spp	2.9	4.8	6.6	4.1	4.7	3.6	3.8	5	3.8	5.4	5.3
Taxodium spp	4.0	4.6	5.7	4.8	4.6	3	4.8	3.9	4	3	5.6
Taxodium spp	3.4	6.6	4.8	2.8	5.2	3.11	5.4	4.8	3.3	2.9	4
Taxodium spp	3.5	3.8	6.2	3.7	3.5	5.3	4.7	5	4.5	4.9	5.8
Taxodium spp	3.6	6.3	5.1	3.4	3.3	4.3	6	4	4.1	5.2	4.5
Taxodium spp	3.4	5.2	4.4	5.3	2.8	3.5	5.8	3.6	4.8	4.6	5
Taxodium spp	3.0	5.1	3.6	4.7	4.7	3.11	5.6	5.1	2.7	2.5	5.5
Taxodium spp	2.7	3.8	5.6	3.3	4.8	4.8	5.3	4.5	4.9	3.8	3.5
Taxodium spp	3.0	3.1	5.6	4.3	4.3	4.8	5.11	5.6	5.1	5.1	3
Taxodium spp	2.2	3	4.7	4.7	2.5	3.5	4.4	3.4	5.8	1.8	5
Taxodium spp	4.0	4.4	4.3	4.1	3.5	1.11	4.5	4.8	3.8	4.1	3.7
Taxodium spp	3.7	5.7	3.1	3	2.3	3.4	5.8	4.2	3.11	2.1	
Taxodium spp	2.3	5.3	3.1	5.4	3.7	4.8	5	5.4	3	3.4	
Taxodium spp	3.6	2	5.3	5.6	5.7	3.6	3.4	3.9	5.8	5.7	
Taxodium spp	4.3	2	5.3	4.3	5.1		4.9	4.2	5.1	3.6	
Taxodium spp	3.1	4.7	4.2	4.4	3.5		5.11	4.7	3.1	5.2	
Taxodium spp	3.3	3	4.7	5.4	3.4		4.1	3.7	4.9	5.7	
Taxodium spp	3.5	4.9	3.3	4.4	4.2		7.4	5.2	4.9	2.6	
Taxodium spp	2.9	3.2	5.6	3.9	4.6		5.7	3.2	4.9	3.1	
Taxodium spp	3.9	4.1	3.8	4.5	5.5		5.11	4.6	4.1	5	
Taxodium spp	3.4	4.8	3.8	2.11	4		5	3.3	3.5	2.7	
Taxodium spp	4.2	5.6	3.3	3.1	5.2		4.1	4.7	3.7	4.1	
Taxodium spp	2.8	5.2	3.5	2.9	4.4		5.6	2.5	4.1	4.7	
Taxodium spp	2.1	5.2	4.1	2.5	4.4		4.11	4.4	2.9	4.2	
Taxodium spp	4.2	4.8	4.9	3.11	5.6		6.1	4.8	4.1	4.1	
Taxodium spp	2.5	5.2	3	4.1	5.2		5.11	3.3	4.1	5.8	
Taxodium spp	3.0	7	4.7	4.9	6		5.3	4.5	3	3	
Taxodium spp	3.9	7	3.9	5	3.1		4.9	5.3	4.3	5.6	
Taxodium spp	3.4	4.5	3	3.4	5.3		4.2	4	3.3	5.3	
Taxodium spp	2.7	3.9	4	4.5	4.1		4.1	5	5.4	6	
Taxodium spp	3.2	3.4	3.2	5.2	2.7		4.1	3.7	4.5	5.1	
Taxodium spp	2.7	5.7	2.6	4.3	5.8		5.1	2.7	4.1	4.5	
Taxodium spp	4.6	5.5	2.7	5.5	3		3.6	3.5	2.7	4.5	
Taxodium spp	4.2	4.6	5.2	5.2	2.5		4.8	6	4.7	4.11	
Taxodium spp	2.8	5.3	3.3	3.6	5.5		4.9	3.6	4	4.3	
Taxodium spp	2.8	3.9	5	3.2	5.2		5.1	3.3	5.2	5.4	
Taxodium spp	3.5	2.7	5	4	3.1		3.5	4.2	5.3	4.2	
Taxodium spp	3.2	6	3.11	4.1	4.1		5.6	5	6.1	4.3	
Taxodium spp	4.6	4.5	4.6	3.6	4.6		5.6	2.7	4.1	3.4	
Taxodium spp	3.7	4.6	3.6	3.4	3.3		3.11		4.8		
Taxodium spp	3.2	5.6	2.8	4.4	4.3		2.1		4.6		
Taxodium spp	2.7	5.2	5.9	4.11			2.6		4.3		
Taxodium spp	4.6	5.3	5	2.5			6.5		3		
Taxodium spp	4.3	4.3	3.3	4.8			5.3		4.1		
Taxodium spp	3.4	3.6	5.9	4.7			5.5		2.3		
Taxodium spp	3.1	4.7	4.3	3.7			4.8		3.11		
Taxodium spp	3.6	3.6	4.5	4.2			4.4		3.5		
Taxodium spp	4.4	3.4		3.1			5.9		5		
Taxodium spp	3.0	3.3		3			5.1		3.3		
Taxodium spp	3.5	3.2		3.8			5.3		4.4		
Taxodium spp	4.1	4		3.1			4.7		3.1		
Taxodium spp	3.2	2.2		4			4.8				
Taxodium spp	3.8	4.5					3.1				
Taxodium spp	3.0	2.9					4.8				
Taxodium spp	2.5	4					5.8				
Taxodium spp	2.6	4.3					5.1				
Taxodium spp	3.6	5.8					4.5				
Taxodium spp	3.9	5.5					4.8				
Taxodium spp	4.1	5					2.11				
Taxodium spp	4.2	3.3					5				
Taxodium spp	3.7	5.8					4.9				
Taxodium spp	4.0	5.2					5.8				
Taxodium spp	4.5	5.2					5.1				
Taxodium spp	3.5	4.9					5.7				
Taxodium spp	3.1	4.3					5.11				
Taxodium spp	3.9	5.2									
Taxodium spp	3.8	4.3									
Taxodium spp	2.8	4.8									
Taxodium spp	4.3	3.7									
Taxodium spp	3.8	3									
Taxodium spp	5.5	4.5									
Taxodium spp	3.2										
Taxodium spp	2.8										
Taxodium spp	3.4										
Taxodium spp	2.7										
Taxodium spp	2.6										

M-66A

Species	Height (ft)										
	2024	9/2025					4/2026				
	Overall (4.44 ac)	T1 (0.242 ac)	T2 (0.106 ac)	T3 (0.208)	T4 (0.131 ac)	T5 (0.087 ac)	T1 (0.242 ac)	T2 (0.106 ac)	T3 (0.208)	T4 (0.131 ac)	T5 (0.087 ac)
Taxodium spp	4.0										
Taxodium spp	3.4										
Taxodium spp	3.0										
Taxodium spp	4.0										
Taxodium spp	2.3										
Taxodium spp	3.5										
Taxodium spp	2.5										
Taxodium spp	2.6										
Taxodium spp	2.7										
Taxodium spp	4.1										
Taxodium spp	3.2										
Taxodium spp	3.2										
Taxodium spp	2.4										
Taxodium spp	3.3										
Taxodium spp	3.1										
Taxodium spp	3.0										
Taxodium spp	3.2										
Taxodium spp	2.3										
Taxodium spp	3.9										
Taxodium spp	3.2										
Taxodium spp	3.6										
Taxodium spp	2.5										
Taxodium spp	2.5										
Taxodium spp	4.9										
Taxodium spp	3.6										
Taxodium spp	4.0										
Taxodium spp	2.8										
Taxodium spp	2.2										
Taxodium spp	3.5										
Taxodium spp	2.8										
Taxodium spp	4.4										
Taxodium spp	3.2										
Taxodium spp	3.5										
Taxodium spp	2.8										
Taxodium spp	2.1										
Taxodium spp	2.5										
Taxodium spp	2.8										
Taxodium spp	3.4										
Taxodium spp	2.5										
Taxodium spp	3.1										
Taxodium spp	2.8										
Taxodium spp	2.4										
Taxodium spp	2.5										
Taxodium spp	2.8										
Taxodium spp	3.7										
Taxodium spp	3.4										
Taxodium spp	2.9										
Taxodium spp	2.8										
Taxodium spp	2.7										
Taxodium spp	3.5										
Taxodium spp	3.1										
Taxodium spp	2.7										
Taxodium spp	3.0										
Taxodium spp	3.1										
Taxodium spp	4.2										
Taxodium spp	3.0										
Taxodium spp	3.0										
Taxodium spp	3.1										
Taxodium spp	3.4										
Taxodium spp	3.3										
Taxodium spp	4.0										
Taxodium spp	4.6										
Taxodium spp	3.3										
Taxodium spp	3.0										
Taxodium spp	2.8										
Taxodium spp	2.1										
Taxodium spp	3.3										
Taxodium spp	3.3										
Taxodium spp	2.5										
Taxodium spp	2.8										
Taxodium spp	2.7										
Taxodium spp	4.1										
Taxodium spp	3.5										
Taxodium spp	2.6										
Taxodium spp	3.4										
Taxodium spp	3.0										
Taxodium spp	3.2										
Taxodium spp	3.5										
Taxodium spp	2.6										
Taxodium spp	2.5										
Taxodium spp	3.6										
Taxodium spp	3.5										
Taxodium spp	4.6										
Taxodium spp	2.7										
Taxodium spp	3.5										
Taxodium spp	3.1										
Taxodium spp	3.0										
Taxodium spp	3.6										
Taxodium spp	2.9										
Taxodium spp	3.2										
Taxodium spp	3.0										
Taxodium spp	4.0										
Taxodium spp	3.2										
Taxodium spp	2.8										
Taxodium spp	2.9										
Taxodium spp	2.5										
Taxodium spp	2.5										

M-66A

Species	Height (ft)										
	2024	9/2025					4/2026				
	Overall (4.44 ac)	T1 (0.242 ac)	T2 (0.106 ac)	T3 (0.208)	T4 (0.131 ac)	T5 (0.087 ac)	T1 (0.242 ac)	T2 (0.106 ac)	T3 (0.208)	T4 (0.131 ac)	T5 (0.087 ac)
Taxodium spp	3.7										
Taxodium spp	2.7										
Taxodium spp	2.8										
Taxodium spp	2.8										
Taxodium spp	2.9										
Taxodium spp	3.1										
Taxodium spp	4.2										
Taxodium spp	2.9										
Taxodium spp	2.1										
Taxodium spp	3.1										
Taxodium spp	3.0										
Taxodium spp	2.6										
Taxodium spp	2.8										
Taxodium spp	3.1										
Taxodium spp	2.9										
Taxodium spp	3.2										
Taxodium spp	2.4										
Taxodium spp	2.4										
Taxodium spp	3.6										
Taxodium spp	2.9										
Taxodium spp	3.1										
Taxodium spp	3.7										
Taxodium spp	3.9										
Taxodium spp	3.0										
Taxodium spp	3.3										
Taxodium spp	4.2										
Taxodium spp	3.9										
Taxodium spp	3.6										
Taxodium spp	4.6										
Taxodium spp	2.5										
Taxodium spp	3.1										
Taxodium spp	3.2										
Taxodium spp	4.5										
Taxodium spp	3.4										
Taxodium spp	2.6										
Taxodium spp	3.2										
Taxodium spp	2.8										
Taxodium spp	3.4										
Taxodium spp	2.8										
Taxodium spp	3.4										
Taxodium spp	2.8										
Taxodium spp	3.9										
Taxodium spp	3.5										
Taxodium spp	3.1										
Taxodium spp	3.0										
Taxodium spp	3.3										
Taxodium spp	3.6										
Taxodium spp	2.3										
Taxodium spp	3.7										
Taxodium spp	2.2										
Taxodium spp	3.1										
Taxodium spp	2.5										
Taxodium spp	2.8										
Taxodium spp	2.8										
Taxodium spp	2.5										
Taxodium spp	2.3										
Taxodium spp	4.3										
Taxodium spp	3.7										
Taxodium spp	3.6										
Taxodium spp	2.8										
Taxodium spp	2.5										
Taxodium spp	3.4										
Taxodium spp	3.2										
Taxodium spp	2.6										
Taxodium spp	2.5										
Taxodium spp	2.1										
Taxodium spp	3.5										
Taxodium spp	3.0										
Taxodium spp	3.0										
Taxodium spp	2.7										
Taxodium spp	3.1										
Taxodium spp	2.4										
Taxodium spp	2.5										
Taxodium spp	3.4										
Taxodium spp	3.5										
Taxodium spp	4.7										
Taxodium spp	3.0										
Taxodium spp	2.3										
Taxodium spp	2.9										
Taxodium spp	3.4										
Taxodium spp	2.1										
Taxodium spp	3.4										
Taxodium spp	2.7										
Taxodium spp	3.1										
Taxodium spp	2.8										
Taxodium spp	2.5										
Taxodium spp	2.5										
Taxodium spp	2.7										
Taxodium spp	2.6										
Taxodium spp	3.0										
Taxodium spp	3.4										
Taxodium spp	3.0										
Taxodium spp	2.5										
Taxodium spp	3.4										
Taxodium spp	3.5										
Taxodium spp	3.5										
Taxodium spp	2.9										

M-66A

Species	Height (ft)										
	2024	9/2025					4/2026				
	Overall (4.44 ac)	T1 (0.242 ac)	T2 (0.106 ac)	T3 (0.208)	T4 (0.131 ac)	T5 (0.087 ac)	T1 (0.242 ac)	T2 (0.106 ac)	T3 (0.208)	T4 (0.131 ac)	T5 (0.087 ac)
Taxodium spp	3.2										
Taxodium spp	3.6										
Taxodium spp	3.1										
Taxodium spp	2.6										
Taxodium spp	2.8										
Taxodium spp	3.2										
Taxodium spp	2.4										
Taxodium spp	2.3										
Taxodium spp	3.1										
Taxodium spp	3.6										
Taxodium spp	3.1										
Taxodium spp	3.6										
Taxodium spp	2.3										
Taxodium spp	3.0										
Taxodium spp	3.3										
Taxodium spp	3.3										
Taxodium spp	3.0										
Taxodium spp	2.6										
Taxodium spp	2.3										
Taxodium spp	2.8										
Taxodium spp	2.3										
Taxodium spp	2.4										
Taxodium spp	2.2										
Taxodium spp	2.8										
Taxodium spp	2.4										
Taxodium spp	2.2										
Taxodium spp	2.5										
Taxodium spp	2.9										
Taxodium spp	3.3										
Taxodium spp	3.6										
Taxodium spp	2.4										
Taxodium spp	3.6										
Taxodium spp	3.3										
Taxodium spp	3.4										
Taxodium spp	3.2										
Taxodium spp	2.8										
Taxodium spp	2.7										
Taxodium spp	3.2										
Taxodium spp	3.2										
Taxodium spp	2.6										
Taxodium spp	3.6										
Taxodium spp	3.3										
Taxodium spp	2.5										
Taxodium spp	2.9										
Taxodium spp	2.9										
Taxodium spp	2.9										
Taxodium spp	3.2										
Taxodium spp	3.2										
Taxodium spp	2.8										
Taxodium spp	3.4										
Taxodium spp	2.9										
Taxodium spp	3.7										
Taxodium spp	3.1										
Taxodium spp	2.5										
Taxodium spp	2.2										
Taxodium spp	2.5										
Taxodium spp	3.0										
Taxodium spp	2.3										
Taxodium spp	3.0										
Taxodium spp	2.7										
Taxodium spp	2.8										
Taxodium spp	2.6										
Taxodium spp	3.8										
Taxodium spp	3.3										
Taxodium spp	4.5										
Taxodium spp	4.2										
Taxodium spp	2.2										
Taxodium spp	3.7										
Taxodium spp	3.0										
Taxodium spp	2.6										
Taxodium spp	3.9										
Taxodium spp	2.6										
Taxodium spp	3.4										
Taxodium spp	3.8										
Taxodium spp	3.4										
Taxodium spp	2.6										
Taxodium spp	2.1										
Taxodium spp	3.5										
Taxodium spp	3.7										
Taxodium spp	3.4										
Taxodium spp	2.5										
Taxodium spp	3.3										
Taxodium spp	3.4										
Taxodium spp	3.5										
Taxodium spp	3.4										
Taxodium spp	3.7										
Taxodium spp	3.8										
Taxodium spp	2.5										
Taxodium spp	2.5										
Taxodium spp	2.1										
Taxodium spp	2.6										
Taxodium spp	3.2										
Taxodium spp	3.3										
Taxodium spp	3.8										
Taxodium spp	3.0										
Taxodium spp	2.9										
Taxodium spp	3.4										

M-66A

Species	Height (ft)										
	2024	9/2025					4/2026				
	Overall (4.44 ac)	T1 (0.242 ac)	T2 (0.106 ac)	T3 (0.208)	T4 (0.131 ac)	T5 (0.087 ac)	T1 (0.242 ac)	T2 (0.106 ac)	T3 (0.208)	T4 (0.131 ac)	T5 (0.087 ac)
Taxodium spp	3.6										
Taxodium spp	4.0										
Taxodium spp	3.5										
Taxodium spp	2.5										
Taxodium spp	3.9										
Taxodium spp	2.5										
Taxodium spp	3.0										
Taxodium spp	2.3										
Taxodium spp	2.3										
Taxodium spp	3.9										
Taxodium spp	4.0										
Taxodium spp	3.3										
Taxodium spp	3.0										
Taxodium spp	3.8										
Taxodium spp	4.2										
Taxodium spp	4.1										
Taxodium spp	4.0										
Taxodium spp	3.9										
Taxodium spp	3.1										
Taxodium spp	3.0										
Taxodium spp	4.3										
Taxodium spp	2.6										
Taxodium spp	3.5										
Taxodium spp	4.4										
Taxodium spp	4.6										
Taxodium spp	3.7										
Taxodium spp	3.8										
Taxodium spp	4.7										
Taxodium spp	3.1										
Taxodium spp	4.1										
Taxodium spp	3.0										
Taxodium spp	4.1										
Taxodium spp	3.8										
Taxodium spp	3.8										
Taxodium spp	3.0										
Taxodium spp	2.7										
Taxodium spp	3.0										
Taxodium spp	3.2										
Taxodium spp	2.7										
Taxodium spp	4.5										
Taxodium spp	2.7										
Taxodium spp	3.3										
Taxodium spp	4.0										
Taxodium spp	2.6										
Taxodium spp	2.5										
Taxodium spp	2.7										
Taxodium spp	3.2										
Taxodium spp	2.1										
Taxodium spp	2.5										
Taxodium spp	2.8										
Taxodium spp	4.6										
Taxodium spp	2.9										
Taxodium spp	4.0										
Taxodium spp	3.8										
Taxodium spp	3.5										
Taxodium spp	3.8										
Taxodium spp	2.9										
Taxodium spp	3.1										
Taxodium spp	3.2										
Taxodium spp	3.6										
Taxodium spp	2.8										
Taxodium spp	2.6										
Taxodium spp	4.1										
Taxodium spp	4.4										
Taxodium spp	3.3										
Taxodium spp	2.9										
Taxodium spp	4.1										
Taxodium spp	4.2										
Taxodium spp	4.0										
Taxodium spp	3.8										
Taxodium spp	3.9										
Taxodium spp	3.8										
Taxodium spp	2.5										
Taxodium spp	3.4										
Taxodium spp	4.2										
Taxodium spp	3.7										
Taxodium spp	3.7										
Taxodium spp	3.4										
Taxodium spp	2.7										
Taxodium spp	2.5										
Taxodium spp	2.5										
Taxodium spp	2.4										
Taxodium spp	4.3										
Taxodium spp	2.7										
Taxodium spp	2.8										
Taxodium spp	2.7										
Taxodium spp	3.3										
Taxodium spp	3.9										
Taxodium spp	2.5										
Taxodium spp	3.8										
Taxodium spp	4.7										
Taxodium spp	4.8										
Taxodium spp	4.7										
Taxodium spp	3.6										
Taxodium spp	3.9										
Taxodium spp	3.9										
Taxodium spp	4.2										

M-66A

Species	Height (ft)										
	2024	9/2025					4/2026				
	Overall (4.44 ac)	T1 (0.242 ac)	T2 (0.106 ac)	T3 (0.208)	T4 (0.131 ac)	T5 (0.087 ac)	T1 (0.242 ac)	T2 (0.106 ac)	T3 (0.208)	T4 (0.131 ac)	T5 (0.087 ac)
Taxodium spp	2.4										
Taxodium spp	4.5										
Taxodium spp	2.5										
Taxodium spp	3.6										
Taxodium spp	4.6										
Taxodium spp	4.0										
Taxodium spp	3.7										
Taxodium spp	3.1										
Taxodium spp	3.5										
Taxodium spp	3.8										
Taxodium spp	3.8										
Taxodium spp	2.6										
Taxodium spp	2.9										
Taxodium spp	4.4										
Taxodium spp	3.2										
Taxodium spp	2.8										
Taxodium spp	3.0										
Taxodium spp	4.6										
Taxodium spp	4.7										
Taxodium spp	3.3										
Taxodium spp	4.4										
Taxodium spp	4.1										
Taxodium spp	4.0										
Taxodium spp	3.0										
Taxodium spp	4.4										
Taxodium spp	2.6										
Taxodium spp	4.2										
Taxodium spp	4.0										
Taxodium spp	3.8										
Taxodium spp	3.2										
Taxodium spp	4.6										
Taxodium spp	5.4										
Taxodium spp	4.8										
Taxodium spp	3.5										
Taxodium spp	3.7										
Taxodium spp	3.2										
Taxodium spp	4.9										
Taxodium spp	4.0										
Taxodium spp	3.7										
Taxodium spp	3.9										
Taxodium spp	4.0										
Taxodium spp	2.6										
Taxodium spp	3.0										
Taxodium spp	3.6										
Taxodium spp	3.6										
Taxodium spp	3.2										
Taxodium spp	3.6										
Taxodium spp	3.7										
Taxodium spp	3.7										
Taxodium spp	3.6										
Taxodium spp	5.3										
Taxodium spp	5.9										
Taxodium spp	2.6										
Taxodium spp	3.9										
Taxodium spp	3.5										
Taxodium spp	3.6										
Taxodium spp	4.3										
Taxodium spp	4.2										
Taxodium spp	3.5										
Taxodium spp	3.5										
Taxodium spp	4.6										
Taxodium spp	4.1										
Taxodium spp	3.6										
Taxodium spp	3.8										
Taxodium spp	2.8										
Taxodium spp	2.5										
Taxodium spp	3.4										
Taxodium spp	3.9										
Taxodium spp	2.7										
Taxodium spp	4.0										
Taxodium spp	3.1										
Taxodium spp	4.1										
Taxodium spp	3.6										
Taxodium spp	4.8										
Taxodium spp	3.7										
Taxodium spp	4.0										
Taxodium spp	3.7										
Taxodium spp	4.0										
Taxodium spp	4.2										
Taxodium spp	2.9										
Taxodium spp	3.3										
Taxodium spp	4.2										
Taxodium spp	3.0										
Taxodium spp	4.2										
Taxodium spp	2.6										
Taxodium spp	3.0										
Taxodium spp	3.2										
Taxodium spp	2.5										
Taxodium spp	4.4										
Taxodium spp	3.8										
Taxodium spp	3.9										
Taxodium spp	2.9										
Taxodium spp	3.0										
Taxodium spp	4.0										
Taxodium spp	3.6										
Taxodium spp	3.5										
Taxodium spp	2.3										

M-66A

Species	Height (ft)										
	2024	9/2025					4/2026				
	Overall (4.44 ac)	T1 (0.242 ac)	T2 (0.106 ac)	T3 (0.208)	T4 (0.131 ac)	T5 (0.087 ac)	T1 (0.242 ac)	T2 (0.106 ac)	T3 (0.208)	T4 (0.131 ac)	T5 (0.087 ac)
Taxodium spp	2.1										
Taxodium spp	3.5										
Taxodium spp	3.6										
Taxodium spp	3.8										
Taxodium spp	4.1										
Taxodium spp	3.1										
Taxodium spp	4.2										
Taxodium spp	3.3										
Taxodium spp	4.9										
Taxodium spp	2.8										
Taxodium spp	2.2										
Taxodium spp	2.2										
Taxodium spp	2.9										
Taxodium spp	4.9										
Taxodium spp	2.3										
Taxodium spp	3.5										
Taxodium spp	4.6										
Taxodium spp	2.5										
Taxodium spp	3.3										
Taxodium spp	3.0										
Taxodium spp	2.3										
Taxodium spp	2.6										
Taxodium spp	3.1										
Taxodium spp	2.9										
Taxodium spp	3.4										
Taxodium spp	3.0										
Taxodium spp	3.2										
Taxodium spp	4.1										
Taxodium spp	3.7										
Taxodium spp	2.3										
Taxodium spp	2.2										
Taxodium spp	2.9										
Taxodium spp	5.0										
Taxodium spp	2.3										
Taxodium spp	3.6										
Taxodium spp	2.8										
Taxodium spp	3.7										
Taxodium spp	3.0										
Taxodium spp	3.6										
Taxodium spp	2.9										
Taxodium spp	3.8										
Taxodium spp	2.4										
Taxodium spp	3.4										
Taxodium spp	4.2										
Taxodium spp	3.2										
Taxodium spp	2.7										
Taxodium spp	4.5										
Taxodium spp	3.6										
Taxodium spp	2.6										
Taxodium spp	2.4										
Taxodium spp	2.7										
Taxodium spp	3.2										
Taxodium spp	2.7										
Taxodium spp	3.6										
Taxodium spp	3.7										
Taxodium spp	3.8										
Taxodium spp	3.0										
Taxodium spp	3.2										
Taxodium spp	4.1										
Taxodium spp	2.3										
Taxodium spp	3.4										
Taxodium spp	3.0										
Taxodium spp	2.9										
Taxodium spp	3.0										
Taxodium spp	3.8										
Taxodium spp	3.1										
Taxodium spp	4.9										
Taxodium spp	3.5										
Taxodium spp	3.2										
Taxodium spp	2.9										
Taxodium spp	3.3										
Taxodium spp	3.7										
Taxodium spp	2.5										
Taxodium spp	2.8										
Taxodium spp	4.3										
Taxodium spp	3.0										
Taxodium spp	3.3										
Taxodium spp	3.0										
Taxodium spp	2.8										
Taxodium spp	3.2										
Taxodium spp	4.3										
Taxodium spp	3.4										
Taxodium spp	2.7										
Taxodium spp	3.5										
Taxodium spp	3.9										
Taxodium spp	3.4										
Taxodium spp	2.6										
Taxodium spp	3.6										
Taxodium spp	5.2										
Taxodium spp	2.7										
Taxodium spp	2.8										
Taxodium spp	3.0										
Taxodium spp	2.8										
Taxodium spp	2.8										
Taxodium spp	4.0										
Taxodium spp	2.7										
Taxodium spp	3.7										

M-66A

Species	Height (ft)											
	2024	9/2025					4/2026					
	Overall (4.44 ac)	T1 (0.242 ac)	T2 (0.106 ac)	T3 (0.208)	T4 (0.131 ac)	T5 (0.087 ac)	T1 (0.242 ac)	T2 (0.106 ac)	T3 (0.208)	T4 (0.131 ac)	T5 (0.087 ac)	
Taxodium spp	2.8											
Taxodium spp	3.8											
Taxodium spp	3.2											
Taxodium spp	3.2											
Taxodium spp	2.5											
Taxodium spp	2.6											
Taxodium spp	3.0											
Taxodium spp	3.6											
Taxodium spp	3.3											
Taxodium spp	3.0											
Taxodium spp	3.1											
Taxodium spp	3.7											
Taxodium spp	3.0											
Taxodium spp	2.6											
Taxodium spp	3.3											
Taxodium spp	4.1											
Taxodium spp	4.2											
Taxodium spp	2.6											
Taxodium spp	4.6											
Taxodium spp	3.0											
Taxodium spp	4.6											
Taxodium spp	3.2											
Taxodium spp	3.0											
Taxodium spp	4.5											
Taxodium spp	4.4											
Taxodium spp	3.8											
Taxodium spp	3.7											
Taxodium spp	4.6											
Taxodium spp	4.0											
Taxodium spp	4.3											
Taxodium spp	2.7											
Taxodium spp	3.6											
Taxodium spp	3.6											
Taxodium spp	3.4											
Taxodium spp	3.5											
Taxodium spp	3.9											
Taxodium spp	4.2											
Taxodium spp	2.4											
Taxodium spp	4.8											
Taxodium spp	3.6											
Taxodium spp	4.6											
Taxodium spp	3.9											
Taxodium spp	3.5											
Taxodium spp	3.9											
Taxodium spp	4.6											
Taxodium spp	4.2											
Taxodium spp	3.9											
Taxodium spp	5.0											
Taxodium spp	3.7											
Taxodium spp	4.1											
Taxodium spp	2.9											
Taxodium spp	3.6											
Taxodium spp	3.5											
Taxodium spp	3.2											
Taxodium spp	3.6											
Taxodium spp	4.2											
Taxodium spp	3.3											
Taxodium spp	4.0											
Taxodium spp	4.2											
Taxodium spp	4.1											
Taxodium spp	4.0											
Taxodium spp	4.9											
Taxodium spp	4.8											
Taxodium spp	3.9											
Taxodium spp	4.2											
Taxodium spp	4.2											
Taxodium spp	4.1											
Unknown	3.0											
Unknown	4.5											
Unknown	4.3											
Unknown	3.4											
Unknown	3.2											
Unknown	2.2											
Unknown	3.4											
Unknown	2.3											
Unknown	2.4											
Unknown	2.1											
Unknown	2.6											
Unknown	3.5											
Unknown	2.1											
Unknown	3.1											
Unknown	3.0											
Unknown	3.4											
Unknown	2.7											
Unknown	4.6											
Unknown	3.5											
Unknown	4.0											2026 Average
# Trees	**960**	**113**	**75**	**73**	**69**	**42**	**102**	**66**	**72**	**67**	**39**	**69**
Tree/Acre	**216**	**467**	**708**	**349**	**527**	**483**	**421**	**623**	**344**	**511**	**448**	**470**
Average Height (ft)	**3.4**	**4.4**	**4.6**	**4.1**	**4.1**	**3.9**	**4.5**	**4.6**	**4.0**	**4.1**	**4.0**	**4.3**

M-66A

Scientific Name	Common Name	Indicator Status	Percent Cover		
			1/31/2024	9/2025	4/2026
Andropogon spp.	Bluestem	-----	1		8
Baccharis halimifolia	Saltbush	FAC	1		
Bacopa carolinana	Lemon bacopa	OBL	1		
Bacopa monnieri	Herb-of-grace	OBL		5	1
Centella asiatica	Spadeleaf	FACW	5		
Cyperus difformis	Variable flatsedge	OBL	1		
Cyperus haspan	Haspan flatsedge	OBL	1		
Echinochloa spp.	Barnyard grass	-----	1		
Eleocharis baldwinii	Baldwins spikerush	OBL	2		
Eleocharis interstincta	Jointed spikerush	OBL	10	20	15
Hydrocotyle umbellata	Water pennywort	FACW	1		
Hymenachne amplexicaulis	West Indian marsh grass	OBL	1		
Hymenachne hemitomon	Maidencane	OBL	2		8
Juncus bufonius	Toad rush	OBL	1		
Juncus effusus	Soft rush	OBL	5		6
Juncus marginatus	Grassleaf rush	FACW	3		
Linaria floridana	Florida toadflax	U	1		
Ludwigia repens	Creeping primrosewillow	OBL	1		
Luziola fluitans	Southern watergrass	OBL	1		
Morella cerifera	Wax myrtle	FAC	1		
Panicum dicotomiflorum	Fall panicgrass	FACW		15	
Panicum repens	Torpedograss	FACW	3	2	2
Panicum spp.		-----	10		
Persicaria pensylvanica	Smartweed	OBL			5
Pluchea odorata	Sweetscent	FACW	2		
Pontederia cordata	Pickerelweed	OBL	10	25	15
Proserpinaca palustris	Marsh mermaidweed	OBL	1		
Rhynchospora scirpoides	Longbeak beaksedge	OBL		5	
Rubus cuneifolius	Sand blackberry	FAC	1		
Sagittaria spp.	Arrowleaf	OBL			15
Scoparia dulcis	Sweetbroom	FAC	3		
Spartina bakeri	Sand cordgrass	FACW		10	
		Total Vegetated Cover	**70**	**82**	**75**
		% Cover N/E Species	**5**	**2**	**2**
		% Desirable Species	**65**	**80**	**73**

M-66B

Species	Height (ft)						
	2024	9/2025			4/2026		
	Overall (1.80 ac)	T1 (0.137 ac)	T2 (0.139 ac)	T3 (0.198 ac)	T1 (0.137 ac)	T2 (0.139 ac)	T3 (0.198 ac)
Fraxinus caroliniana	3.1	5.7	5	4.2	5.11	3	1.7
Fraxinus caroliniana	3.7	4.3	6.7	1.1	2.7	4.1	4.2
Fraxinus caroliniana	3.6	4.11	1.5	2.1	3.1	5.1	1.1
Fraxinus caroliniana	4.0	3.5	5.2	6.3	2.1	4.11	3
Fraxinus caroliniana	4.8	4.9	1.1	3.7	3.2	3.4	2.8
Fraxinus caroliniana	5.1	3	1.9	3.2	4.9	5.3	2
Fraxinus caroliniana	3.8	2	4.1	4.1	2	2.4	7.11
Fraxinus caroliniana	3.0	5.7	4		1.9	2.1	5
Fraxinus caroliniana	3.4	3.1	2.5		5	2.4	3.2
Fraxinus caroliniana	2.5	5.5	2.4		6.3	2.5	
Fraxinus caroliniana	2.6	1.9	3.1		3	2.2	
Fraxinus caroliniana	5.9	4.6	2.3		5.4	3.3	
Fraxinus caroliniana	4.5	2.1	4.1		3.1	2.2	
Fraxinus caroliniana	5.6	2.11	3.8		5.5		
Fraxinus caroliniana	3.7	2.5	3.2		5.5		
Fraxinus caroliniana	4.4	2.11			4.2		
Fraxinus caroliniana	5.1	5.11					
Fraxinus caroliniana	4.2						
Fraxinus caroliniana	3.5						
Fraxinus caroliniana	4.8						
Fraxinus caroliniana	2.8						
Fraxinus caroliniana	3.1						
Fraxinus caroliniana	4.5						
Fraxinus caroliniana	4.1						
Fraxinus caroliniana	4.2						
Fraxinus caroliniana	4.0						
Fraxinus caroliniana	3.1						
Fraxinus caroliniana	3.0						
Fraxinus caroliniana	6.4						
Fraxinus caroliniana	3.1						
Fraxinus caroliniana	4.3						
Fraxinus caroliniana	3.7						
Fraxinus caroliniana	5.3						
Fraxinus caroliniana	3.5						
Fraxinus caroliniana	4.1						
Fraxinus caroliniana	2.7						
Fraxinus caroliniana	3.4						
Fraxinus caroliniana	3.7						
Fraxinus caroliniana	3.4						
Fraxinus caroliniana	2.6						
Fraxinus caroliniana	6.2						
Fraxinus caroliniana	6.5						
Fraxinus caroliniana	4.9						
Fraxinus caroliniana	2.5						
Fraxinus caroliniana	4.5						
Fraxinus caroliniana	2.4						
Fraxinus caroliniana	5.2						
Fraxinus caroliniana	3.0						
Fraxinus caroliniana	3.8						
Fraxinus caroliniana	3.4						
Fraxinus caroliniana	3.5						
Fraxinus caroliniana	3.0						
Fraxinus caroliniana	4.1						
Fraxinus caroliniana	2.4						
Fraxinus caroliniana	3.5						
Fraxinus caroliniana	2.8						
Fraxinus caroliniana	3.6						
Fraxinus caroliniana	3.0						
Fraxinus caroliniana	5.8						
Fraxinus caroliniana	4.2						
Fraxinus caroliniana	4.7						
Fraxinus caroliniana	4.2						
Fraxinus caroliniana	4.6						
Fraxinus caroliniana	3.7						
Fraxinus caroliniana	4.3						
Fraxinus caroliniana	2.6						
Fraxinus caroliniana	3.7						
Fraxinus caroliniana	4.6						
Fraxinus caroliniana	3.1						
Fraxinus caroliniana	3.0						

M-66B

Species	Height (ft)						
	2024	9/2025			4/2026		
	Overall (1.80 ac)	T1 (0.137 ac)	T2 (0.139 ac)	T3 (0.198 ac)	T1 (0.137 ac)	T2 (0.139 ac)	T3 (0.198 ac)
Fraxinus caroliniana	3.9						
Fraxinus caroliniana	3.3						
Fraxinus caroliniana	2.9						
Fraxinus caroliniana	2.9						
Fraxinus caroliniana	3.2						
Fraxinus caroliniana	4.4						
Fraxinus caroliniana	2.9						
Fraxinus caroliniana	4.6						
Fraxinus caroliniana	4.5						
Fraxinus caroliniana	5.7						
Fraxinus caroliniana	2.9						
Fraxinus caroliniana	4.0						
Fraxinus caroliniana	2.9						
Fraxinus caroliniana	3.3						
Fraxinus caroliniana	3.3						
Fraxinus caroliniana	3.3						
Fraxinus caroliniana	3.1						
Fraxinus caroliniana	2.8						
Fraxinus caroliniana	4.0						
Fraxinus caroliniana	4.2						
Fraxinus caroliniana	3.8						
Fraxinus caroliniana	4.9						
Fraxinus caroliniana	3.3						
Fraxinus caroliniana	2.8						
Fraxinus caroliniana	3.3						
Taxodium spp	4.7	5.6	2.5	5	5.5	4.5	6
Taxodium spp	4.5	4.9	3.3	3.9	5.3	5.4	5.3
Taxodium spp	3.8	5	4.8	5.4	4	4.8	3.11
Taxodium spp	3.9	5.4	2.5	4.4	5.9	5.4	4.8
Taxodium spp	4.9	5.5	2.4	5.4	5.5	4.9	4.8
Taxodium spp	4.3	5.9	5.9	5	6.6	4.1	5
Taxodium spp	3.8	5	5.1	4.7	5	5.6	4.5
Taxodium spp	3.7	4.8	4.1	5.4	5.3	5.1	4.7
Taxodium spp	3.8	5	4	5.2	5.8	3.6	5.8
Taxodium spp	4.0	6.2	4.1	3.1	5.4	5.2	5.4
Taxodium spp	4.0	7.11	6.1	5.2	6.3	4.8	4.1
Taxodium spp	4.6	4.4	5	4.1	4.8	5.9	4.9
Taxodium spp	4.1	5.2	4.11	4.11	5.7	4.6	4.6
Taxodium spp	4.5	5.5	6.2	4.6	5.3	4.1	4.9
Taxodium spp	3.9	4	4.11	4.1	4.6	4.9	4.8
Taxodium spp	3.3	5.2	4.1	4.8	5.3	5.6	5.3
Taxodium spp	4.0	2.4	5.1	4.2	5.2	5	3.1
Taxodium spp	4.1	4	4.7	4.11	4.6	4.8	5.3
Taxodium spp	3.8	5.9	2.11	4.5	5.3	4.7	4.1
Taxodium spp	3.7	4.1	1.5	5.9	5.8	4.2	5.2
Taxodium spp	3.7	3.2	4.11	5.1	5.6	5.2	4.11
Taxodium spp	3.4	5.2	3.9	4.6	4.5	5.3	3.1
Taxodium spp	4.1	4.1	3.11	4.1	5	4.6	5.5
Taxodium spp	4.4	4.9	2.2	3.1	5.3	3.8	5.1
Taxodium spp	4.5	4.5	2.2	5.5	5.2	4.11	4.1
Taxodium spp	5.1	4.7	3.1	4	5.1	4.1	4.11
Taxodium spp	4.7	5.7	3.4	5	4.7	5.4	5.6
Taxodium spp	3.7	5	4.11	4.2	2.3	5.4	3.3
Taxodium spp	3.7	3.4	5.8	3.9	3.7	4.7	1.4
Taxodium spp	4.4	3.5	4	5.5	5.1	3.5	3.1
Taxodium spp	4.7	4.1	5.2	6.6	5.8	4.7	4.3
Taxodium spp	5.7	4.8	5.3	4.8	5.7	3.2	5.2
Taxodium spp	3.5	5	5.6	2.2	5.1	4.3	4.3
Taxodium spp	4.2	4.11	5.2	4.11	5.1	2.1	5
Taxodium spp	4.6	5.5	4.7	4.3	5.2	4.9	3.11
Taxodium spp	4.0	3.1	4.2	5.6	4.1	3.9	4.2
Taxodium spp	3.5	5.11	5.6	3.9	2.8	4.11	4.4
Taxodium spp	3.7	5.3	6.3	4.6	4	4.2	4.11
Taxodium spp	4.1	5	4.9	4.1	5.8	3.9	5.4
Taxodium spp	3.7	4.1	4.2	4.1	3.5	4.7	4.6
Taxodium spp	4.8	4.9	5.2	4.11	8.9	3	3.1
Taxodium spp	2.9	4.5	4.4	4	5.1	4.8	5
Taxodium spp	3.3	5.5	4.11	5.6	6.3	6.5	6.2
Taxodium spp	4.2	6.4	4.4	3.5	4.2	4.7	5.4
Taxodium spp	3.5	4	3.9	5.1	4.8	5.4	4.1

M-66B

Species	Height (ft)						
	2024	9/2025			4/2026		
	Overall (1.80 ac)	T1 (0.137 ac)	T2 (0.139 ac)	T3 (0.198 ac)	T1 (0.137 ac)	T2 (0.139 ac)	T3 (0.198 ac)
Taxodium spp	4.2	5.3	4	4.1	4	4.7	4.2
Taxodium spp	4.6	5.2	4.9	3.1	4.7	4.1	3.1
Taxodium spp	4.1	5.3	2.6	6	5.8	5.6	5.7
Taxodium spp	3.8	3.11	5.4	5.5	8.2	5.8	4.3
Taxodium spp	3.6	6.5	3.7	6.2	6.5	4.8	4.2
Taxodium spp	3.8	5.4	3.4	3.9	3.5	4.5	3.6
Taxodium spp	5.3	5	4.6	4.3	5.7	2.11	4.2
Taxodium spp	4.4		5.2	4.1	5.4	5.3	3.11
Taxodium spp	4.0		4.6	4.4	5.2	5.9	4.8
Taxodium spp	4.3		4.11	4.1	4.1	3.9	5.8
Taxodium spp	4.0		4	2.1	5.8	5.3	3.5
Taxodium spp	3.9		4.1	4.8	5.11	2.9	4.8
Taxodium spp	4.4		3	4.8		3.9	3.7
Taxodium spp	4.6		4	4.1		3.1	4.8
Taxodium spp	3.6		5.6	3.7		4.11	4.8
Taxodium spp	3.0		4.5	3.1		3.1	5.4
Taxodium spp	3.9		4.5	4.2		3.5	4.3
Taxodium spp	3.8		5.1	3.8		3.11	4.2
Taxodium spp	4.5		5.6	5.3		4.9	4.6
Taxodium spp	3.6		4.9	3.1		4.7	3
Taxodium spp	3.5		4.9	4.6		5.2	3.9
Taxodium spp	3.5		5.1	4.9		4.11	4.5
Taxodium spp	4.7		4	5.8		1	4.2
Taxodium spp	3.6		5.2	5.5		4.2	3.9
Taxodium spp	3.3		4.5	2.8		6.2	5.5
Taxodium spp	3.7		5	4.1		5.1	3.3
Taxodium spp	3.3		5.2	4.5		5.4	3.11
Taxodium spp	3.5		4.5	3.11		5.9	2.4
Taxodium spp	4.4		4.3	3.1		5.9	4.4
Taxodium spp	4.9		5.3	2.8		3.8	4.11
Taxodium spp	4.2		5.1	3.11		3.5	2.11
Taxodium spp	4.2		4.9	4.6		5.3	4.3
Taxodium spp	3.7			4.2		2.2	3.1
Taxodium spp	4.0			2.8		2.2	4.8
Taxodium spp	4.2			3.8		1.9	3.8
Taxodium spp	3.7			2.6		4.1	3.7
Taxodium spp	4.6			4.5		5.1	5.6
Taxodium spp	3.6			4			4.5
Taxodium spp	4.4			5			4.1
Taxodium spp	4.6			5.9			4.6
Taxodium spp	4.2			3.6			
Taxodium spp	4.1			3.4			
Taxodium spp	5.0			3.5			
Taxodium spp	4.5			4.7			
Taxodium spp	4.3			4.2			
Taxodium spp	3.4			4			
Taxodium spp	4.1			3.3			
Taxodium spp	3.7						
Taxodium spp	3.9						
Taxodium spp	4.5						
Taxodium spp	4.2						
Taxodium spp	3.7						
Taxodium spp	3.5						
Taxodium spp	4.6						
Taxodium spp	3.7						
Taxodium spp	4.5						
Taxodium spp	3.6						
Taxodium spp	3.7						
Taxodium spp	3.0						
Taxodium spp	4.1						
Taxodium spp	4.2						
Taxodium spp	3.3						
Taxodium spp	3.6						
Taxodium spp	4.0						
Taxodium spp	3.8						
Taxodium spp	3.5						
Taxodium spp	4.7						
Taxodium spp	4.4						
Taxodium spp	4.1						
Taxodium spp	4.1						

M-66B

Species	Height (ft)						
	2024	9/2025			4/2026		
	Overall (1.80 ac)	T1 (0.137 ac)	T2 (0.139 ac)	T3 (0.198 ac)	T1 (0.137 ac)	T2 (0.139 ac)	T3 (0.198 ac)
Taxodium spp	4.9						
Taxodium spp	4.0						
Taxodium spp	3.8						
Taxodium spp	3.6						
Taxodium spp	4.0						
Taxodium spp	3.9						
Taxodium spp	5.3						
Taxodium spp	5.4						
Taxodium spp	3.6						
Taxodium spp	3.9						
Taxodium spp	4.2						
Taxodium spp	4.7						
Taxodium spp	3.6						
Taxodium spp	3.2						
Taxodium spp	3.8						
Taxodium spp	4.5						
Taxodium spp	3.8						
Taxodium spp	4.3						
Taxodium spp	4.2						
Taxodium spp	3.4						
Taxodium spp	3.9						
Taxodium spp	3.5						
Taxodium spp	3.5						
Taxodium spp	3.3						
Taxodium spp	2.8						
Taxodium spp	3.7						
Taxodium spp	4.5						
Taxodium spp	3.8						
Taxodium spp	3.4						
Taxodium spp	3.8						
Taxodium spp	3.9						
Taxodium spp	4.2						
Taxodium spp	4.4						
Taxodium spp	3.4						
Taxodium spp	4.2						
Taxodium spp	4.1						
Taxodium spp	3.4						
Taxodium spp	4.3						
Taxodium spp	4.2						
Taxodium spp	3.0						
Taxodium spp	4.1						
Taxodium spp	4.3						
Taxodium spp	3.8						
Taxodium spp	4.2						
Taxodium spp	3.3						
Taxodium spp	4.4						
Taxodium spp	4.5						
Taxodium spp	3.8						
Taxodium spp	3.8						
Taxodium spp	3.8						
Taxodium spp	4.0						
Taxodium spp	2.8						
Taxodium spp	4.1						
Taxodium spp	4.8						
Taxodium spp	4.1						
Taxodium spp	4.1						
Taxodium spp	3.9						
Taxodium spp	3.5						
Taxodium spp	3.8						
Taxodium spp	3.7						
Taxodium spp	2.9						
Taxodium spp	3.6						
Taxodium spp	3.5						
Taxodium spp	4.3						
Taxodium spp	3.6						
Taxodium spp	4.8						
Taxodium spp	4.0						
Taxodium spp	4.3						
Taxodium spp	3.3						
Taxodium spp	3.0						

M-66B

Species	Height (ft)						
	2024	9/2025			4/2026		
	Overall (1.80 ac)	T1 (0.137 ac)	T2 (0.139 ac)	T3 (0.198 ac)	T1 (0.137 ac)	T2 (0.139 ac)	T3 (0.198 ac)
Taxodium spp	4.3						
Taxodium spp	3.3						
Taxodium spp	4.1						
Taxodium spp	3.8						
Taxodium spp	3.9						
Taxodium spp	4.2						
Taxodium spp	2.5						
Taxodium spp	4.0						
Taxodium spp	3.5						
Taxodium spp	3.3						
Taxodium spp	4.0						
Taxodium spp	3.6						
Taxodium spp	4.0						
Taxodium spp	3.8						
Taxodium spp	3.8						
Taxodium spp	3.9						
Taxodium spp	3.6						
Taxodium spp	3.1						
Taxodium spp	3.0						
Taxodium spp	2.6						
Taxodium spp	3.8						
Taxodium spp	3.9						
Taxodium spp	3.4						
Taxodium spp	3.2						
Taxodium spp	3.7						
Taxodium spp	3.9						
Taxodium spp	4.0						
Taxodium spp	3.0						
Taxodium spp	3.2						
Taxodium spp	3.3						
Taxodium spp	4.3						
Taxodium spp	4.7						
Taxodium spp	3.2						
Taxodium spp	2.6						
Taxodium spp	2.7						
Taxodium spp	4.1						
Taxodium spp	3.6						
Taxodium spp	4.0						
Taxodium spp	3.6						
Taxodium spp	3.6						
Taxodium spp	3.4						
Taxodium spp	3.1						
Taxodium spp	4.6						
Taxodium spp	4.0						
Taxodium spp	3.9						
Taxodium spp	4.3						
Taxodium spp	4.4						
Taxodium spp	3.9						
Taxodium spp	3.8						
Taxodium spp	3.4						
Taxodium spp	2.7						
Taxodium spp	3.8						
Taxodium spp	4.6						
Taxodium spp	3.5						
Taxodium spp	4.0						
Taxodium spp	3.9						
Taxodium spp	3.9						
Taxodium spp	3.6						
Taxodium spp	2.8						
Taxodium spp	3.6						
Taxodium spp	4.0						
Taxodium spp	4.1						
Taxodium spp	3.5						
Taxodium spp	4.8						
Taxodium spp	3.8						
Taxodium spp	4.0						
Taxodium spp	3.6						
Taxodium spp	3.0						
Taxodium spp	3.0						
Taxodium spp	3.0						

M-66B

Species	Height (ft)						
	2024	9/2025			4/2026		
	Overall (1.80 ac)	T1 (0.137 ac)	T2 (0.139 ac)	T3 (0.198 ac)	T1 (0.137 ac)	T2 (0.139 ac)	T3 (0.198 ac)
Taxodium spp	3.4						
Taxodium spp	4.2						
Taxodium spp	4.4						
Taxodium spp	3.7						
Taxodium spp	3.8						
Taxodium spp	3.9						
Taxodium spp	3.2						
Taxodium spp	4.1						
Taxodium spp	3.6						
Taxodium spp	4.0						
Taxodium spp	3.7						
Taxodium spp	4.0						
Taxodium spp	3.1						
Taxodium spp	3.0						
Taxodium spp	3.6						
Taxodium spp	3.3						
Taxodium spp	3.5						
Taxodium spp	2.7						
Taxodium spp	3.8						
Taxodium spp	4.1						
Taxodium spp	3.7						
Taxodium spp	3.6						
Taxodium spp	3.2						
Taxodium spp	3.8						
Taxodium spp	3.7						
Taxodium spp	3.8						
Taxodium spp	4.6						
Taxodium spp	3.9						
Taxodium spp	4.9						
Taxodium spp	3.6						
Taxodium spp	4.0						
Taxodium spp	3.2						
Taxodium spp	3.7						
Taxodium spp	3.8						
Taxodium spp	3.7						
Taxodium spp	3.4						
Taxodium spp	4.1						
Taxodium spp	3.2						
Taxodium spp	4.5						
Taxodium spp	4.8						
Taxodium spp	4.4						
Taxodium spp	4.4						
Taxodium spp	3.8						
Taxodium spp	4.2						
Taxodium spp	3.4						
Taxodium spp	4.5						
Taxodium spp	3.7						
Taxodium spp	4.8						
Taxodium spp	3.4						
Taxodium spp	3.4						
Taxodium spp	3.6						
Taxodium spp	4.4						
Unknown	3.8						
Unknown	4.5						
Unknown	2.8						
Unknown	3.0						
Unknown	3.8						
Unknown	2.4						
Unknown	3.8						
Unknown	4.3						
Unknown	2.6						
Unknown	3.8						
Unknown	3.3						
Unknown	3.1						
Unknown	3.2						
Unknown	3.7						
Unknown	3.0						
Unknown	3.1						
Unknown	3.6						
Unknown	3.5						

M-66B

Species	Height (ft)							
	2024	9/2025			4/2026			
	Overall (1.80 ac)	T1 (0.137 ac)	T2 (0.139 ac)	T3 (0.198 ac)	T1 (0.137 ac)	T2 (0.139 ac)	T3 (0.198 ac)	
Unknown	3.2							
Unknown	3.6							
Unknown	2.9							
Unknown	3.0							
Unknown	3.7							
Unknown	2.6							**2026 Average**
# Trees	**426**	**69**	**92**	**99**	**73**	**95**	**94**	**87**
Tree/Acre	**237**	**504**	**662**	**500**	**533**	**683**	**475**	**564**
Average Height (ft)	**3.8**	**4.6**	**4.2**	**4.3**	**4.9**	**4.3**	**4.3**	**4.5**

M-66B

Scientific Name	Common Name	Indicator Status	Percent Cover		
			1/31/2024	9/2025	4/2026
Andropogon spp.	Bluestem				6
Baccharis halimifolia	Salt bush	FAC			2
Bacopa carolinana	Lemon bacopa	OBL	2		
Bacopa monnieri	Smooth waterhyssop	OBL	2		5
Centella asiatica	Spadeleaf	FACW	3		
Cyperus spp.	Flatsedge				2
Cyperus difformis	Variable flatsedge	OBL	1		
Cyperus haspan	Sharp edge sedge	OBL	3		1
Eleocharis baldwinii	Baldwins spikerush	OBL	2		8
Eleocharis interstincta	Jointed spikerush	OBL	12	25	12
Hymenachne amplexicaulis	West Indian marsh grass	OBL	1		
Hymenachne hemitoma	Maidencane	OBL	5	5	8
Juncus effusus	Softrush	OBL			5
Leersia spp.	Cut grass	OBL			5
Linaria floridanus	Florida toadflax	U	2		
Ludwigia repens	Creeping primrose willow	OBL	3		
Luziola fluitans	Southern watergrass	OBL	2		
Panicum dicotomiflorum	Fall panicgrass	FACW		25	
Panicum repens	Torpedograss	FACW	< 1	2	2
Persicaria pensylvanica	Smartweed	OBL			8
Pontederia cordata	Pickerelweed	OBL	10	20	12
Rhynchospora scirpoides	Longbeak beaksedge	OBL		10	
Sagittaria lancifolia	Lanceleaf arrowhead	OBL	2		5
Scoparia dulcis	Sweetbroom	FAC	2		
Utricularia spp.	Bladderwort	OBL			2
		Total Vegetated Cover	**52**	**87**	**83**
		% Cover N/E Species	**2**	**2**	**2**
		% Desirable Species	**50**	**85**	**81**

Tab 9

Prepared by and when
recorded return to:

Jessica Paz Mahoney, Esq.
MAHONEY LAW GROUP, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

Cross-reference O.R. Book 9475, Page 1348

NOTICE OF DESIGNATED SUCCESSOR
UNDER DECLARATION OF SIGN EASEMENT
(Bexley Community)

THIS NOTICE OF DESIGNATED SUCCESSOR UNDER DECLARATION OF SIGN EASEMENT (Bexley Community) ("**Notice**") is made as of May 27, 2026, by **NNP-BEXLEY, LLC**, a Florida limited liability company (the "**Declarant**"), and the **BEXLEY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (the "**CDD**"), with reference to the following facts:

A. Declarant is the "Declarant," as defined in that certain Declaration of Sign Easement (Bexley Community) recorded in O.R. book 9475, Page 1348, of the Public Records of Pasco County, Florida (the "**Declaration**").

B. Pursuant to Section 11 of the Declaration, the Declarant may expressly assign its rights and benefits under the Declaration to a community development district by an instrument recorded in the Public Records.

C. The CDD is a community development district and desires to be Declarant's Designated Successor under the Declaration, and Declarant desires to assign its rights and obligations under the Declaration to the CDD as the Designated Successor.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

1. Recitals; Defined Terms. The above recitals are true and correct and are incorporated herein by this reference. Capitalized terms used in this Notice, which are not otherwise defined herein, shall have the meaning ascribed to such terms in the Declaration.

2. Designated Successor. In accordance with Section 11 of the Declaration, Declarant hereby assigns all of its benefits, rights, title, interest and obligations as "Declarant" under the Declaration to the CDD as the "Designated Successor," and the CDD hereby accepts such assignment and designation as the "Designated Successor" under the Declaration and assumes all of Declarant's benefits, rights, title, interest and obligations as Declarant under the Declaration.

3. Counterparts. This Notice may be executed in separate counterparts, each of which, when taken together, shall constitute one and the same instrument.

[Signatures Begin on Following Page.]

IN WITNESS WHEREOF, the parties have executed this Notice as of the date first above written.

DECLARANT:

WITNESSES:

NNP-BEXLEY, LLC,
a Florida limited liability company

_____

Print Name: _____
Address: 3162 South Falkenburg Road
Riverview, Florida 33578

By: _____
Len Jaffe, Vice President

Address: 3162 South Falkenburg Road
Riverview, Florida 33578

_____

Print Name: _____
Address: 3162 South Falkenburg Road
Riverview, Florida 33578

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization, this _____ day of _____, 2026, by Len Jaffe, as Vice President of NNP-BEXLEY, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

_____
NOTARY PUBLIC

_____
Print or Stamp Name

My Commission Expires:_____

NOTARY SEAL:

[Signatures Continue on Following Page]

CDD:

WITNESSES:

BEXLEY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statues

_____

Print Name: _____

Address: _____

_____

By: _____
Print Name: _____
Title: _____

Address: 5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

_____

Print Name: _____

Address: _____

_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization, this _____ day of _____, 2026, by _____, as _____ of the Board of Supervisors of the of Bexley Community Development District, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes, on behalf of said entity, who [__] is personally known to me or [__] provided _____ as identification.

_____
NOTARY PUBLIC

_____
Print or Stamp Name

My Commission Expires:_____

NOTARY SEAL:

S/H

2016200734

Rcpt:1824495 Rec: 69.50
DS: 0.00 IT: 0.00
12/22/2016 K. A., Dpty Clerk

PAULA S.O'NEIL,Ph.D.PASCO CLERK & COMPTROLLER
12/22/2016 11:31am 1 of 8
OR BK 9475 PG 1348

Consideration: $10.00
Documentary Stamps: $.70

Prepared by and when recorded return to:

Donna J. Feldman, Esq.
FELDMAN & MAHONEY, P.A.
2240 Belleair Road
Suite 210
Clearwater, FL 33764

DECLARATION OF SIGN EASEMENT
(Bexley Community)

THIS DECLARATION OF SIGN EASEMENT ("**Declaration**") is made this 21st day of December, 2016, by **NNP-BEXLEY LLC**, a Florida limited liability company ("**Declarant**"), whose address is 777 S. Harbour Island Boulevard, Suite 320, Tampa, Florida 33602, with reference to the following facts:

A. Declarant is the developer of the master planned mixed-use, primarily residential community located in Pasco County ("**County**"), Florida commonly known as Bexley ("**Community**").

B. Declarant is the developer of the mixed-used, primarily commercial center commonly known as Suncoast Commercial Center ("**Commercial Center**"), which is located in the County, south of the Community along State Road 54.

C. Declarant desires to establish certain easement rights to provide for identifying signage for the Community within the Commercial Center, along State Road 54.

NOW, THEREFORE, for and in consideration of the premises set forth herein and other good and valuable consideration, the Declarant hereby declares that that portion of the Commercial Center specifically described and depicted in **Exhibit A** attached hereto ("**Lot 1A**") shall be held, sold and conveyed subject to and encumbered by the easements established by, and the terms and conditions of, this Declaration.

1. Recitals; Exhibits. The above recitals are true and correct and, together with the exhibits attached hereto, are incorporated herein by this reference.

2. Establishment of Signage Easement. Declarant hereby establishes for the benefit of Declarant as to its interests in the Community and its Designated Successors (defined in Section 10 below) a permanent, non-exclusive easement ("**Signage Easement**") on, over, across, under and through that portion of Lot 1A as described and depicted on **Exhibit B** attached hereto ("**Signage Easement Area**"), for purposes of installing, planting, maintaining, repairing, removing and replacing, as determined by Declarant (subject to the terms and conditions hereof): (a) an existing, permanent monument sign ("**Sign**") and wall feature identifying the Community; (b) sod, shrubbery and/or other landscape materials; and (c) drainage, irrigation, electric, lighting and other utility improvements associated with the improvements installed and/or planted pursuant to (a) and (b) above (the items described in (a), (b) and (c) above being referred to collectively the "**Improvements**").

3. Establishment of Access Easement. Declarant hereby establishes for the benefit of Declarant as to its interests in the Community and its Designated Successors a permanent, non-

exclusive easement ("**Access Easement**") on, over, across and through Lot 1A (excluding those portions of Lot 1A located below any motor fuel canopy or above any underground storage tanks) for purposes of vehicular and pedestrian ingress and egress for Declarant and Declarant's employees, contractors, subcontractors, suppliers, materialmen, agents and representatives (collectively, the "**Permitted Parties**"), as reasonably necessary for Declarant's use and exercise of the Signage Easement (which, together with the Access Easement, are sometimes referred to collectively as the "**Easements**"), provided that the Access Easement shall only be in effect as and when necessary to exercise the rights under the Signage Easement.

4. Concerning Sign and Improvements; Modifications. Notwithstanding any contrary provision contained herein, the Sign (i) shall identify only the Community, and (ii) shall not contain any tenant (or other identifying) panels. Notwithstanding any contrary provision contained herein, the Improvements shall be substantially similar to the plans therefor previously approved by RaceTrac Petroleum, Inc. ("**RaceTrac**"), the proposed purchaser of Lot 1A, and shall not be materially changed without the prior, written approval of RaceTrac (or, if applicable, the then-owner of Lot 1A ("**Lot 1A Owner**")), which approval shall not be unreasonably withheld, conditioned or delayed and which shall be deemed granted if such request is not approved or denied within ten (10) days after delivery of such approval request. As used in this paragraph, a "material change" shall mean an increase in the height, depth or width of the Improvements, or an increase in the number or size of any trees or shrubs, unless such change is required to comply with applicable law.

5. Use of Easement Area. Declarant shall only use the Signage Easement Area for the purposes permitted in this Declaration, and reserves for the Lot 1A Owner the right to use Lot 1A for any lawful purpose which does not prevent Declarant from exercising the Easements, impede Declarant's use of the Easements, interfere with the operation and maintenance of the Improvements, materially interfere with the view of the Improvements from Bexley Village Drive and State Road 54, or damage the Improvements. It is specifically agreed that Lot 1A Owner's installation and use of signage and landscaping on Lot 1A as allowed by Pasco County shall be deemed to not violate the terms of the immediately preceding sentence; provided, however, Lot 1A Owner shall not install or erect signage within the Signage Easement Area without Declarant's prior written consent.

6. Workmanlike Improvements; No Liens. Declarant shall cause any work performed by or at the direction of Declarant pursuant to this Declaration to be undertaken and performed in a good and workmanlike manner, pursuant to applicable laws and permits, and shall not cause or permit any liens for labor, services or materials to be created against title to the Signage Easement Area. To the extent any such lien is created as a result of the exercise of any of the Easement rights, Declarant shall cause such lien to be released of record, within thirty (30) days of Declarant obtaining knowledge of such lien, by either satisfying such lien or transferring such lien to bond.

7. Maintenance of Signage Easement Area; Utilities. Declarant shall be responsible, at its sole cost and expense, for (i) maintaining the Improvements and the Signage Easement Area in clean and attractive condition, including all landscaping in a healthy condition, and (ii) paying for all utilities consumed in connection with the Improvements (and shall cause such utilities to be separately metered). If Declarant fails to so maintain or pay, at any time, and such failure continues for more than thirty (30) days after receipt of written notice from the Lot 1A Owner, then the Lot 1A Owner shall have the right, but not the obligation, to perform such maintenance or pay such utilities at Declarant's sole cost and expense, and Declarant shall reimburse the Lot 1A Owner, within fifteen (15) days after demand, all reasonable out-of-pocket costs and expenses incurred by the Lot1A Owner in connection therewith.

8. Damage. (a) If Lot 1A Owner or its Permitted Parties causes any damage whatsoever to the Improvements, then Declarant, at its option, may either (a) require Lot 1A Owner, at the Lot 1A Owner's sole cost and expense, to promptly replace or repair the damaged portion of the Improvements to

Declarant's reasonable satisfaction within thirty (30) days after the date such damage occurred, or (b) Declarant may (without obligation) replace or repair the damaged portion of the Improvements at Lot 1A Owner's sole cost and expense, and the Lot 1A Owner shall pay to Declarant, within fifteen (15) days after demand, all reasonable out-of-pocket costs and expenses incurred by the Declarant in connection therewith.

(b) If, during the exercise of its easement rights hereunder, Declarant or its Permitted Parties causes any damage whatsoever to Lot 1A or the improvements thereon, then Lot 1A Owner, at its option, may either (a) require Declarant, at Declarant's sole cost and expense, to promptly replace or repair such damage to Lot 1A Owner's reasonable satisfaction within thirty (30) days after the date such damage occurred, or (b) Lot 1A Owner may (without obligation) replace or repair such damage at Declarant's sole cost and expense, and Declarant shall pay to Lot 1A Owner, within fifteen (15) days after demand, all reasonable out-of-pocket costs and expenses incurred by Lot 1A Owner in connection therewith.

9. Insurance. Declarant shall maintain in full force and effect, with a reputable insurance company or companies licensed to provide insurance in the State of Florida, a policy of comprehensive public liability and property damage insurance against claims of liability, bodily injury, death and property damage incurred in connection with, or in any way related to the use and exercise of, the easement rights granted hereby and/or the acts or omissions of the Permitted Parties. Such insurance policy shall have limits of not less than One Million Dollars ($1,000,000.00) per occurrence and Two Million Dollars ($2,000,000.00) in the aggregate, and shall name the Lot 1A Owner as an additional insured. Declarant shall deliver a certificate evidencing such insurance to the Lot 1A Owner upon request.

10. Indemnification. Declarant shall indemnify, defend and hold Lot 1A Owner harmless, to the extent permitted by applicable law, from and against any and all claims for property damage or personal injuries or any other claims, demands, actions, causes of action, damages, liabilities, losses, costs or expenses, including reasonable attorneys' fees, arising in connection with or in any way related to Declarant's (or its Permitted Parties') exercise of the easement rights hereunder. The indemnification obligation set forth in this section expressly survive any termination of the Easements or this Declaration.

11. Covenants Running with the Land; Binding Effect. The Easements shall be deemed appurtenant to and for the benefit of Declarant's ownership interest in the Community, burdening the Signage Easement Area, and shall constitute covenants running with the land, binding upon Lot 1A Owner's successor–in-title as to the Signage Easement Area, and benefiting the Community and any successor homeowners association or community development district thereof or successor developer of the Community to whom Declarant expressly assigns such rights and benefits by an instrument recorded in the Public Records ("**Designated Successors**"). If and when Declarant assigns all of its rights and obligations under this Declaration to one or more Designated Successors, the term "Declarant" shall be deemed to refer to such Designated Successor(s), and the previous Declarant shall be relieved of all liability and obligations under this Declaration first arising after such transfer.

12. No Public Dedication. No person or entity shall be deemed a beneficiary of the terms of this Declaration, unless specifically provided for herein. Neither this Declaration nor the Easements shall constitute dedications to the public, and no person nor entity shall have any rights or entitlements pursuant to the terms of this Declaration, including, without limitation, the right to utilize the Easements, except as specifically set forth herein.

13. Miscellaneous Provisions.

(a) Notice. Notices given or served pursuant hereto or in connection herewith, must be in writing, and may be given either by (i) certified or registered mail and shall be deemed delivered on the third (3rd) business day after such notice, properly addressed and with postage prepaid, is deposited in

the United States mail; or (ii) by personal delivery or overnight delivery, charges prepaid, and shall be deemed delivered when actually received (or delivery is refused) by the party to whom it is addressed. Such notices shall be given to the parties hereto at the addresses set forth in the preamble. Any party hereto may, at any time by giving five (5) days' written notice to the other party hereto, designate any other party or address in substitution of any foregoing party or address to which such notice shall be given.

(b) Time is of the Essence. Time is of the essence as to all matters set forth in this Declaration.

(c) Governing Law; Venue. This Declaration shall be governed in accordance with Florida Law. Venue for any dispute arising under this Declaration shall lie exclusively in the courts located in Pasco County, Florida.

(d) Jury Trial Waiver. Declarant, for itself and its successors and assigns as to Lot 1A, respectively, knowingly, voluntarily and intentionally waives any right which Declarant may have to a trial by jury with respect to any litigation or legal proceeding based upon or arising directly, indirectly or otherwise in connection with, out of, related to or from the Easements or this Declaration including, by way of example but not limitation, any course of conduct, course of dealings, verbal or written statements or acts or omissions of either party which in any way relate to the Easements or this Declaration.

(e) Attorneys' Fees. In the event of any dispute arising under this Declaration, the prevailing party in such action shall be entitled, in addition to all other relief granted or awarded by the court, to a judgment for its reasonable attorneys' and paralegals' fees and costs incurred by reason of such action and all costs of mediation, arbitration, suit at both the trial and appellate levels, and any bankruptcy action. This provision shall survive any termination of this Declaration or the rights granted hereby.

(f) Amendment; Waiver. This Declaration may only be amended, modified or terminated by an instrument executed by both Declarant, or its Designated Successor, and Lot 1A Owner. No waiver of any provision hereof shall be effective unless done so in writing signed by the party entitled to enforce such matter, nor shall any single waiver constitute a waiver of any subsequent obligation.

(g) Severability. In case any one (1) or more of the provisions contained in this Declaration is found to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Declaration shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein unless such unenforceable provision results in a frustration of the purpose of this Declaration or the failure of consideration.

[Signatures on following pages.]

[Signature Page – Declaration of Sign Easement-- Bexley Community.]

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the date first above written.

DECLARANT:

NNP-BEXLEY LLC,
a Florida limited liability company

WITNESSES:

Print Name: Mary H. Reinhard

Print Name: TERI R. TAMARGO

By: _____
Thomas J. Panaseny, Vice President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 21st day of December, 2016, by Thomas J. Panaseny, as Vice President of NNP-Bexley, LLC, a Florida limited liability company, on behalf of the company. He is [X] personally known to me or [ ] has produced a _____ as identification.

NOTARY PUBLIC
Mary H. Reinhard
Print or Stamp Name
My Commission Expires: _____

(NOTARY SEAL)

MARY H. REINHARD
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF933095
Expires 2/25/2020

EXHIBIT A

Legal Description of Lot 1A

Lot 1A, SUNCOAST COMMERCIAL CENTER - EAST REPLAT, according to the map or plat thereof, recorded in Plat Book 73, Pages 99 through 101, inclusive, of the Public Records of Pasco County, Florida.

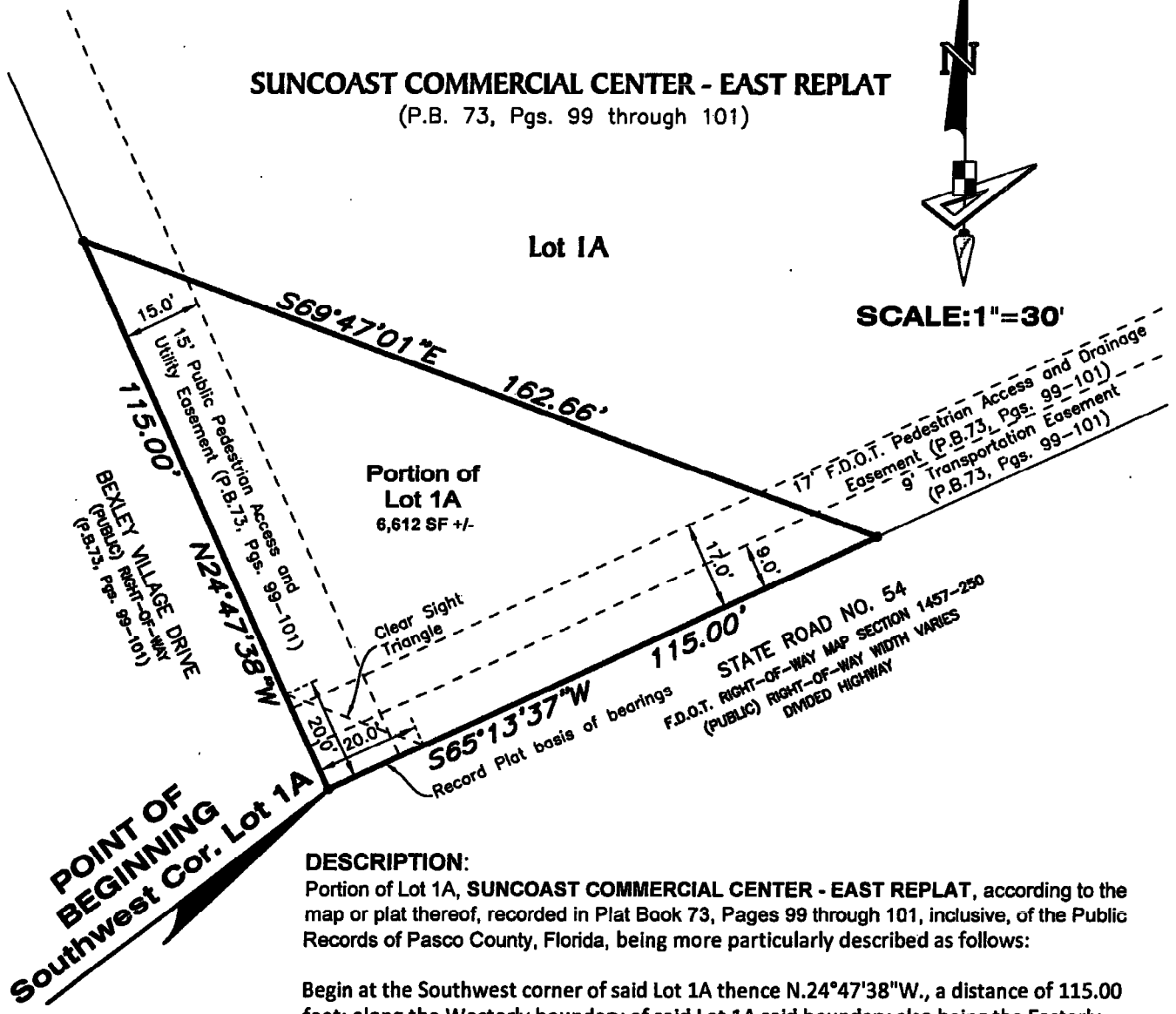
EXHIBIT B

Signage Easement Area

[*See Attached*]

SUNCOAST COMMERCIAL CENTER - EAST REPLAT

(P.B. 73, Pgs. 99 through 101)



DESCRIPTION:

Portion of Lot 1A, **SUNCOAST COMMERCIAL CENTER - EAST REPLAT**, according to the map or plat thereof, recorded in Plat Book 73, Pages 99 through 101, inclusive, of the Public Records of Pasco County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Lot 1A thence N.24°47'38"W., a distance of 115.00 feet; along the Westerly boundary of said Lot 1A said boundary also being the Easterly Right-of-Way of Bexley Village Drive, thence leaving said Easterly Right-of-way S.69°47'01"E., a distance of 162.66 feet to the Southerly boundary of said Lot 1A, said boundary also being the Northerly Right-of-Way of State Road 54, thence along said Southerly boundary of said Lot 1A, S.65°13'37"W., a distance of 155.00 feet to the Point of Beginning.

Containing 6,612 square feet, more or less.

LEGEND

Pg. - - - Page
P.B. - - - Plat Book
O.R. - - - Official Records Book
D.B. - - - Deed Book

SUNCOAST COMMERCIAL CENTER - EAST REPLAT
ENTRY WALL EASEMENT

REVISIONS			
No.	Date	Description	Dwn.
1.	12/19/16	Plat Information	DMM

Sheet No. 1 of 1 Sheet

Prepared For: NNN Bexley, LLC

DESCRIPTION SKETCH
(Not a Survey)

John D. Weigle
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5246

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GeoPoint Surveying, Inc.
403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

Drawn:DMM	Date: 06/21/16	Data File: BEXLEY RACE TRAC-JC
Check:JDW	P.C.:~	Field Book: Calc Sheet
Section: 30 Twn. 26 Rng. 18		Suncoast Commercial Cntr

EXHIBIT “B”

SERVICE AREA MAP

0 400' 800'

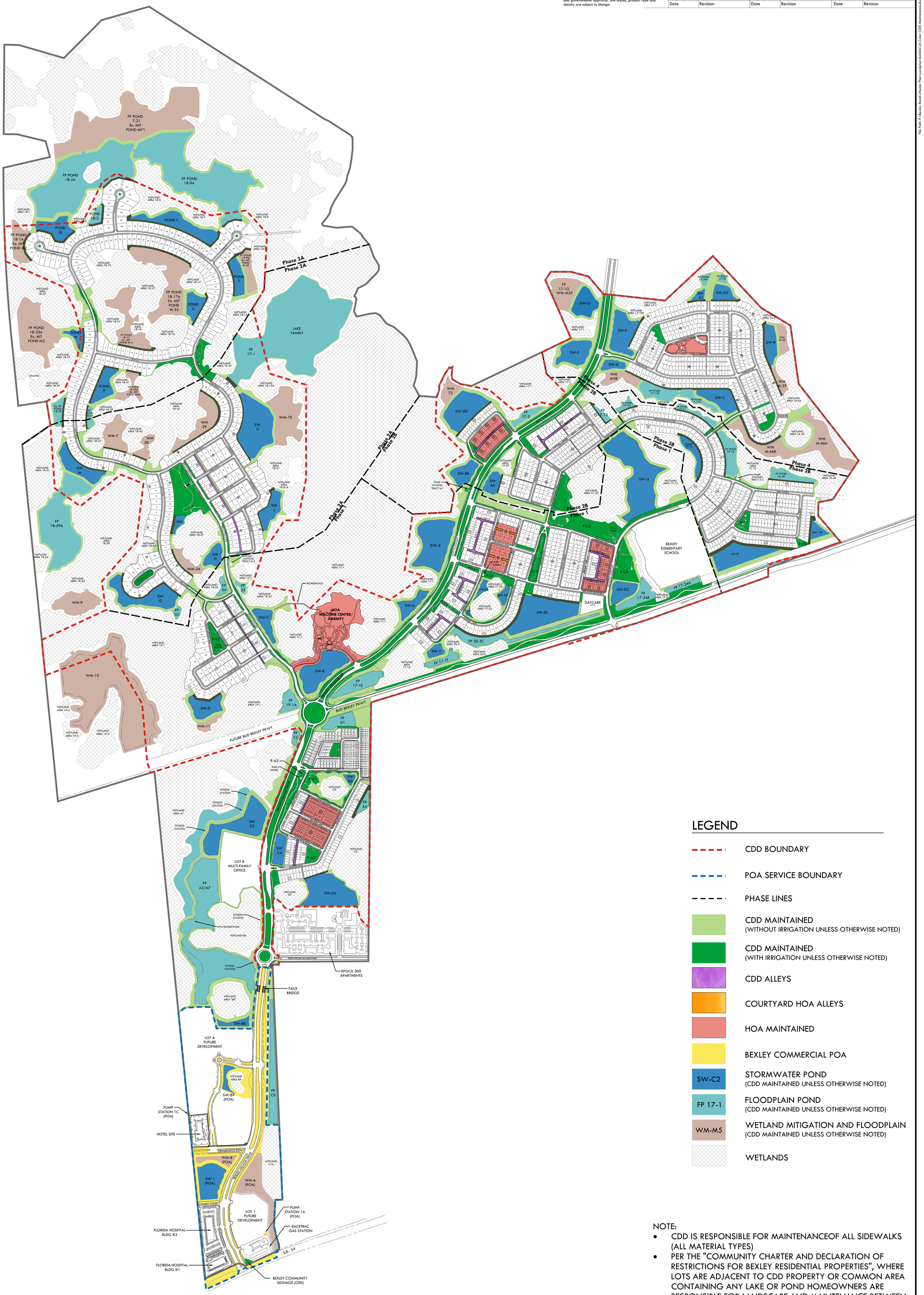
SCALE: 1" = 400'

N

This is a conceptual site plan and is subject to rezoning, final design, survey, environmental analysis, engineering, permitting and governmental approval. Site layout, product type and density are subject to change.

		08/26/2024	Plan Revisions	07/09/2020	Rev Layout
		07/19/2022	Plan Revisions	03/12/2020	Rev Layout/Add Areas
		09/09/2021	Sheet 2 Revisions	05/07/2019	Rev Layout
		07/16/2021	Map Area Update	01/16/2019	Plan Revisions
		06/10/2021	Plan Revisions	12/28/2018	Rev Layout/Add Areas
09/29/2024	Plan Revisions	11/13/2020	Rev Layout (4.3A)	05/23/2017	Initial Submittal
Date	Revision	Date	Revision	Date	Revision

File Path: P:\Bexley Ranch\Master Plan\Landplan\Exhibits\M-Color\CDD Maintenance.dwg Plot Date: 5/17/2017



LEGEND

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

NOTE:

- CDD IS RESPONSIBLE FOR MAINTENANCEOF ALL SIDEWALKS (ALL MATERIAL TYPES)
- PER THE "COMMUNITY CHARTER AND DECLARATION OF RESTRICTIONS FOR BEXLEY RESIDENTIAL PROPERTIES", WHERE LOTS ARE ADJACENT TO CDD PROPERTY OR COMMON AREA CONTAINING ANY LAKE OR POND HOMEOWNERS ARE RESPONSIBLE FOR LANDSCAPE AND MAINTENANCE BETWEEN THE LOT AND SHORELINE.

NEWLAND® NORTH AMERICA SEKISUI HOUSE

BEXLEY CDD

LANDSCAPE MAINTENANCE EXHIBIT - OVERALL COMMUNITY

CLEARVIEW LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
1213 E. 6th Avenue, Tampa, Florida 33605
Office: 813-223-3919 Fax: 813-223-3975



0 200' 400'

SCALE: 1" = 200'

N

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Date	Revision	Date	Revision
09/29/2024	Plan Revisions	07/09/2020	Rev Layout
08/26/2024	Plan Revisions	03/12/2020	Rev Layout/Add Areas
07/19/2022	Plan Revisions	05/07/2019	Rev Layout
07/16/2021	Map Area Update	01/16/2019	Plan Revisions
06/10/2021	Plan Revisions	12/28/2018	Rev Layout/Add Areas
11/13/2020	Rev Layout (4.3A)	07/05/2017	Initial Submittal

File Path: P:\Bexley Ranch\Master Plan\Landplan\Exhibits\M-Color\CDD Maintenance.dwg Plot Date: 5/17/2017

LEGEND

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

NOTE:

- CDD IS RESPONSIBLE FOR MAINTENANCEOF ALL SIDEWALKS (ALL MATERIAL TYPES)
- PER THE "COMMUNITY CHARTER AND DECLARATION OF RESTRICTIONS FOR BEXLEY RESIDENTIAL PROPERTIES", WHERE LOTS ARE ADJACENT TO CDD PROPERTY OR COMMON AREA CONTAINING ANY LAKE OR POND HOMEOWNERS ARE RESPONSIBLE FOR LANDSCAPE AND MAINTENANCE BETWEEN THE LOT AND SHORELINE.

NEWLAND® NORTH AMERICA SEKISUI HOUSE

BEXLEY CDD - HOA - POA

LANDSCAPE MAINTENANCE EXHIBIT

SHEET 1 OF 3

CLEARVIEW LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
3010 W Azeele Street, Suite 150, Tampa, Florida 33609
Office: 813-223-3919

0 200' 400' N

SCALE: 1" = 200'

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FP POND 18-5A
FP POND 18-9A
WETLAND AREA 18-5
WETLAND AREA 18-1
WETLAND AREA 18-3
FP POND 18-3
WETLAND AREA 18-7
WETLAND AREA 18-9
POND S
POND Q
FP POND 18-1A Ex. MIT POND M2
TOUR TRACE
HACKBERRY COURT
NOVEMBER RAIN COURT
WETLAND AREA 18-19
WETLAND AREA 18-14
WETLAND AREA 18-17
FP POND 18-17A Ex. MIT POND M-32
POND U
FP POND 18-9B Ex. MIT POND M-33
POND T
Phase 3A
Phase 2A
WETLAND AREA 18-23
WETLAND AREA 18-21
WETLAND AREA 18-16
WETLAND AREA 18-15
WETLAND AREA 18-13
FP POND 18-23A Ex. MIT POND M3
POND N
FP POND 18-17 Ex. MIT POND M-4
LAKE TAMBO
FP 17-1
WETLAND AREA 18-27
PERSLEY RUN
WETLAND AREA 18-47
UPLAND
WETLAND AREA 18-29
POND P
WETLAND AREA 18-41
FP POND 18-45A Ex. MIT POND M6A
WETLAND AREA 18-19A
Ex. FP POND 18-29
FP POND 18-39
WETLAND AREA 18-39
WETLAND AREA 18-45
WM 29
WM-70
SW X
WETLAND AREA 18-43
WM-7
WM 30
WETLAND AREA 18-37
CHORD DRIVE
TURRET BEND
WETLAND AREA 18-51
WETLAND AREA 18-31
SW M
BROAD PORCH RUN
WETLAND AREA 18-51A
AMPED WAY
SW J
FP 18-59A
WETLAND AREA 18-57
WETLAND AREA 18-59
WETLAND AREA 18-60
SW H
PUMP STATION TRACT A-2
WETLAND AREA 18-64
WM-24
ACOUSTIC LOOP
WETLAND AREA 17-1
WETLAND AREA 18-63
SW G
FP S4
FP S3
BOARDWALK
WETLAND AREA 18-55
WETLAND AREA 18-53
FP G1
SW-C
HOA WELCOME CENTER/ AMENITY
GRAND LAKEWAY WAY
BLUE FAIRWAY WAY
P-B2 MAIL KIOSK
COURTYARD LOOP
WETLAND AREA 19-1
WETLAND AREA 17-1
SW-B
BEXLEY VILLAGE DR
FP 17-1E
WM-10
FP 19-1A
BUD BEXLEY PKWY
FP D1
WETLAND AREA 19-4
WETLAND AREA 19-2
WETLAND AREA 19-3
SW-D
WM-11
FUTURE BUD BEXLEY PKWY
FP C2

REFER TO SHEET 3 OF 3

REFER TO SHEET 1 OF 3

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NEWLAND® NORTH AMERICA SEKISUI HOUSE

BEXLEY CDD - HOA - POA

LANDSCAPE MAINTENANCE EXHIBIT

SHEET 2 OF 3

CLEARVIEW LAND DESIGN, P.L.
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REFER TO SHEET 2 OF 3

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LANDSCAPE MAINTENANCE EXHIBIT

SHEET 3 OF 3

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Tab 10

Bexley CDD
General Manager's Report
5/20/2026

Maintenance Department Update

The following report includes some of the projects that our Bexley maintenance team continues to address throughout several CDD-maintained areas, with a focus on preserving community assets, improving safety, responding to vandalism, and maintaining the overall appearance of Bexley's parks, common areas, and recreational amenities.

The work completed by Peter and Ron reflects the team's continued hands-on approach to maintaining the community's public-facing assets and addressing items quickly before they become larger repair or replacement needs.

Completed Maintenance Items

Wood Furniture Restoration and Staining

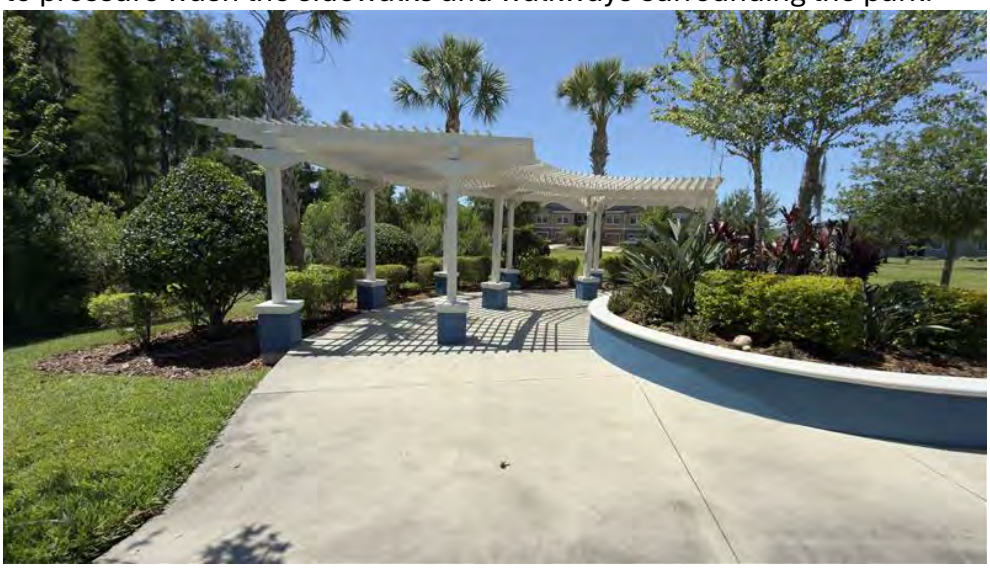
The maintenance team continued restoration work on community wood furniture, including the staining of **two benches and one garbage can on Balance Cove**. This work helps extend the useful life of the furniture while improving the overall appearance of the streetscape and neighborhood common areas.





Gimme 10 Park Renovations
Pergola and planters painted

The team pressured washed and repainted the planters and the pergola at the Gimme 10 park. This is a continued effort to keep all common areas clean and in excellent condition. The next phase on this project is to pressure wash the sidewalks and walkways surrounding the park.







Graffiti Removal and Vandalism Response

The team responded to graffiti found on playground equipment at **Game On Park**. The graffiti was removed from the playground structure, and additional work was required where the vandalism affected wood surfaces. In one area, the team had to **sand and re-stain a table** to properly restore the surface.

This type of work is important not only from an aesthetic standpoint, but also to discourage continued vandalism and preserve the quality of the community's recreational spaces.











Park Structure Repairs
At **Chime After Chime Park**, the maintenance team reset loose or displaced **tiles on the semicircle sitting bench/half wall**. The report photos show the affected wall area before and during the repair process, including the removed tile and the reset location.

This repair helps maintain the integrity and appearance of the park structure while also reducing the potential for further deterioration or safety concerns.









Water Fountain Repair
The team repaired a **water fountain located in front of the Broad Porch Run mailbox area**. The report includes photos showing the fountain components and repair work completed.
Keeping water fountains operational is an important service item, particularly in high-use pedestrian and recreational areas.





Repaired water fountain in front of broad porch run mailbox

Exercise Equipment Replacement

The maintenance team replaced exercise equipment at the **Broad Porch Run fitness/exercise area**. The photos included in the report show the equipment location and replacement components, including resistance bands and related attachments.

This work supports the continued safe use of outdoor fitness amenities and helps ensure that residents have access to properly maintained recreational equipment.



Operational Impact
The maintenance work completed during this reporting period demonstrates the value of having an active, responsive in-house maintenance team. Several of the items addressed, including graffiti removal, furniture restoration, water fountain repair, and outdoor exercise equipment replacement are the types of issues that can quickly affect resident experience if left unresolved.

By completing these tasks internally, the team helped:

- Preserve and extend the useful life of CDD assets
- Maintain the visual appearance of parks and common areas
- Address vandalism promptly
- Reduce the need for outside vendor involvement on smaller repairs
- Support safe and functional use of recreational amenities
- Improve resident experience throughout the community

Summary

Peter, Ron, and now Matt Browning, who has rejoined the Bexley maintenance team, continue to make steady progress on the District's maintenance priorities. Over the next several weeks, the team will be focusing on cleaning and repainting the mailbox kiosks, while also continuing to manage the day-to-day maintenance needs of the District's assets.

Their efforts play an important role in keeping Bexley's CDD-maintained amenities and common areas clean, safe, and well cared for. The maintenance team will continue to monitor these areas closely and address repair needs as they are identified.

Please let me know if you have any questions or want to add any areas of priority for the team to take care of.

Kind Regards,

Jessica Rosa Melendez, LCAM
General Manager

Tab 11

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** June 24, 2026 @ 6:00 PM
- **Budget Adoption Public Hearing:** August 26, 2026 @ 6:00 PM

District Manager's Report

May 27,

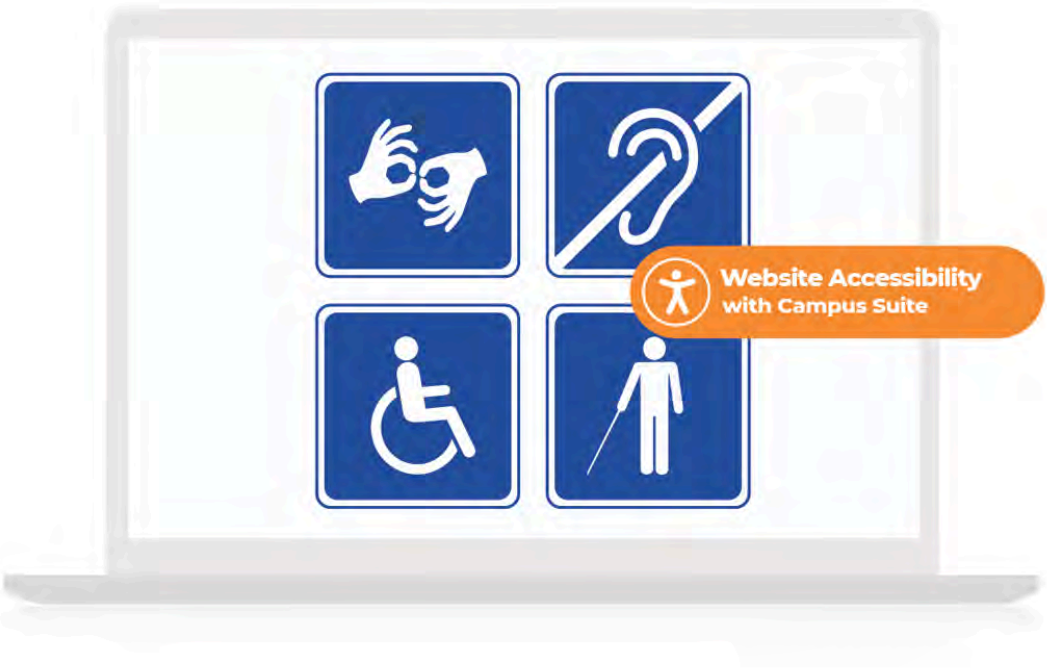
2026

BEXLEY CDD

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:	$3,117,565
Total Cash and Investment Balances:	**$6,515,263**

General Fund Expense Variance: $168,839 Under Budget

Tab 12



Quarterly Compliance Audit Report

Bexley

Date: March 2026 - 1st Quarter
Prepared for: Matthew Huber
Developer: Rizzetta
Insurance agency:

Preparer:
Jason Morgan - *Campus Suite Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview 2
Compliance Criteria 2
ADA Accessibility 2
Florida Statute Compliance 3
Audit Process 3

Audit results

ADA Website Accessibility Requirements 4
Florida F.S. 189.069 Requirements 5

Helpful information:

Accessibility overview 6
ADA Compliance Categories 7
Web Accessibility Glossary 11

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

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

*Errors represent less than 5% of the page count are considered passing
**Error reporting details are available in your Campus Suite Website Accessibility dashboard

Florida F.S. 189.069 Requirements

Result: PASSED

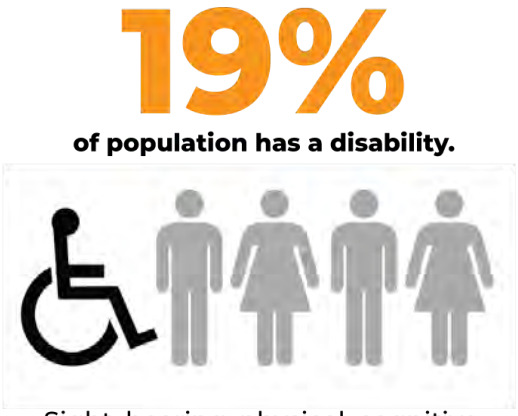
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

Contract checker: *http://webaim.org/resources/contrastchecker*



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

Helpful article: *http://webaim.org/techniques/alttext*



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using WAI-ARIA for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: *www.nngroup.com/articles/keyboard-accessibility*
Helpful article: *http://webaim.org/techniques/skipnav*



Easy to navigate and find information

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

Helpful article: *http://webaim.org/techniques/sitetools/*



Properly formatting tables

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

Helpful article: *http://webaim.org/techniques/tables/data*



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: *http://webaim.org/techniques/acrobat/acrobat*



Making videos accessible

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

Helpful article: *http://webaim.org/techniques/captions*



Making forms accessible

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

Helpful article: *http://webaim.org/techniques/forms*



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that

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

Tab 13

Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 17, 2026

Lisa Castoria
District Manager
5844 Old Pasco Rd Suite 100
Wesley Chapel FL 33544

Dear Lisa Castoria:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- Bexley Community Development District 2,733
- Country Walk Community Development District 1,801

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

Tab 14

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Bexley Community Development District ("**District**") prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A** ("**Proposed Budget**"); and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE:	August 26, 2026
TIME:	6:00 p.m.
LOCATION:	The Bexley Clubhouse 16950 Vibrant Way Land O' Lakes, Florida 34638

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District's website in accordance with Chapter 189, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27TH DAY OF MAY, 2026.

ATTEST: **BEXLEY COMMUNITY DEVELOPMENT DISTRICT**

_____ _____

Secretary / Assistant Secretary Chair / Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

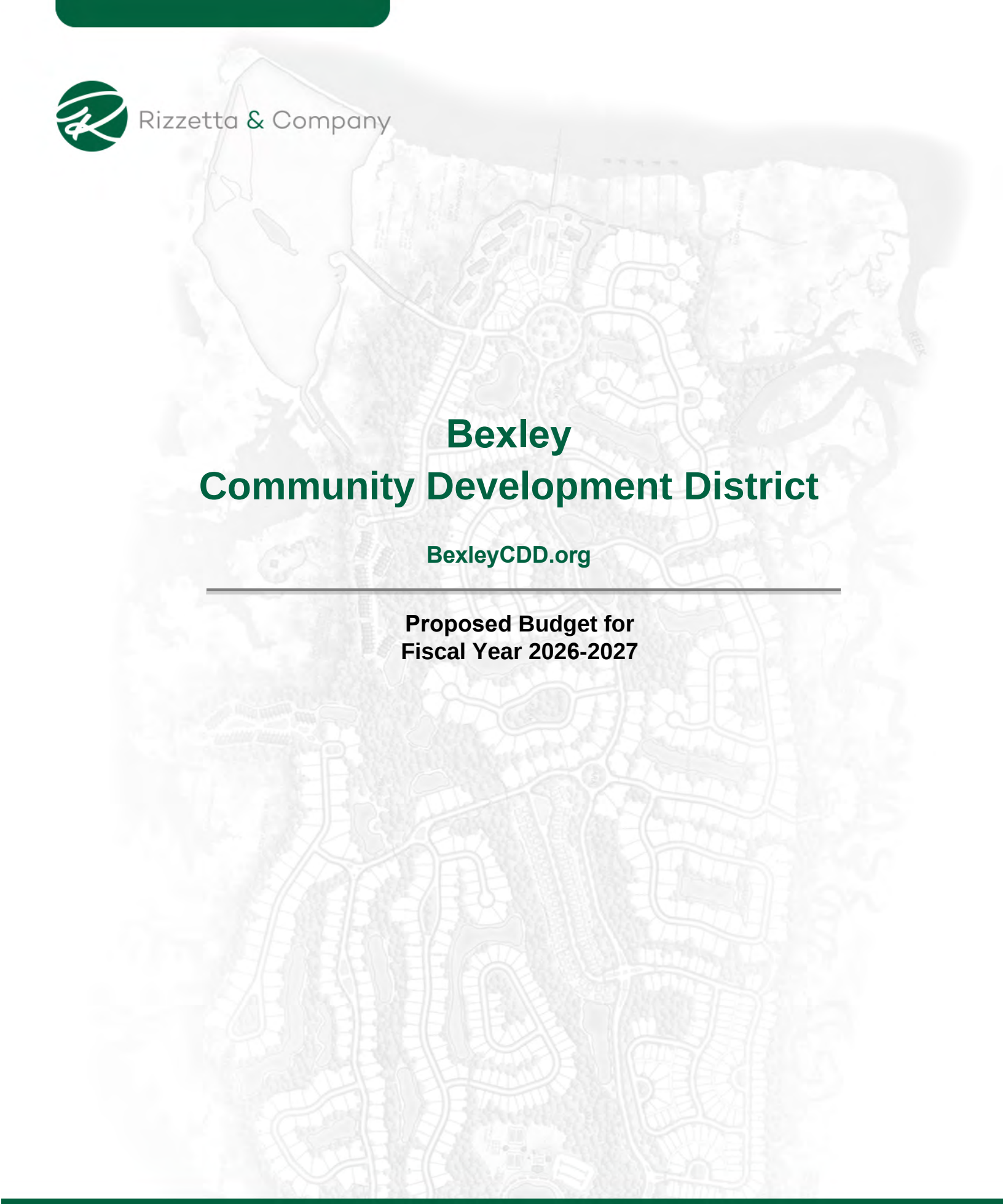
Proposed Budget

Rizzetta & Company

Bexley
Community Development District

BexleyCDD.org

Proposed Budget for
Fiscal Year 2026-2027



Professionals in Community Management

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Proposed Budget
Bexley Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ 2,294,451	$ 2,294,451	$ 2,280,890	$ 13,561	$ 2,459,976	$ 179,086	This overage in column G is due to residents not taking advantage of the early payment discount
6								
7	**Assessment Revenue Subtotal**	**$ 2,294,451**	**$ 2,294,451**	**$ 2,280,890**	**$ 13,561**	**$ 2,459,976**	**$ 179,086**	
8								
9	**OTHER REVENUES**							
10								
11	Balance Forward from Prior Year	$ -	$ -	$ 110,000	$ (110,000)	**$ 419,000**	$ 309,000	Pulled from GF
12	Cost Share Contingency	$ 14,335	$ 14,335	$ 14,335	$ -	$ 14,335	$ -	This has been adjusted to match agreement
13	Interest Earnings	$ 27,117	$ 46,486	$ -	$ 46,486	$ -	$ -	
14	Developer Contributions	$ -	$ -		$ -	$ -	$ -	
15								
16	**Other Revenue Subtotal**	**$ 41,452**	**$ 60,821**	**$ 124,335**	**$ (63,514)**	**$ 433,335**	**$ 309,000**	
17								
18	**TOTAL REVENUES**	**$ 2,335,903**	**$ 2,355,272**	**$ 2,405,225**	**$ (49,953)**	**$ 2,893,311**	**$ 488,086**	
19								
20	**EXPENDITURES - ADMINISTRATIVE**							
21								
22	***Legislative***							
23	Supervisor Fees	$ 6,000	$ 10,286	$ 14,000	$ 3,714	$ 14,000	$ -	
24	***Financial & Administrative***							
25	ADA Website Compliance	$ 2,237	$ 1,538	$ 1,538	$ -	$ 1,585	$ 47	3% increase per vendor
26	Accounting Services	$ 12,839	$ 22,889	$ 22,889	$ -	$ 22,889	$ -	Per Contract
27	Administrative Services	$ 3,145	$ 5,608	$ 5,608	$ -	$ 5,608	$ -	Per Contract
28	Arbitrage Rebate Calculation	$ -	$ 500	$ 500	$ -	$ 500	$ -	Per Contract
29	Assessment Roll	$ 5,965	$ 5,965	$ 5,965	$ -	$ 5,965	$ -	Per Contract

Proposed Budget
Bexley Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
30	Auditing Services	$ 4,000	$ 4,500	$ 4,000	$ (500)	$ 4,500	$ 500	UPDATE Currently out to bid APRIL
31	Bank Fees	$ 37	$ -		$ -	$ 150	$ 150	New line - currently in actuals
32	Disclosure Report	$ 2,917	$ 5,000	$ 5,000	$ -	$ 5,000	$ -	Per contract
33	District Engineer	$ 13,115	$ 22,483	$ 25,700	$ 3,217	$ 25,000	$ (700)	2-4% increase per BDI - BOS request 26/27 budget
34	District Management	$ 15,073	$ 26,250	$ 26,250	$ -	$ 26,250	$ -	Per Contract
35	Dues, Licenses & Fees	$ 175	$ 300	$ 350	$ 50	$ 350	$ -	
36	Financial & Revenue Collections	$ 3,346	$ 5,965	$ 5,965	$ -	$ 5,965	$ -	Per Contract
37	Legal Advertising	$ 543	$ 931	$ 3,000	$ 2,069	$ 1,000	$ (2,000)	BOS request decrease
38	Miscellaneous Mailings	$ -	$ -	$ 1,800	$ 1,800	$ 1,800	$ -	
39	Public Officials Liability Insurance	$ 3,922	$ 3,922	$ 3,804	$ (118)	$ 4,314	$ 510	Per EGIS increase
40	Tax Collector /Property Appraiser Fees	$ 245	$ 245	$ 245	$ -	$ 245	$ -	
41	Trustees Fees	$ 2,483	$ 2,483	$ 5,000	$ 2,517	$ 5,000	$ -	
42	Website Hosting, Maintenance, Backup & Email	$ 800	$ 1,200	$ 1,320	$ 120	$ 1,320	$ -	Contract-ADA billed here, asked for reclass
43	***Legal Counsel***							
44	District Counsel	$ 28,910	$ 49,560	$ 40,000	$ (9,560)	$ 30,000	$ (10,000)	BOS request decrease
45	Special Counsel	$ -	$ -	$ -	$ -	$ 30,000	$ 30,000	New line item
46	**Administrative Subtotal**	**$ 105,752**	**$ 169,624**	**$ 172,934**	**$ 3,310**	**$ 191,441**	**$ 18,507**	
47								
48	**EXPENDITURES - FIELD OPERATIONS**							
49								
50	***Electric Utility Services***							
51	Utility - Street Lights-Collector Roads	$ 46,706	$ 80,067	$ 90,000	$ 9,933	$ 85,000	$ (5,000)	BOS request increase
52	Utility Services	$ 7,533	$ 12,914	$ 20,000	$ 7,086	$ 15,000	$ (5,000)	BOS request increase
53	***Water-Sewer Combination Services***							
54	Utility - Reclaimed	$ 36,299	$ 62,227	$ 57,450	$ (4,777)	$ 75,000	$ 17,550	BOS request increase - FY 25 end of fiscal year $52,013
55	***Stormwater Control***							
56	Aquatic Maintenance (AA)	$ 58,080	$ 99,566	$ 102,154	$ 2,588	$ 104,200	$ 2,046	Per Contract 4% increase 11/27 $18005.52 updated 5/7
57	Aquatic Plant Replacement	$ -	$ -	$ 500	$ 500	$ -	$ (500)	BOS requeste line DELETED
58	Lake/Pond Bank Maintenance	$ 9,150	$ 15,686	$ 20,000	$ 4,314	$ 112,000	$ 92,000	BOS request increase

Proposed Budget
Bexley Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
59	***Wetland Mitigation***							
60	Wetland Monitoring & Maintenance (AA)	$ 100,370	$ 172,063	$ 108,000	$ (64,063)	$ 108,000	$ -	BOS request decrease
61	***Other Physical Environment***							
62	Fire Ant Treatment - Top Choice	$ -	$ -	$ 25,000	$ 25,000	$ 25,000	$ -	
63	General Liability Insurance	$ 3,208	$ 3,208	$ 4,163	$ 955	$ 5,069	$ 906	Per EGIS increase
64	Irrigation Repair	$ 102,145	$ 175,106	$ 68,400	$ (106,706)	$ 50,000	$ (18,400)	BOS request decrease FY 26 notes: The average of the last two years plus the trend is $30,604.67.
65	Landscape - Annuals/Flowers	$ 6,785	$ 11,631	$ 27,500	$ 15,869	$ 27,500	$ -	
66	Landscape - Mulch	$ 57,630	$ 98,794	$ 103,500	$ 4,706	$ 103,500	$ -	Based on contract and April Meeting agreement
67	Landscape Inspection Services	$ 7,700	$ 13,200	$ 13,200	$ -	$ 13,200	$ -	Per contract
68	Landscape Maintenance	$ 548,557	$ 940,383	$ 871,811	$ (68,572)	$ 871,811	$ -	No increase for first annual renewal
69	Landscape Replacement Plants, Shrubs, Trees	$ 15,118	$ 25,917	$ 54,330	$ 28,413	$ 54,330	$ -	
70	Property Insurance	$ 2,983	$ 2,983	$ 1,257	$ (1,726)	$ 1,504	$ 247	Per EGIS
71	Backup Water Supply	$ -	$ -	$ -	$ -	$ 100,000	$ 100,000	New Line Item
72	***Road & Street Facilities***							
73	Sidewalk Repair & Maintenance	$ -	$ -	$ 14,000	$ 14,000	$ 14,000	$ -	
74	Street Sign Repair & Replacement	$ -	$ -	$ 3,000	$ 3,000	$ 3,000	$ -	
75	***Parks & Recreation***							
76	Access Control Maintenance & Repair	$ 1,684	$ 2,887	$ 7,000	$ 4,113	$ 7,000	$ -	
77	Athletic Court/Field/Playground Maintenance & Repair	$ 7,899	$ 13,541	$ 7,500	$ (6,041)	$ 7,500	$ -	FY 26: Per Board Request move $7k from Playground Maintenance/ Equipment to this line item
78	Playground Mulch	$ -	$ -	$ -	$ -	$ 10,000	$ 10,000	New Line item
79	Dog Waste Station Supplies & Maintenance	$ 15,221	$ 26,093	$ 26,100	$ 7	$ 26,100	$ -	
80	Employee - Salaries	$ 20,968	$ 35,945	$ 167,060	$ 131,115	$ 181,000	$ 13,940	BOS request to increase (2 techs $146,157 contract)
81	Fitness Equipment Maintenance & Repair	$ -	$ -	$ 500	$ 500	$ 500	$ -	
82	GEM Car Maintenance/utility truck	$ 44,346	$ 50,000	$ 45,500	$ (4,500)	$ 10,000	$ (35,500)	Truck purchase ($43,423 current budget) BOS decrease for maintenance only
83	Telephone Fax, Internet	$ 780	$ 1,337	$ 1,656	$ 319	$ 1,656	$ -	
84	Trail/Bike Path Maintenance	$ -	$ -	$ 10,000	$ 10,000	$ 10,000	$ -	
85	Wildlife Management Services	$ 29,160	$ 30,000	$ 35,000	$ 5,000	$ 30,000	$ (5,000)	Per contract with USDA not to exceed $30k

Proposed Budget
Bexley Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
86	***Contingency***							
87	Miscellaneous Contingency	$ 20,180	$ 34,594	$ 342,710	$ 308,116	$ 650,000	$ 307,290	BOS request increase
88	Reserve Study	$ -	$ 5,000	$ 5,000	$ -	**$ -**	$ (5,000)	BOS requests line DELETED
89								
90	**Field Operations Subtotal**	**$ 1,142,502**	**$ 1,913,142**	**$ 2,232,291**	**$ 319,149**	**$ 2,701,870**	**$ 469,579**	
91								
92	**TOTAL EXPENDITURES**	**$ 1,248,254**	**$ 2,082,766**	**$ 2,405,225**	**$ 322,459**	**$ 2,893,311**	**$ 488,086**	
93								
94	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 1,087,649**	**$ 272,506**	**$ -**	**$ 272,506**	**$ -**	**$ -**	
95								

Proposed Budget
Bexley Community Development District
Reserve Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ 253,125	$ 253,125	$ 253,125	$ -	$ 150,000	$ (103,125)	
6								
7	**Assessment Revenue Subtotal**	**$ 253,125**	**$ 253,125**	**$ 253,125**	**$ -**	**$ 150,000**	**$ (103,125)**	
8								
9	**OTHER REVENUES**							
10								
11	***Interest Earnings***							
12	Interest Earnings	$ 6,984	$ 11,973	$ -	$ 11,973	$ -	$ -	
13	***Other Miscellaneous Revenues***							
14	Balance Forward from Prior Year	$ -	$ -	$ -	$ -	$ -	$ -	
15								
16	**Other Revenue Subtotal**	**$ 6,984**	**$ 11,973**	**$ -**	**$ 11,973**	**$ -**	**$ -**	
17								
18	**TOTAL REVENUES**	**$ 260,109**	**$ 265,098**	**$ 253,125**	**$ 11,973**	**$ 150,000**	**$ (103,125)**	
19								
20	**EXPENDITURES**							
21								
22	***Contingency***							
23	Capital Reserves	$ -	$ -	$ 253,125	$ 253,125	$ 150,000	$ (103,125)	
24								
25	**TOTAL EXPENDITURES**	**$ -**	**$ -**	**$ 253,125**	**$ 253,125**	**$ 150,000**	**$ (103,125)**	
26								
27	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 260,109**	**$ 265,098**	**$ -**	**$ 265,098**	**$ -**	**$ -**	
28								

Bexley Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2016	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments [1]	$1,491,465.29	$1,491,465.29
TOTAL REVENUES	**$1,491,465.29**	**$1,491,465.29**
EXPENDITURES		
Administrative		
Debt Service Obligation	$1,491,465.29	$1,491,465.29
Administrative Subtotal	**$1,491,465.29**	**$1,491,465.29**
TOTAL EXPENDITURES	**$1,491,465.29**	**$1,491,465.29**
EXCESS OF REVENUES OVER EXPENDITURES	**$0.00**	**$0.00**

County Collection Costs (2%) and Early payment Discounts (4%)	6.0%
GROSS ASSESSMENTS	**$1,585,316.00**

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discount (4%) for Pasco County is 6.0% total of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

[1] Maximum Annual Debt Service

BEXLEY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$2,609,976.00	**2025/2026 O&M Budget:**	$2,534,015.00
Collection Cost:	2%	$55,531.40	**2026/2027 O&M Budget:**	$2,609,976.00
Early Payment Discount:	4%	$111,062.81		
2026/2027 Total:		**$2,776,570.21**	**Total Difference:**	**$75,961.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparision		Proposed Increase / Decrease	
		2025/2026	*2026/2027*	$	%
Townhome	Series 2016 Debt Service	$575.00	$575.00	$0.00	0.00%
	Operations/Maintenance	$1,639.76	$1,688.91	$49.15	3.00%
	Total	**$2,214.76**	**$2,263.91**	**$49.15**	**2.22%**
30 Series	Series 2016 Debt Service	$850.00	$850.00	$0.00	0.00%
	Operations/Maintenance	$1,639.76	$1,688.91	$49.15	3.00%
	Total	**$2,489.76**	**$2,538.91**	**$49.15**	**1.97%**
Duplex/Villa	Series 2016 Debt Service	$900.00	$900.00	$0.00	0.00%
	Operations/Maintenance	$1,639.76	$1,688.91	$49.15	3.00%
	Total	**$2,539.76**	**$2,588.91**	**$49.15**	**1.94%**
40 Series	Series 2016 Debt Service	$900.00	$900.00	$0.00	0.00%
	Operations/Maintenance	$1,639.76	$1,688.91	$49.15	3.00%
	Total	**$2,539.76**	**$2,588.91**	**$49.15**	**1.94%**
50 Series	Series 2016 Debt Service	$945.00	$945.00	$0.00	0.00%
	Operations/Maintenance	$1,639.76	$1,688.91	$49.15	3.00%
	Total	**$2,584.76**	**$2,633.91**	**$49.15**	**1.90%**
60 Series	Series 2016 Debt Service	$1,090.00	$1,090.00	$0.00	0.00%
	Operations/Maintenance	$1,639.76	$1,688.91	$49.15	3.00%
	Total	**$2,729.76**	**$2,778.91**	**$49.15**	**1.80%**
Courtyard	Series 2016 Debt Service	$1,090.00	$1,090.00	$0.00	0.00%
	Operations/Maintenance	$1,639.76	$1,688.91	$49.15	3.00%
	Total	**$2,729.76**	**$2,778.91**	**$49.15**	**1.80%**
70 Series	Series 2016 Debt Service	$1,275.00	$1,275.00	$0.00	0.00%
	Operations/Maintenance	$1,639.76	$1,688.91	$49.15	3.00%
	Total	**$2,914.76**	**$2,963.91**	**$49.15**	**1.69%**
80 Series	Series 2016 Debt Service	$1,465.00	$1,465.00	$0.00	0.00%
	Operations/Maintenance	$1,639.76	$1,688.91	$49.15	3.00%
	Total	**$3,104.76**	**$3,153.91**	**$49.15**	**1.58%**
Daycare/Residential Support	Operations/Maintenance	$1,639.76	$1,688.91	$49.15	3.00%
	Total	**$1,639.76**	**$1,688.91**	**$49.15**	**3.00%**
Recreation Center	Series 2016 Debt Service	$4,716.00	$4,716.00	$0.00	0.00%
	Operations/Maintenance	$1,639.76	$1,688.91	$49.15	3.00%
	Total	**$6,355.76**	**$6,404.91**	**$49.15**	**0.77%**
40 Series (Expansion Parcel)	Series 2016 Debt Service	$900.00	$900.00	$0.00	0.00%
	Operations/Maintenance	$1,639.76	$1,688.91	$49.15	3.00%

BEXLEY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$2,609,976.00	**2025/2026 O&M Budget:**	$2,534,015.00
Collection Cost:	2%	$55,531.40	**2026/2027 O&M Budget:**	$2,609,976.00
Early Payment Discount:	4%	$111,062.81		
2026/2027 Total:		**$2,776,570.21**	**Total Difference:**	**$75,961.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparision		Proposed Increase / Decrease	
		2025/2026	*2026/2027*	$	%
	Total	**$2,539.76**	**$2,588.91**	**$49.15**	**1.94%**
50 Series (Expansion Parcel)	Series 2016 Debt Service	$945.00	$945.00	$0.00	0.00%
	Operations/Maintenance	$1,639.76	$1,688.91	$49.15	3.00%
	Total	**$2,584.76**	**$2,633.91**	**$49.15**	**1.90%**

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		**$2,609,976.00**
COLLECTIONS COSTS @	**2%**	**$55,531.40**
EARLY PAYMENT DISCOUNT @	**4%**	**$111,062.81**
TOTAL O&M ASSESSMENT		**$2,776,570.21**

UNITS ASSESSED

LOT SIZE	O&M	SERIES 2016 DEBT SERVICE [1]
Townhome	171	171
30 Series	64	64
Duplex/Villa	44	44
40 Series	254	254
50 Series	336	336
60 Series	212	212
Courtyard	28	28
70 Series	187	187
80 Series	43	43
Daycare/Residential Support	1	0
Recreation Center	1	1
40 Series (Expansion Parcel)	160	160
50 Series (Expansion Parcel)	143	143
TOTAL	**1644**	**1643**

ALLOCATION OF O&M ASSESSMENT

EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	171	10.40%	$288,803.84
1.00	64	3.89%	$108,090.32
1.00	44	2.68%	$74,312.10
1.00	254	15.45%	$428,983.48
1.00	336	20.44%	$567,474.20
1.00	212	12.90%	$358,049.20
1.00	28	1.70%	$47,289.52
1.00	187	11.37%	$315,826.42
1.00	43	2.62%	$72,623.19
1.00	1	0.06%	$1,688.91
1.00	1	0.06%	$1,688.91
1.00	160	9.73%	$270,225.81
1.00	143	8.70%	$241,514.32
	1644.00	**100.00%**	**$2,776,570.22**

PER LOT ANNUAL O&M ASSESSMENT

O&M	SERIES 2016 DEBT SERVICE [2]	TOTAL [3]
$1,688.91	**$575.00**	**$2,263.91**
$1,688.91	**$850.00**	**$2,538.91**
$1,688.91	**$900.00**	**$2,588.91**
$1,688.91	**$900.00**	**$2,588.91**
$1,688.91	**$945.00**	**$2,633.91**
$1,688.91	**$1,090.00**	**$2,778.91**
$1,688.91	**$1,090.00**	**$2,778.91**
$1,688.91	**$1,275.00**	**$2,963.91**
$1,688.91	**$1,465.00**	**$3,153.91**
$1,688.91	**$0.00**	**$1,688.91**
$1,688.91	**$4,716.00**	**$6,404.91**
$1,688.91	**$900.00**	**$2,588.91**
$1,688.91	**$945.00**	**$2,633.91**

LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%)	**($166,594.21)**
Net Revenue to be Collected	**$2,609,976.01**

(1) **Reflects the number of total lots with Series 2016 debt outstanding.**

(2) **Annual debt service assessment per lot adopted in connection with the Series 2016 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.**

(3) **Annual assessment that will appear on November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.**

GENERAL FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note that not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll, and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to offset expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of $200.00 maximum per meeting within an annual cap of $4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day-to-day operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles, and phone calls.

District Management: The District, as required by statute, will contract a firm to provide for the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions, and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices, and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain, and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial Consulting & Revenue Collections: Services include investment administration of the District's bank and trust accounts, if applicable, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. However, the firm does not serve as a Municipal Advisor and does not provide investment advice. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests and owner inquiries. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for any bond-related collection needs. These funds are collected as prescribed in the Trust Indentures. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida, and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, public hearings, bidding etc., for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items that may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance, and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website, along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains throughout the Parks & Recreation areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing, and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs.

Property Insurance: The District will incur fees to insure items owned by the District for its property needs.

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities, including pond banks, entryways, and similar planting areas within the District. These services include, but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to the replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right-of-way of streets that the District may own, if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities, such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer’s portion of employment taxes, such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers' compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that require various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax, and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities that requires various office-related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses that may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expenses related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public's enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll, and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to offset expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 15

3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636

COURTCO.

April 24, 2026

Attn: Stephen Brletic
Brletic Dvorak, Inc.
536 4th Ave S | Unit 4
St Petersburg, FL 33701

Re: Bexley CDD – Court Construction Options

Dear Stephen,

Thank you for expressing interest in having CourtCo construct pickleball, basketball and possibly your tennis courts.

Here at CourtCo, we believe that the key to successful business is delivering our customers exceptional service, excellent communication during all aspects of the project, and unparalleled quality with attention to detail. We take our commitment to quality seriously and back this up with a two-year warranty on all our projects where recommendations are followed.

We consistently strive to be on the cutting edge of court building and attend tradeshows and educational events annually so we can be a resource for our clients and guarantee our expertise. Our decades of experience in asphalt, concrete, court maintenance, and the construction field mean you will always receive knowledgeable answers from any of our team.

We have been installing and maintaining courts across the country for 45 years so there is a good chance one of our courts is just around the corner from you. Our firm has a long list of satisfied customers ranging from Disney, to HOA's, schools, and professional athletes.

Please don't hesitate to reach out with any questions or comments and for more detailed information on our services, please visit our web page at www.courtcofl.com.

We thank you for the opportunity to earn your business and look forward to working with you.

Sincerely,

Adam Jenne

Adam Jenne
CourtCo, LLC.

3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636

COURTCO.

PROPOSAL/AGREEMENT
Option 1

April 24, 2026

CUSTOMER	SITE
Brletic Dvorak, Inc.	Bexley CDD
536 4th Ave S | Unit 4	16950 Vibrant Way
St Petersburg, FL 33701	Land O' Lakes, FL 34638

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Brletic Dvorak, Inc., hereinafter called the Customer, for the construction of your pickleball and basketball courts with respect to the following terms and specifications:

PERMITTING: ***If necessary***

The Customer will provide the Contractor with documents necessary to acquire permit (survey etc.).
The Contractor will pull necessary permits and pass on cost of a Permit Expeditor plus a 15% admin fee.
The Contractor will bill all permit fees as actual.
This proposal does not include cost of shop drawings, inspection fees or impact fees, which if required; will be billed as actual.

PAVING for HARD COURTS: ***2 pickleball courts & ½ basketball court measuring approx. 118' x 60'***

The Contractor will supply and install fill dirt compacted to approximately 12" over the area of the courts.
Note: The Contractor includes up to 18cy of fill dirt. If more is required, then it will be addressed via change order.
Note: The Contractor may encounter debris that is unseen and necessary for removal that will be subject to change order.
The Contractor will supply and install crushed concrete compacted to approx. 6".
Note: The Contractor includes up to 300 tons of crushed concrete. If more is required, then it will be addressed via change order.
The Contractor will laser grade base material to achieve a 1% slope in one plane.
The Contractor will install 2 applications of Pramitol 25 soil sterilant preventing plant growth for up to 1 year from application.
The Contractor will provide a report by an independent third-party attesting to achieving desired density (98%) of base.
The Contractor will supply and install Virgin SP9.5/SIII D.O.T. approved hot mix asphalt compacted to 1".
The Contractor will supply and install conduit between the footers.
The Contractor will supply and install six 20' – 22' poles on concrete footers with six LED lights to illuminate the courts to the appropriate level.
The Contractor will wire the lights to the bottom of the pole, run wire up to 300' to the nearest electrical panel, install a breaker, and a weatherproof timer near the lights.
The Contractor will supply photometry map highlighting lighting levels.
The Contractor will supply and install approximately 1,350sf of 6" thick 3,000psi fiber mesh concrete for a sidewalk.

COURT PREPARATION

The Contractor will supply and install approximately 360' x 2" mesh x 10' tall 9-gauge fencing with vinyl coated wire, all necessary hardware, and up to two pedestrian gates. Line posts to be 2 ½" OD and corner posts to be 3" OD. Top rail to be all $1\frac{5}{8}$" with corners braced with middle rail. Bottom to be tied with tension wire.
The Contractor will supply and install approximately 60' x 2" mesh x 4' tall 9-gauge fencing with vinyl coated wire, all necessary hardware, and one pedestrian gate at center court. Line posts to be 2 ½" OD and corner posts to be 3" OD. Top rail all $1\frac{5}{8}$" and bottom to be affixed with tension wire.
The Contractor will pressure clean and power blow court as necessary to remove loose dirt, mildew, and oil.
The Contractor will patch depressions greater than 1/8" after 1 hour drying time in sunlight and grind down any ridges as necessary.
Note: Court must have a minimum of 1% slope in one plane to guarantee removal of water.
The Contractor will supply and install concrete footers measuring 2' x 2' x 3' with pvc sleeves for net posts.
The Contractor will supply and install a concrete footer measuring 3' x 3' x 4' for basketball hoop.

(Continued on following page)

3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636

COURTCO.

PROPOSAL/AGREEMENT
Option 1

April 24, 2026

CUSTOMER	SITE
Brletic Dvorak, Inc.	Bexley CDD
536 4th Ave S | Unit 4	16950 Vibrant Way
St Petersburg, FL 33701	Land O' Lakes, FL 34638

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Brletic Dvorak, Inc., hereinafter called the Customer, for the construction of your pickleball and basketball courts with respect to the following terms and specifications:

SURFACING of PICKLEBALL & BASKETBALL COURTS

The Contractor will apply **2 Coats of Acrylic Resurfacer** with sand over entire court area to fill voids and provide smooth surface.
The Contractor will apply **2 Coats of Acrylic Color Concentrate** with sand to provide in-depth color over court surface.
Note: At https://courtcofl.com/custom-court-designer/ you can pick color schemes and line color for secondary courts.
Note: Red, orange, and purple incur additional fees due to the requirement of additional coats to achieve coverage.
Note: Up to 3 colors are included in the price for pickleball courts. The inside, outside, and kitchen can be different colors.
Note: Up to 2 colors are included in the price for basketball courts. Many options exist for contrasting colors.
The Contractor will accurately locate, mark, and paint two-inch-wide playing lines for two pickleball courts in accordance with U.S.A.P.A. regulations using white, textured, paint. *Note: A little bleeding is unavoidable.*
The Contractor will accurately locate, mark, and paint two-inch-wide playing lines for half-court basketball in accordance with high school regulations using white, textured, paint. *Note: A little bleeding is unavoidable.*
The Contractor will supply and install 1 Dominator basketball hoop with shatterproof perforated aluminum backboard.
Note: Backboard to be regulation size at 42"x72".
The Contractor will supply and install 2-7/8" Classic Posts with integral lacing bars and external net winder.
The Contractor will supply and install 2 pickleball nets with center straps and anchors.
The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.
Note: Disposal prices vary wildly across the state. CourtCo can provide a dumpster and pass on expense to the Customer.

FEE

The Contractor agrees to provide tools, materials, labor, supervision, and insurance to complete the above work for a sum of
****** TWO HUNDRED FIFTY-SIX THOUSAND SIX HUNDRED TWENTY DOLLARS ($ 256,620.00) ******

OPTIONS – Please Initial to Accept

1.5" Virgin Asphalt – Add $ 7,480.00 **Please initial to order _____**
The Contractor will supply and install 1.5" of compacted Virgin SIII asphalt in lieu of 1" of compacted SIII included above.

Douglas Posts – Add $ 1,160.00 **Color _____ (Black or Green)** **Please initial to order _____**
The Contractor will supply and install two sets of new net posts that meet U.S.A.P.A. regulations with stainless steel internal wind mechanisms and integrated lacing rods in lieu of Putterman posts that are included.

Guardian Posts – Add $ 2,450.00 **Please initial to order _____**
The Contractor will supply and install two sets of Guardian net posts. Guardian is constructed of 3.5" OD aluminum with a stainless-steel crank and internal mechanisms in lieu of Putterman posts that are included.

Cushion Courts – Add $ 22,840.00 **Please initial to order _____**
The Contractor will supply and install **3 Coats of a mix of 0.5-1.0mm (course) rubber granules, 2 Coats of 0-0.5mm (fine) rubber granules**, and color coating as described above in "Surfacing of Pickleball & Basketball Courts."

Concrete Curb – Add $ 12,840.00 **Please initial to order _____**
The Contractor will supply and install a 6" x 6" ribbon curb around perimeter of the court.

10' Premier Fencing – Add $ 5,490.00 **Please initial to order _____**
The Contractor will supply and install 10' premier fencing which includes middle and bottom rail all 1 5/8" around entire perimeter.

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.

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Cape Coral, FL 33904
844-COURTCO
239-766-9636

COURTCO.

PROPOSAL/AGREEMENT
Option 2

April 24, 2026

CUSTOMER	SITE
Brletic Dvorak, Inc.	Bexley CDD
536 4th Ave S | Unit 4	16950 Vibrant Way
St Petersburg, FL 33701	Land O' Lakes, FL 34638

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Brletic Dvorak, Inc., hereinafter called the Customer, for the construction of your pickleball and basketball courts with respect to the following terms and specifications:

PERMITTING: ***If necessary***

The Customer will provide the Contractor with documents necessary to acquire permit (survey etc.).
The Contractor will pull necessary permits and pass on cost of a Permit Expeditor plus a 15% admin fee.
The Contractor will bill all permit fees as actual.
This proposal does not include cost of shop drawings, inspection fees or impact fees, which if required; will be billed as actual.

PAVING for HARD COURTS: ***3 pickleball courts & 1 full basketball court measuring approx. 118' x 90'***

The Contractor will supply and install fill dirt compacted to approximately 12" over the area of the courts.
Note: The Contractor includes up to 27cy of fill dirt. If more is required, then it will be addressed via change order.
Note: The Contractor may encounter debris that is unseen and necessary for removal that will be subject to change order.
The Contractor will supply and install crushed concrete compacted to approx. 6".
Note: The Contractor includes up to 460 tons of crushed concrete. If more is required, then it will be addressed via change order.
The Contractor will laser grade base material to achieve a 1% slope in one plane.
The Contractor will install 2 applications of Pramitol 25 soil sterilant preventing plant growth for up to 1 year from application.
The Contractor will provide a report by an independent third-party attesting to achieving desired density (98%) of base.
The Contractor will supply and install Virgin SP9.5/SIII D.O.T. approved hot mix asphalt compacted to 1".
The Contractor will supply and install conduit between the footers.
The Contractor will supply and install eight 20' – 22' poles on concrete footers with eight LED lights to illuminate the courts to the appropriate level.
The Contractor will wire the lights to the bottom of the pole, run wire up to 300' to the nearest electrical panel, install a breaker, and a weatherproof timer near the lights.
The Contractor will supply photometry map highlighting lighting levels.
The Contractor will supply and install approximately 1,110sf of 6" thick 3,000psi fiber mesh concrete for a sidewalk.

COURT PREPARATION

The Contractor will supply and install approximately 420' x 2" mesh x 10' tall 9-gauge fencing with vinyl coated wire, all necessary hardware, and up to two pedestrian gates. Line posts to be 2 ½" OD and corner posts to be 3" OD. Top rail to be all $1\frac{5}{8}$" with corners braced with middle rail. Bottom to be tied with tension wire.
The Contractor will supply and install approximately 120' x 2" mesh x 4' tall 9-gauge fencing with vinyl coated wire, all necessary hardware, and pedestrian gates at center court. Line posts to be 2 ½" OD and corner posts to be 3" OD. Top rail all $1\frac{5}{8}$" and bottom to be affixed with tension wire.
The Contractor will pressure clean and power blow court as necessary to remove loose dirt, mildew, and oil.
The Contractor will patch depressions greater than 1/8" after 1 hour drying time in sunlight and grind down any ridges as necessary.
Note: Court must have a minimum of 1% slope in one plane to guarantee removal of water.
The Contractor will supply and install concrete footers measuring 2' x 2' x 3' with pvc sleeves for net posts.
The Contractor will supply and install concrete footers measuring 3' x 3' x 4' for basketball hoops.

(Continued on following page)

3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636

COURTCO.

PROPOSAL/AGREEMENT
Option 2

April 24, 2026

CUSTOMER	SITE
Brletic Dvorak, Inc.	Bexley CDD
536 4th Ave S | Unit 4	16950 Vibrant Way
St Petersburg, FL 33701	Land O' Lakes, FL 34638

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Brletic Dvorak, Inc., hereinafter called the Customer, for the construction of your pickleball and basketball courts with respect to the following terms and specifications:

SURFACING of PICKLEBALL & BASKETBALL COURTS

The Contractor will apply **2 Coats of Acrylic Resurfacer** with sand over entire court area to fill voids and provide smooth surface.
The Contractor will apply **2 Coats of Acrylic Color Concentrate** with sand to provide in-depth color over court surface.
Note: At https://courtcofl.com/custom-court-designer/ you can pick color schemes and line color for secondary courts.
Note: Red, orange, and purple incur additional fees due to the requirement of additional coats to achieve coverage.
Note: Up to 3 colors are included in the price for pickleball courts. The inside, outside, and kitchen can be different colors.
Note: Up to 2 colors are included in the price for basketball courts. Many options exist for contrasting colors.
The Contractor will accurately locate, mark, and paint two-inch-wide playing lines for three pickleball courts in accordance with U.S.A.P.A. regulations using white, textured, paint. *Note: A little bleeding is unavoidable.*
The Contractor will accurately locate, mark, and paint two-inch-wide playing lines for full-court basketball in accordance with high school regulations using white, textured, paint. *Note: A little bleeding is unavoidable.*
The Contractor will supply and install 2 Dominator basketball hoops with shatterproof perforated aluminum backboards.
Note: Backboard to be regulation size at 42"x72".
The Contractor will supply and install 2-7/8" Classic Posts with integral lacing bars and external net winder.
The Contractor will supply and install 3 pickleball nets with center straps and anchors.
The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.
Note: Disposal prices vary wildly across the state. CourtCo can provide a dumpster and pass on expense to the Customer.

FEE

The Contractor agrees to provide tools, materials, labor, supervision, and insurance to complete the above work for a sum of ****** THREE HUNDRED TWENTY-SEVEN THOUSAND SIX HUNDRED SEVENTY DOLLARS ($ 327,670.00) ******

OPTIONS – Please Initial to Accept

1.5" Virgin Asphalt – Add $ 10,440.00 **Please initial to order _____**
The Contractor will supply and install 1.5" of compacted Virgin SIII asphalt in lieu of 1" of compacted SIII included above.

Douglas Posts – Add $ 1,740.00 **Color _____ (Black or Green)** **Please initial to order _____**
The Contractor will supply and install three sets of new net posts that meet U.S.A.P.A. regulations with stainless steel internal wind mechanisms and integrated lacing rods in lieu of Putterman posts that are included.

Guardian Posts – Add $ 3,730.00 **Please initial to order _____**
The Contractor will supply and install three sets of Guardian net posts. Guardian is constructed of 3.5" OD aluminum with a stainless-steel crank and internal mechanisms in lieu of Putterman posts that are included.

Cushion Courts – Add $ 36,120.00 **Please initial to order _____**
The Contractor will supply and install **3 Coats of a mix of 0.5-1.0mm (course) rubber granules, 2 Coats of 0-0.5mm (fine) rubber granules**, and color coating as described above in "Surfacing of Pickleball & Basketball Courts."

Concrete Curb – Add $ 15,010.00 **Please initial to order _____**
The Contractor will supply and install a 6" x 6" ribbon curb around perimeter of the court.

10' Premier Fencing – Add $ 6,410.00 **Please initial to order _____**
The Contractor will supply and install 10' premier fencing which includes middle and bottom rail all 1 5/8" around entire perimeter.

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.

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Cape Coral, FL 33904
844-COURTCO
239-766-9636

COURTCO.

PROPOSAL/AGREEMENT
Option 3

April 24, 2026

CUSTOMER	SITE
Brletic Dvorak, Inc.	Bexley CDD
536 4th Ave S | Unit 4	16950 Vibrant Way
St Petersburg, FL 33701	Land O' Lakes, FL 34638

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Brletic Dvorak, Inc., hereinafter called the Customer, for the construction of your pickleball and basketball courts with respect to the following terms and specifications:

PERMITTING: ***If necessary***
The Customer will provide the Contractor with documents necessary to acquire permit (survey etc.).
The Contractor will pull necessary permits and pass on cost of a Permit Expeditor plus a 15% admin fee.
The Contractor will bill all permit fees as actual.
This proposal does not include cost of shop drawings, inspection fees or impact fees, which if required; will be billed as actual.

PAVING for HARD COURTS: ***1 basketball & 4 pickleball courts measuring approx. 60' x 94' & 64' x 128' respectfully***
The Contractor will supply and install fill dirt compacted to approximately 12" over the area of the courts.
Note: The Contractor includes up to 34cy of fill dirt. If more is required, then it will be addressed via change order.
Note: The Contractor may encounter debris that is unseen and necessary for removal that will be subject to change order.
The Contractor will supply and install crushed concrete compacted to approx. 6".
Note: The Contractor includes up to 600 tons of crushed concrete. If more is required, then it will be addressed via change order.
The Contractor will laser grade base material to achieve a 1% slope in one plane.
The Contractor will install 2 applications of Pramitol 25 soil sterilant preventing plant growth for up to 1 year from application.
The Contractor will provide a report by an independent third-party attesting to achieving desired density (98%) of base.
The Contractor will supply and install Virgin SP9.5/SIII D.O.T. approved hot mix asphalt compacted to 1".
The Contractor will supply and install concrete footers that meet wind load rating with conduit between the footers.
The Contractor will supply and install ten 20' – 22' poles on concrete footers with twelve LED lights to illuminate the courts to the appropriate level.
The Contractor will wire the lights to the bottom of the pole, run wire up to 300' to the nearest electrical panel, install a breaker, and a weatherproof timer near the lights.
The Contractor will supply photometry map highlighting lighting levels.
The Contractor will supply and install approximately 1,110sf of 6" thick 3,000psi fiber mesh concrete for a sidewalk.

COURT PREPARATION
The Contractor will supply and install approximately 504' x 2" mesh x 10' tall 9-gauge fencing with vinyl coated wire, all necessary hardware, and up to three pedestrian gates. Line posts to be 2 ½" OD and corner posts to be 3" OD. Top rail to be all 1⅝" with corners braced with middle rail. Bottom to be tied with tension wire.
The Contractor will supply and install approximately 286' x 2" mesh x 4' tall 9-gauge fencing with vinyl coated wire, all necessary hardware, and pedestrian gates at center court. Line posts to be 2 ½" OD and corner posts to be 3" OD. Top rail all 1⅝" and bottom to be affixed with tension wire.
The Contractor will pressure clean and power blow court as necessary to remove loose dirt, mildew, and oil.
The Contractor will patch depressions greater than 1/8" after 1 hour drying time in sunlight and grind down any ridges as necessary.
Note: Court must have a minimum of 1% slope in one plane to guarantee removal of water.
The Contractor will supply and install concrete footers measuring 2' x 2' x 3' with pvc sleeves for net posts.
The Contractor will supply and install concrete footers measuring 3' x 3' x 4' for basketball hoops.

(Continued on following page)

3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636

COURTCO.

PROPOSAL/AGREEMENT
Option 3

April 24, 2026

CUSTOMER	SITE
Brletic Dvorak, Inc.	Bexley CDD
536 4th Ave S | Unit 4	16950 Vibrant Way
St Petersburg, FL 33701	Land O' Lakes, FL 34638

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Brletic Dvorak, Inc., hereinafter called the Customer, for the construction of your pickleball and basketball courts with respect to the following terms and specifications:

SURFACING of PICKLEBALL & BASKETBALL COURTS

The Contractor will apply **2 Coats of Acrylic Resurfacer** with sand over entire court area to fill voids and provide smooth surface.
The Contractor will apply **2 Coats of Acrylic Color Concentrate** with sand to provide in-depth color over court surface.
Note: At https://courtcofl.com/custom-court-designer/ you can pick color schemes and line color for secondary courts.
Note: Red, orange, and purple incur additional fees due to the requirement of additional coats to achieve coverage.
Note: Up to 3 colors are included in the price for pickleball courts. The inside, outside, and kitchen can be different colors.
Note: Up to 2 colors are included in the price for basketball courts. Many options exist for contrasting colors.
The Contractor will accurately locate, mark, and paint two-inch-wide playing lines for four pickleball courts in accordance with U.S.A.P.A. regulations using white, textured, paint. *Note: A little bleeding is unavoidable.*
The Contractor will accurately locate, mark, and paint two-inch-wide playing lines for full-court basketball in accordance with high school regulations using white, textured, paint. *Note: A little bleeding is unavoidable.*
The Contractor will supply and install 2 Dominator basketball hoops with shatterproof perforated aluminum backboards.
Note: Backboard to be regulation size at 42"x72".
The Contractor will supply and install 2-7/8" Classic Posts with integral lacing bars and external net winder.
The Contractor will supply and install 4 pickleball nets with center straps and anchors.
The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.
Note: Disposal prices vary wildly across the state. CourtCo can provide a dumpster and pass on expense to the Customer.

FEE

The Contractor agrees to provide tools, materials, labor, supervision, and insurance to complete the above work for a sum of
****** FOUR HUNDRED ELEVEN THOUSAND THREE HUNDRED TWENTY DOLLARS ($ 411,320.00) ******

OPTIONS – Please Initial to Accept

1.5" Virgin Asphalt – Add $ 12,790.00 **Please initial to order _____**
The Contractor will supply and install 1.5" of compacted Virgin SIII asphalt in lieu of 1" of compacted SIII included above.

Douglas Posts – Add $ 2,320.00 **Color _____ (Black or Green)** **Please initial to order _____**
The Contractor will supply and install four sets of new net posts that meet U.S.A.P.A. regulations with stainless steel internal wind mechanisms and integrated lacing rods in lieu of Putterman posts that are included.

Guardian Posts – Add $ 4,980.00 **Please initial to order _____**
The Contractor will supply and install four sets of Guardian net posts. Guardian is constructed of 3.5" OD aluminum with a stainless-steel crank and internal mechanisms in lieu of Putterman posts that are included.

Cushion Courts – Add $ 44,790.00 **Please initial to order _____**
The Contractor will supply and install **3 Coats of a mix of 0.5-1.0mm (course) rubber granules, 2 Coats of 0-0.5mm (fine) rubber granules**, and color coating as described above in "Surfacing of Pickleball & Basketball Courts."

Concrete Curb – Add $ 17,430.00 **Please initial to order _____**
The Contractor will supply and install a 6" x 6" ribbon curb around perimeter of the court.

10' Premier Fencing – Add $ 6,110.00 **Please initial to order _____**
The Contractor will supply and install 10' premier fencing which includes middle and bottom rail all 1 5/8" around entire perimeter.

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.

3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636

COURTCO.

PROPOSAL/AGREEMENT

April 24, 2026

CUSTOMER	SITE
Brletic Dvorak, Inc.	Bexley CDD
536 4th Ave S | Unit 4	16950 Vibrant Way
St Petersburg, FL 33701	Land O' Lakes, FL 34638

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Brletic Dvorak, Inc., hereinafter called the Customer, for the construction of your tennis court with respect to the following terms and specifications:

PERMITTING: ***If necessary***

The Customer will provide the Contractor with documents necessary to acquire permit (survey etc.).
The Contractor will pull necessary permits and pass on cost of a Permit Expeditor plus a 15% admin fee.
The Contractor will bill all permit fees as actual.
This proposal does not include cost of shop drawings, inspection fees or impact fees, which if required; will be billed as actual.

PAVING for HARD COURT: ***1 court measuring approximately 60' x 120'***

The Contractor will excavate and remove dirt as necessary and move to Customer's dumpster or designated area.
Note: The Contractor may encounter debris that is unseen and necessary for removal that will be subject to change order.
The Contractor will supply and install crushed concrete compacted to approx. 6".
Note: The Contractor includes up to 300 tons of crushed concrete. If more is required, then it will be addressed via change order.
The Contractor will laser grade base material to achieve a 1% slope in one plane.
The Contractor will install 2 applications of Pramitol 25 soil sterilant preventing plant growth for up to 1 year from application.
The Contractor will provide a report by an independent third-party attesting to achieving desired density (98%) of base.
The Contractor will supply and install Virgin SP9.5/SIII D.O.T. approved hot mix asphalt compacted to 1".
Note: SIII D.O.T. asphalt can contain up to 50% RAP (Recycled Asphalt Product). Alternatives are listed below for an upgrade.
The Contractor will supply and install concrete footers that meet wind load rating with conduit between the footers.
The Contractor will supply and install six 20' – 22' poles on concrete footers with six LED lights to illuminate the courts to the appropriate level.
The Contractor will wire the lights to the bottom of the pole, run wire up to 300' to the nearest electrical panel, install a breaker, and a weatherproof timer near the lights.
The Contractor will supply photometry map highlighting lighting levels.

COURT PREPARATION

The Contractor will supply and install approximately 360' x 1¾" mesh x 10' tall 9-gauge fencing with vinyl coated wire, all necessary hardware, and one pedestrian gate. Line posts to be 2 ½" OD and corner posts to be 3" OD. Top rail to be all $1\frac{5}{8}$" with corners braced with middle rail. Bottom to be tied with tension wire.
The Contractor will pressure clean and power blow court as necessary to remove loose dirt, mildew, and oil.
The Contractor will patch depressions greater than 1/8" after 1 hour drying time in sunlight and grind down any ridges as necessary.
Note: Court must have a minimum of 1% slope in one plane to guarantee removal of water.
The Contractor will supply and install concrete footers measuring 2' x 2' x 3' with pvc sleeves for net posts.

(Continued on following page)

3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636

COURTCO.

PROPOSAL/AGREEMENT

April 24, 2026

CUSTOMER	SITE
Brletic Dvorak, Inc.	Bexley CDD
536 4th Ave S | Unit 4	16950 Vibrant Way
St Petersburg, FL 33701	Land O' Lakes, FL 34638

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Brletic Dvorak, Inc., hereinafter called the Customer, for the construction of your tennis court with respect to the following terms and specifications:

SURFACING of TENNIS COURT

The Contractor will apply **2 Coats of Acrylic Resurfacer** with sand over entire court area to fill voids and provide smooth surface.
The Contractor will apply **2 Coats of Acrylic Color Concentrate** with sand to provide in-depth color over court surface.
Note: At https://courtcofl.com/custom-court-designer/ you can pick color schemes and line color for secondary courts.
Note: Red, orange, and purple incur additional fees due to the requirement of additional coats to achieve coverage.
Note: Up to 2 colors are included in the price for tennis courts. The inside and outside can be different colors.
The Contractor will accurately locate, mark, and paint two-inch-wide playing lines in accordance with U.S.T.A. regulations using white, textured, paint. Note: *A little bleeding is unavoidable.*
The Contractor will supply and install Putterman® 2-7/8" Classic Posts with integral lacing bars and external net winder.
The Contractor will supply and install 1 signature tennis net with center strap and anchor.
The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.
Note: Disposal prices vary wildly across the state. CourtCo can provide a dumpster and pass on expense to the Customer.

FEE

The Contractor agrees to provide tools, materials, labor, supervision, and insurance to complete the above work for a sum of
****** ONE HUNDRED EIGHTY-THREE THOUSAND THREE HUNDRED NINETY DOLLARS ($ 183,390.00) ******

OPTIONS – Please Initial to Accept

1.5" Virgin Asphalt – Add $ 7,640.00 **Please initial to order _____**
The Contractor will supply and install 1.5" of compacted Virgin SIII asphalt in lieu of 1" of compacted SIII included above.

Douglas Posts – Add $ 580.00 **Color _____ (Black or Green)** **Please initial to order _____**
The Contractor will supply and install 1 set of Douglas net posts that meet U.S.T.A. regulations with internal plated, brass, or stainless wind mechanisms and integrated lacing rods in lieu of Putterman posts included above.

Guardian Posts – Add $ 1,240.00 **Please initial to order _____**
The Contractor will supply and install 1 set of Guardian net posts. Guardian is constructed of 3.5" OD aluminum with a stainless-steel crank and internal mechanisms in lieu of Putterman posts included above.

Concrete Curb – Add $ 12,840.00 **Please initial to order _____**
The Contractor will supply and install a 6" x 6" ribbon curb around perimeter of the court.

Cushion Court – Add $ 22,840.00 **Please initial to order _____**
The Contractor will supply and install **3 Coats of a mix of 0.5-1.0mm (course) rubber granules, 2 Coats of 0-0.5mm (fine) rubber granules**, and color coating as described above in "Surfacing of Tennis Court."

10' Premier Fencing – Add $ 5,490.00 **Please initial to order _____**
The Contractor will supply and install 10' premier fencing which includes middle and bottom rail all 1 5/8" around entire perimeter.

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.

3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636

COURTCO.

April 24, 2026

Brletic Dvorak, Inc.
536 4th Ave S | Unit 4
St Petersburg, FL 33701

PROVISIONS

The Customer agrees to pay a 20% deposit upon acceptance of proposal.
The Customer agrees to pay 30% upon commencement.
The Customer agrees to pay 30% upon installation of asphalt.
The Customer agrees to pay 10% upon installation of fence (if applicable).
The Customer agrees to balance upon completion of the above-proposed work.

TERMS AND CONDITIONS

The below stated terms and conditions, including those of subsequent pages of the contract are hereby accepted and agreed to. All additions or subtractions from agreed upon proposal must be submitted in writing and signed and approved by all parties. No work will be scheduled without a signed proposal and deposit. Quote does not include any engineering layout, shop drawings, testing, as-builts, permit fees, dumpster or disposal fees, or bonding unless otherwise specifically stated in scope of work. CourtCo cannot guarantee elimination of standing water or pre-existing cracks and defects. Irrigation must be turned off before, throughout the duration, and for two days after completion of the project to allow adequate application and dry time. CourtCo is not responsible for damage to irrigation, or damage caused by irrigation. CourtCo is not responsible for underground utilities, water lines, sprinklers, or electrical lines. The Customer must provide water, electricity, and all necessary hookups at no cost to the Contractor as Contractor deems necessary to perform the work. The Customer is to provide stable access to the court. CourtCo assumes no responsibility to damage to sod or surrounding areas needed to access the court. CourtCo shall thoroughly and expediently clean up all debris, materials, trash, etc., upon job completion. Clean up must be conducted on site and a wash down area is required to rinse equipment and containers. CourtCo will do its best to protect the surrounding areas, however, is not responsible for any paint residue that may remain in any wash out areas. Note: Grass on the staging area may become damaged and we are not responsible for sod replacement as it is impossible to prevent. CourtCo assumes no responsibility for any pedestrians breaking through barricaded areas, causing tracking of materials or paint, damages to cars or persons trespassing in designated areas. Client agrees to pay interest rate of 1.5% per month for past due outstanding balance. All deposits are non-refundable upon cancellation of contract by client for any reason. Due to unforeseen cost increases, CourtCo reserves the right to withdraw the proposal at any time prior to commencement of work. Certificates of insurance shall be provided upon request before the commencement of work. Additional resurfacing/maintenance mobilizations will be an additional charge of $1,850.00 per mobilization. Additional paving/grading mobilizations will be an additional charge of $4,850.00 per mobilization. This proposal/contract including all terms and conditions shall become a legally binding attachment to any contract entered into between CourtCo and the financially responsible company for with the work will be performed. Any deviations from the specifications and modifications of this agreement, including incidental work, reductions in work, and adjustments in price or terms, shall be set forth in writing and signed by both parties. CourtCo shall not be responsible for previous damages to court area and facilities. Property has been evaluated for damages to court area and facilities. It is further understood that CourtCo shall not be responsible for any damages or deterioration of any work, weather completed or in progress, resulting from any causes beyond CourtCo's control, including but not limited to, failure or inadequacy of any labor or materials not furnished or installed by CourtCo. Unless otherwise stated, CourtCo does not guarantee against bird baths. The Customer will have 7 days once the project is complete and invoiced to request any and all punch list items to be resolved. If a punch list is not received within 7 days, the project will be deemed acceptable. Payment will then be due in accordance with the payment terms stated in our contract. This contract supersedes any and all other contracts provided by the client. CourtCo pledges to complete each project as expeditiously as possible, but given the current economic climate, the Customer acknowledges the possibility of having additional costs passed on via change order. These costs that arise as a result of inflation, labor shortages, or rising costs of materials will be disclosed as soon as they are learned, and a change order will be issued.

CREDIT

If the Customer does not pay as agreed upon, the Contractor shall have the right to file a lien against the real estate for the value of the work done. No further work shall be scheduled or completed if installment payments are not made at the time specified. In the event it is necessary to employ the services of an attorney to secure payment, as per the terms of this agreement, then the customer agrees to pay reasonable attorney fees. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorney's fees and all costs of litigation from the opposing party, including appellate attorney's fees. Interest of 1-½% per month will be charged on accounts past due.

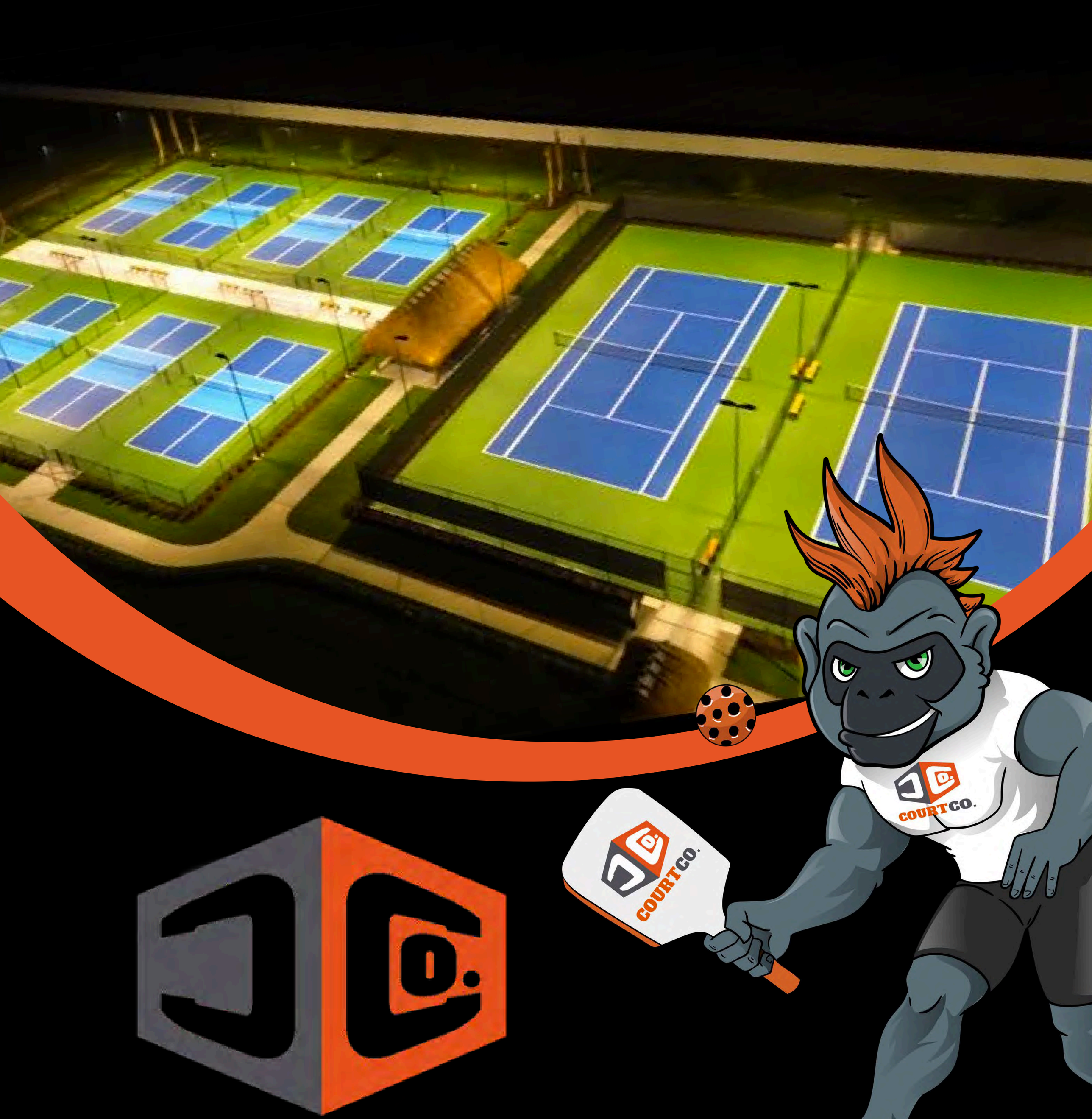
GUARANTEE

It is CourtCo's pledge to perform at the top of the industry standards with regard to operation and performance of machinery and/or the application of the products and services. The Contractor guarantees all work against defects in workmanship or materials for a **period of (2) years** from date of completion. This guarantee excludes normal wear and tear, physical abuse, neglect, and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Existing cracks may reappear at any time. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc., will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

Respectfully submitted by: Adam Jenne

Adam Jenne
CourtCo, LLC.

Proposal accepted by: _____ Date: _____



COURTCO.

We Build and Design Custom Courts That Play as Hard as You Do.

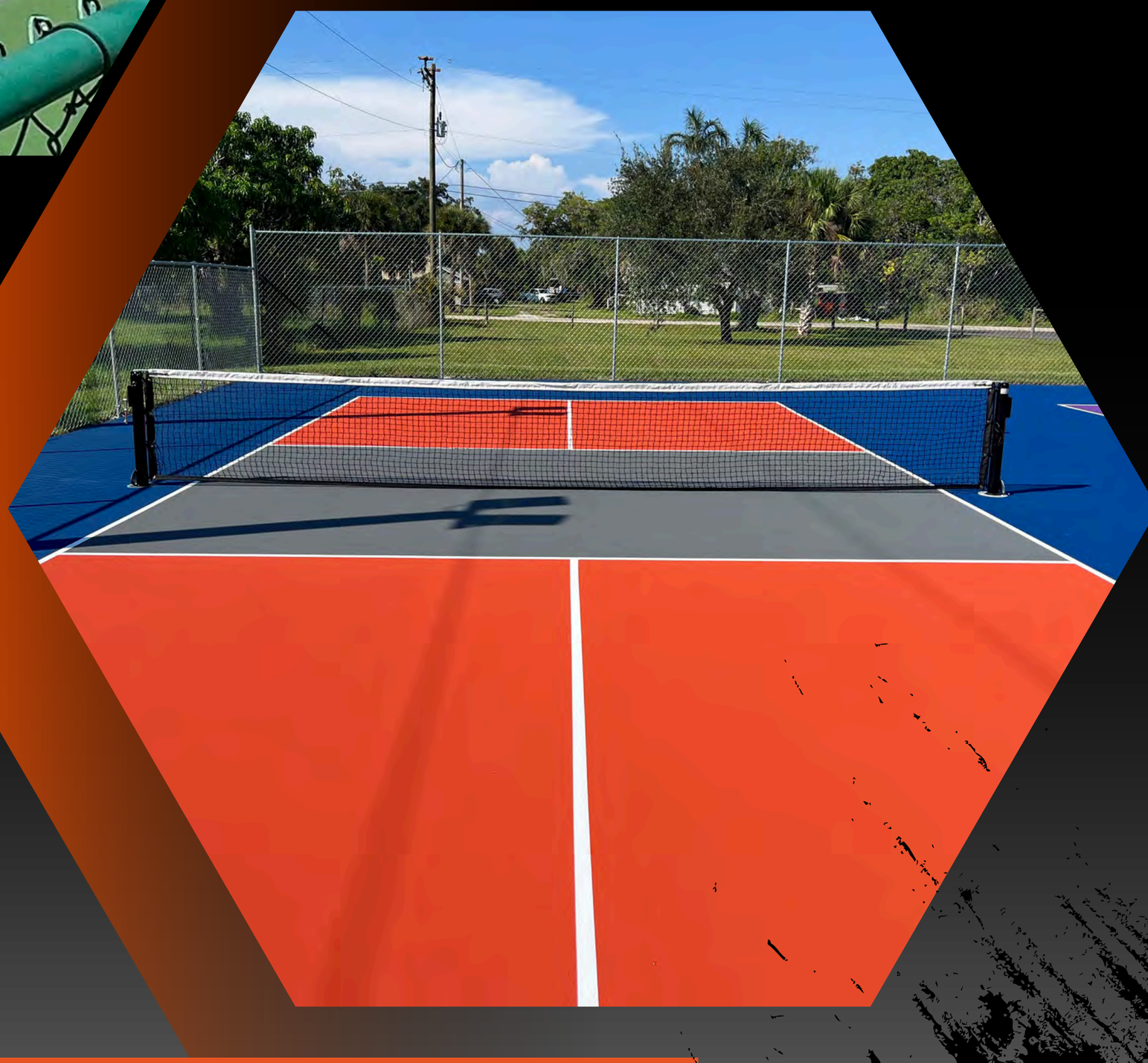
Whether you want a private backyard court or a professional-grade installation for your community, CourtCo has you covered. We create custom courts for pickleball, tennis, basketball, bocce, shuffleboard, and more, designed to fit your space and built to last.

COURTCO.





COURTCO.



Why work with us ?

- ✅ Custom Design & Installation
- ✅ Quick Estimates, Honest Timelines
- ✅ Premium, Top Quality Products
- ✅ Experienced & Certified Team
- ✅ Locally Owned & Operated
- ✅ We Actually Answer the Phone

COURTCO.







Our Services:

- ✓ Pickleball, Tennis, Basketball & More – Custom courts
- ✓ Custom Colors & Branding – Match your home or club.
- ✓ Lighting, Nets & Fencing – Full setup for perfect play.
- ✓ Durable, High-Performance Surfaces – Play like a pro.

What Our Clients Say:

COURTCO.

★★★★★

“From the first contact, CourtCo delivered exceptional service, they responded promptly, and offered personalized advice. The quality of materials and craftsmanship is unmatched and resulted in a court that looks amazing and my family loves playing on. Adam, Mary, and Garrett’s professionalism shone through with on-time delivery and constant communication throughout the process. The attention to detail and post-construction support underlines their commitment to customer satisfaction. If you’re considering building a sport court, they’re the experts to trust. They are the best in the business and I highly CourtCo for your court project!”

-Staci Myers



★★★★★

“One of the words that comes to mind is “OUTSTANDING”. The courts themselves look like they are brand new and now that the various players can get back on the courts everyone is very happy. I would be quite remiss if I didn’t acknowledge your very professional staff and team. Anytime that I called throughout this entire process for updates and/or questions, both Mary and Garrett were both readily available and/or called right back. I couldn’t ask for more than that throughout this entire process.”

-Lou Rupp



Associa

POLK COUNTY PUBLIC SCHOOLS STUDENTS FIRST

PICKLEPLEX

SUN COMMUNITIES, INC.

HOMETOWN AMERICA COMMUNITIES

Inland Residential Real Estate Services LLC

Rizzetta & Company

FirstService RESIDENTIAL

Tab 16

KILINSKI | VAN WYK



DISTRICT COUNSEL SERVICES

Bexley Community Development District
Pasco County, Florida

RFQ Response – District Counsel Services
Bexley Community Development District

RFQ Response Summary

Kilinski | Van Wyk PLLC ("KVW") respectfully submits this response to provide District Counsel services to the Bexley Community Development District (the "District"). Our practice is focused on special district representation and related areas, including governmental law, public contract law, ethics and open government compliance, construction, and public finance.

Primary Contact	Meredith Hammock, Partner, Meredith@cddlawyers.com; Patrick Collins, Attorney, Patrick@cddlawyers.com; Amy Hembree, Paralegal, Amy@cddlawyers.com
Offices Serving the District	Tampa
Relevant Experience	General counsel to 180+ special districts and similar entities across Florida; extensive experience with procurement, contracts, ethics, open meetings/public records, construction, and amenity operations.
Meeting Support	Agenda planning support; draft agenda package items and resolutions as needed; attend Board meetings remotely or in person as coordinated with the Board and District staff.
Fee Proposal (Summary)	Hourly rates (ranges): Partners $365–$395; Senior Of Counsel $365–$395; Of Counsel $325–$350; Senior Associates $300-350; Associates $275–$330; Paralegals $185–$205. Rates may be increased by up to $5/hour each calendar year starting next calendar year. Expenses billed at actual cost per Expense Reimbursement Policy (Attachment A).
Flat Fee Proposal (Summary)	Flat monthly fees: For meeting attendance in person, the rate is not to exceed $1200 per month; For call-in meetings, the rate is reduced to $1000 per month.

Firm Overview

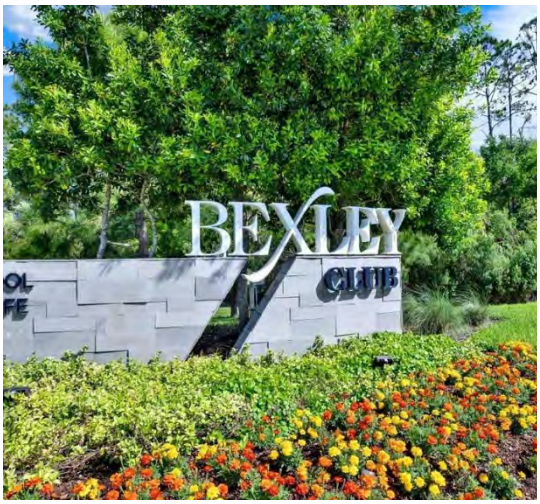
On behalf of Kilinski | Van Wyk PLLC (“Kilinski | Van Wyk” or “Firm”), thank you for considering our Firm to provide legal representation to Bexley Community Development District (“District”). Kilinski | Van Wyk is a professional limited liability company with its practice focused in the areas of special districts, construction law, governmental law, public financing, public contract law, ethics, and related practice areas.

Founded in July 2021 by entrepreneurial-minded partners Jennifer Kilinski and Roy Van Wyk, our Firm combines decades of experience dedicated specifically to special district clients. Kilinski | Van Wyk was established to deliver exceptional, tailored legal services in a nimble and innovative environment. Since 2021, our Firm has expanded to over twenty dedicated professionals, including ten experienced attorneys, three skilled paralegals, and robust administrative support staff. This growth underscores the confidence our clients place in our attorneys' experience and high-quality legal services. We pride ourselves on our efficiency, responsiveness, and innovative strategic thinking.

Kilinski | Van Wyk serves clients throughout Florida from strategically located offices. Our originating office in Tallahassee, Florida’s capital city, provides convenient access to state administrative offices, the Florida Legislature, and key regulatory agencies vital to our clients. Our Tampa office includes nine professionals, while our Jacksonville office is staffed with one attorney. This intentional geographic presence supports our successful growth and enhances our ability to serve special district clients effectively across the state.

Kilinski | Van Wyk was uniquely founded with a clear mission: providing excellent, solution-oriented, and responsive legal counsel tailored to the specific needs of special districts. By leveraging our substantial collective experience, we ensure that our clients receive seasoned, practical advice rather than experiencing "on-the-job training." Our approach involves active listening, strategic collaboration, and deploying decades of specialized legal and business acumen to achieve your goals. We dedicate ourselves to hiring, training, and retaining top-tier attorneys so that your District can thrive and succeed.

Our attorneys bring extensive experience representing various types of special districts, including stewardship districts, improvement districts, community development districts, and more, across virtually every region of Florida. The depth of our team's expertise and proven track record of success reflects our strong "bench strength," which includes accomplished senior attorneys and highly credentialed emerging talent. By choosing Kilinski | Van Wyk, you partner with an exceptional legal team committed to delivering outstanding service and measurable results.





Proposed Team & Resources

Kilinski | Van Wyk attorneys concentrate their practice exclusively on special district law and related areas, leveraging significant expertise to deliver efficient, cost-effective legal services. Our approach allows us to offer flexible, competitive pricing tailored to our clients' specific needs and situations. By strategically deploying small, agile teams—including associate attorneys and paralegals as appropriate—we ensure timely responsiveness while managing expenses effectively.

As Firm partners, our names represent our personal commitment to providing proactive, business-oriented, and timely legal counsel aligned with your objectives. We actively supervise personnel assignments and resource allocation, guaranteeing each client receives personalized legal guidance suited to their unique circumstances. Additional details about our Firm, attorneys, and resources are available at www.cddlawyers.com.





Relevant Experience

Kilinski | Van Wyk's founding partners, Jennifer Kilinski and Roy Van Wyk, previously served as partners at Hopping Green & Sams, PA, a firm renowned for representing community development districts (CDDs) since 1985. Today, our Firm serves as general counsel to over 180 special districts and similar entities across Florida, providing comprehensive legal guidance throughout all stages of district operation, from formation to ongoing management.

Our extensive experience encompasses virtually every issue facing special districts, including:

- Establishment at city, county, and state levels
- Real property transactions
- Public finance
- Procurement and contracts
- Property acquisitions
- Rulemaking
- Open meetings and public records compliance
- Ethics regulations
- Construction law
- District mergers and boundary amendments
- Special assessments and foreclosure actions
- Promulgation of policies, procedures and best practices in asset management

There are few issues our lawyers have not faced.

With over 90 district clients in Pasco County and nearby counties, our Tampa based attorneys are strategically positioned to serve your District effectively. Many of our special district clients operate extensive community amenities serving thousands of residents. As a result, our attorneys possess significant knowledge of best practices regarding amenity management, restaurant operations, DBPR licensing, policy development, operational management, and related due diligence activities, including detailed analyses of ownership and maintenance responsibilities.





Approach & Understanding of Scope

In our role as general counsel for special districts, we deliver comprehensive legal services tailored to each client's unique needs. Our scope of work typically includes advising on governmental meetings, ethics compliance, and procurement procedures; assisting with maintenance contracts and operational activities; and addressing the District's broader legal requirements.

Service Area	Typical District Counsel Support
Board & meeting support	Agenda-planning coordination; drafting agenda package items, resolutions, and related documents; attendance at meetings remotely or in person as coordinated with the Board and District staff; post-meeting follow-up on action items.
Open government (Sunshine & public records)	Guidance on open meetings requirements, notices, and best practices; support for public records requests and compliance questions.
Procurement & contracting	Advice on procurement procedures; drafting/reviewing contracts, RFP/ITB documents, and related board actions; risk allocation guidance (insurance, indemnity, warranties, term/termination).
Operations & amenities	Counsel regarding amenity operations and related policies and procedures; licensing and operational issues (including DBPR-related considerations as applicable); vendor oversight and compliance support.
Construction & capital projects	Project delivery and procurement support; contract review and negotiation; change order/dispute avoidance guidance consistent with the District's goals.
Assessments / collections coordination	General counsel guidance and coordination with assessment/collections counsel as needed for delinquencies and foreclosure matters.

Assumptions & Exclusions

- Litigation: KVW's approach is to help minimize the risk of litigation through proactive counseling. If litigation becomes necessary, KVW can assist and/or recommend appropriate litigation counsel depending on the matter and the District's preferences.
- Public finance/bond/disclosure matters: If requested, these services may be provided under a separate engagement or as otherwise agreed depending on the District's needs and counsel roles.
- Meeting attendance: Remote or in-person attendance will be coordinated with the Board and District staff based on scheduling and the District's preferences.

We actively engage with the District's Board and staff by preparing meeting agendas, participating in agenda-planning calls as necessary, and drafting essential documents included in agenda packages. Consistent with our commitment to responsive service, our attorneys attend Board meetings either remotely or in person, as coordinated with the Board and District staff. After each meeting, we diligently follow up to resolve outstanding issues and promptly address questions or concerns. Additionally, we remain readily accessible by phone or email to manage and resolve any matters arising between scheduled meetings.

Drawing on extensive experience with community development districts, our proactive counsel helps clients minimize the risk of costly litigation. Strategic guidance and timely interventions at the onset of potential disputes can substantially reduce or eliminate unexpected expenses. However, should litigation become unavoidable or strategically necessary, our Firm provides experienced litigation support or offers referrals to trusted specialists suited to the District's specific circumstances.





Conclusion

Kilinski | Van Wyk proudly represents Florida's community development districts and independent special districts, combining extensive experience and strategic resources to deliver legal services distinguished by professionalism, responsiveness, and cost-effectiveness. Our core values—being humble, hungry, and smart—guide every interaction and ensure that we approach each client's unique needs with genuine collaboration, diligent advocacy, and innovative problem-solving. These values shape our commitment to excellence, enabling us to consistently achieve exceptional outcomes tailored to your district's objectives.

We invite you to explore our qualifications and learn more about our approach at www.cddlawyers.com. As dedicated CDD attorneys, we look forward to partnering with you and contributing to your district's continued success.

Appendix A: Attorney Bios
Appendix B: Fee Agreement

Meredith W. Hammock
Partner

Kilinski | Van Wyk, PLLC
16009 N. Florida Avenue
Tampa, FL 33549
877.350.0372
Meredith@cddlawyers.com



Experience

- Represents special districts in matters relating to contracting, real property, public procurement, ethics, finance, and construction.
- Formerly represented private and government clients in a wide range of matters, including commercial and public contract drafting, negotiation and compliance related to large- and small-scale construction projects, technology, and Federal and local small business policies and programs, Public Records, Florida Sunshine requirements and compliance, and bid procedures for construction and professional services.
- Experience in Construction Law, including large- and small-scale projects, and complex contract drafting and negotiation, including technology-related negotiations and international contract negotiations.
- Prior tax-specific practice focusing primarily on advising clients on various state and local income/franchise and indirect tax matters, including legal entity rationalization projects, organizational restructuring projects, due diligence projects, planning feasibility reviews.
- Represented taxpayers during audit and administrative appeals proceedings and provided technical analyses on various state and local tax issues.

Education

- The Florida State University College of Law, J.D., Cum Laude (2015)
- The Florida State University, B.A., English, Magna Cum Laude (2012)

Publications

- Florida Corporate Practice (10th Edition), co-author of Chapter 1: General Provisions; Chapter 2: Formation of Corporations; Chapter 6: Shareholders, Shareholders' Agreements, Meetings, and Voting; and Chapter 14: Corporate Records and Reports

Bar & Court Admissions

- Florida, 2015

Patrick Collins
Attorney

Kilinski | Van Wyk, PLLC
16009 N. Florida Avenue
Tampa, FL 33549
877.350.0372
Patrick@cddlawyers.com



Experience

- Patrick Collins is an associate attorney at Kilinski | Van Wyk where he specializes in the establishment and representation of special districts, including community development districts, improvement districts, stewardship districts, and recreational districts.
- He also represents private and public clients in construction law matters, serves as issuer's counsel in conjunction with public financing, and represents landowners around Florida in conservation programs with the state.
- Patrick began his legal career with a prominent Florida-based law firm representing large national insurance corporations in first-party property litigation matters with a specific focus on homeowners' insurance.
- While in law school, Patrick held clerkships with the City of Clearwater's Legal Department as well as with a financial services company's global wealth division and their office of general counsel. These experiences have aided in Patrick's transition to the Kilinski | Van Wyk team by giving him firsthand exposure to the development process and keen insights into his client's asset management and protection needs.
- Patrick is passionate about helping clients create, finance, and operate vibrant Florida communities and other development projects all over the state.
- Outside of work, Patrick enjoys cooking, spending time with his friends and family in the great outdoors, exploring all the amazing things his home city of St. Petersburg has to offer, and rooting for his team, the Florida Gators.

Education

- Stetson University, College of Law, Graduated with honors
    - Calvin Kuenzel Student Bar Association Executive Board
    - Teaching Assistant for Construction Law
- BA in Telecommunications Management, University of Florida

Bar & Court Admissions; Certifications

- Florida Bar Admission, 2022

Publications

The Employee Retention Credit Guide: Everything You Need to Know, and More to Claim and Receive the Employee Retention Credit

KILINSKI | VAN WYK PLLC
FEE AGREEMENT
BEXLEY CDD

I. PARTIES

THIS AGREEMENT ("Agreement") is made and entered into by and between the following parties:

A. Bexley Community Development District ("Client")
c/o District Manager
5844 Old Pasco Road Suite 100
Wesley Chapel, FL 33544

and

B. Kilinski | Van Wyk PLLC ("Kilinski | Van Wyk")
517 E. College Avenue
Tallahassee, Florida 32301

II. SCOPE OF SERVICES

In consideration of the mutual agreements contained herein, the parties agree as follows:

A. The Client agrees to employ and retain Kilinski | Van Wyk as its general legal Counsel.

B. Kilinski | Van Wyk accepts such employment and agrees to serve as attorney for and provide legal representation to the Client regarding those matters referenced above.

III. FEES

The Client agrees to compensate Kilinski | Van Wyk for services rendered regarding any matters covered by this Agreement according to the hourly billing rates for individual Kilinski | Van Wyk lawyers set forth herein, plus actual expenses incurred by Kilinski | Van Wyk in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Kilinski | Van Wyk proposes hourly rates of $365 - $395 per hour for partners and senior of counsel lawyers, $325 - $350 per hour for of counsel lawyers, $300 - $350 per hour for senior associates, $275 - $330 per hour for associates, and $185 - $205 per hour for paralegals. Hourly rates may be increased by up to five dollars an hour each calendar year starting with the next calendar year.

Kilinski | Van Wyk offers flat monthly fees for meeting attendance in person which includes travel and meeting attendance at a not to exceed meeting rate of $1200 per month. For call in meetings, that rate is reduced to $1000 per month.

The Client agrees to pay Kilinski | Van Wyk monthly billings for fees and expenses incurred within thirty (30) days following receipt of a statement from Kilinski | Van Wyk. Kilinski | Van Wyk shall not be obligated to perform further legal services under this Fee Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kilinski | Van Wyk to withdraw from the representation upon reasonable notice and subject to applicable Florida Bar rules regarding withdrawal of representation.

IV. CLIENT FILES

The files and work product materials ("Client File") of the Client generated or received by Kilinski | Van Wyk will be maintained by Kilinski | Van Wyk in accordance with Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kilinski | Van Wyk for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kilinski | Van Wyk may confidentially destroy or shred the Client File, unless Kilinski | Van Wyk is provided a written request from the Client requesting return of the Client File, to which Kilinski | Van Wyk will return the Client File at Client's expense.

V. DEFAULT

In the event of a dispute arising under this Agreement, whether a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VI. CONFLICTS

It is important to disclose that Kilinski | Van Wyk represents a number of special districts, builders, developers, property owners' associations and other entities throughout Florida relating to community development districts and other special districts. In the course of Kilinski | Van Wyk's representation of Client, Kilinski | Van Wyk may be asked to represent Client on transactions between Client and the developer and/or builders involved in the Client's project, when at the same time Kilinski | Van Wyk may be representing such developer and/or builders on matters unrelated to Client. By accepting this Agreement, Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kilinski | Van Wyk will be able to provide competent and

diligent representation of Client, regardless of Kilinski | Van Wyk's other representations; and, (3) there is not a substantial risk that Kilinski | Van Wyk's representation of Client would be materially limited by Kilinski | Van Wyk's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute your advance waiver of potential conflicts arising from Kilinski | Van Wyk's representation of various special districts, builders, developers, and other entities relating to community development districts and other special districts in Florida. *However, to the extent there is any perceived or real direct conflict of interest, Kilinski | Van Wyk agrees it shall present a separate request for conflict waiver*.

VII. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination. This Agreement shall automatically terminate upon creation of the community development district that is the subject of this Agreement and payment of all fees and expenses as provided for herein.

VIII. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kilinski | Van Wyk and the Client. The contract formed between Kilinski | Van Wyk and the Client shall be the operational contract between the parties.

IX. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and agreed to by:

BEXLEY CDD	**KILINSKI | VAN WYK PLLC**
By: _____	By: Jennifer Kilinski
Its: _____	Its: Authorized Member
Date: _____	Date: May 27, 2026

ATTACHMENT A

KILINSKI | VAN WYK PLLC
EXPENSE REIMBURSEMENT POLICY

The following is the expense reimbursement policy for the Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except when there are delays in receiving bills from third party vendors.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Facsimile. There are no charges for faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Travel. Travel (including airfare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS approved reimbursement rate.

Other Expenses. Other outside expenses, such as court reporters, agency copies, large print projects, etc., are billed at actual cost.

Straley Robin Vericker

Attorneys at Law

1510 W. Cleveland St.
Tampa, Florida 33606
Tel: (813) 223-9400

Writer's Direct Dial: (813) 901-4945
Writer's E-mail: jvericker@srvlegal.com
Website: www.srvlegal.com

April 23, 2026

Via Email

Bexley Community Development District
c/o Rizzetta and Company, Inc
Attn: Lisa Castoria
lcastoria@rizzetta.com

Dear Lisa:

Our law firm is pleased to have this opportunity to submit a proposal to serve as District Counsel for the Bexley Community Development District. Our law firm's practice is focused on the representation of CDDs. We currently represent over 100 CDDs located throughout central Florida and are intimately familiar with all phases of CDD operations, including the ongoing representation of resident controlled CDDs. While we do not perform any litigation services, if litigation is necessary, we will be happy to provide referrals of experienced attorneys familiar with CDDs and provide assistance to the litigation counsel of the CDD's choice as needed based on our experience in representing various CDDs.

We are enclosing biographical information about the firm's lawyers which touch upon our qualifications, which is also available on our firm's website at www.srvlegal.com.

With respect to legal fees and costs, we understand that the Board expects District Counsel to provide legal services in a cost effective and efficient manner. Because of the firm's extensive experience with CDDs and our familiarity with the various issues facing CDDs, we believe we can provide legal services efficiently and in a cost-effective manner. For Bexley CDD, we would propose having Kathyrn "KC" Hopkinson serve as the lead counsel. Hourly rates for the paralegals, attorneys, and administrative staff with the Firm range from $100/hour to $425/hour, including travel time to and from meetings.

On behalf of the firm, thank you for considering us to serve as Bexley CDD's District Counsel.

Sincerely,

John Vericker

John Vericker
Board Certified in City, County and Local Government Law

Encls.

Straley Robin Vericker

Current Rate Sheet

Attorneys:

Mark K. Straley	$425/hour
Tracy J. Robin	$425/hour
John M. Vericker	$425/hour
Vivek K. Babbar	$425/hour
Kathryn "KC" Hopkinson	$375/hour
Cari Allen Webster	$375/hour
Whitney A. Sousa	$335/hour

Paralegals:

Lynn A. Carver, Paralegal	$195/hour
Madison Sprague, Paralegal	$195/hour
Angela De La Mora, Paralegal	$195/hour

Administrative Staff:

Nellie Taracido, Administrator	$100/hour

Straley Robin Vericker

Kathryn "KC" Hopkinson



Experience:

Kathryn "KC" Hopkinson is an attorney with *Straley Robin Vericker* and joined the firm in 2023. KC serves as lead counsel to numerous community development districts represented by the firm.

KC is a highly skilled labor and employment law and litigation attorney who has represented businesses and individuals in need of counsel for over 10 years. Since 2012, KC's practice has included, but not been limited to, age and gender discrimination, national origin and race discrimination, disability discrimination, wrongful termination, sexual harassment, contract writing and negotiations, policy manual writing and updating, wage and hour, EEOC investigations, mediations, arbitrations, HR management, and state and federal appeals.

KC has been recognized by her peers as one of Tampa's Attorneys of the Year for 2021 and 2022 in Tampa Style Magazine (September 2021 and September 2022) and one chosen as one of Tampa's Top Lawyers for 2022 in Tampa Magazine (January 2023). She has also been named a Super Lawyers "Rising Star" yearly since 2016. This is an honor reserved for those lawyers who exhibit excellence in practice. Only 2.5% of attorneys in Florida receive this distinction. Additionally, from 2017 to 2020 KC was selected as one of the "Top 40 Under 40" Labor & Employment lawyers in the State of Florida by the American Society of Legal Advocates (ASLA), an invitation-only legal organization comprised of the nation's most skilled lawyers. The ASLA selection process includes lawyers who combine stellar legal credentials with proven commitment to community engagement, leadership, and the highest professional standards. Less than 1.5% of lawyers nationally are selected to this top honor.

Background:

KC is an active Member of The Florida Bar, the Hillsborough County Bar Association, the American Bar Association, the Florida and Hillsborough County Associations for Women Lawyers and the National Society Daughters of the American Revolution.

Aside from her legal pursuits, KC is an active member at Hyde Park United Methodist Church where she volunteers in the Children's Ministries and with the Cold Weather Shelter for the homeless as well as sits on the Board of Trustees. KC also volunteers with Selah Freedom, promoting sex trafficking awareness. KC is an avid reader, traveler, and yoga practitioner.

[Admitted to the Florida Bar in April 2013]

Education:

- The University of Tampa, B.A., (Government and World Affairs)
- Stetson University College of Law, J.D. (2012)

Straley Robin Vericker

John M. Vericker



Experience:

John M. Vericker is an attorney with *Straley Robin Vericker*, and has practiced with the firm since 2005. John is Board Certified in City, County and Local Government Law and he is *AV Rated*, the highest rating awarded by the Martindale-Hubbell law directory. His practice focuses primarily in local government, real property, and land use law. John serves as lead counsel to numerous community development districts represented by the firm, and has significant experience in the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, government contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, elections laws, competitive bidding, and other aspects of local government law. John has also appeared in court and before various local government boards with respect to CDD issues. John also represents clients in commercial real estate transactions and foreclosure litigation.

Background:

John is a member of the Hillsborough County Bar Association, the Florida Bar Association, the Environmental and Land Use Law Section of the Florida Bar, the City, County and Local Government Law Section of the Florida Bar, and the Real Property Probate and Trust Law Section of the Florida Bar. He is also admitted to practice in the *United States District Court for the Middle District of Florida*. In May of 2009, John graduated from the Hillsborough County Bar Association Leadership Institute, and he served on the Hillsborough County Bar Association Leadership Institute Executive Committee from 2010-2011. During law school, John served as a law clerk with the Pinellas County Attorney's Office. Prior to attending law school, John was a Senior Coordinator with Seminole County, Florida.

[Admitted to the Florida Bar in September 2004]

Education:

- University of Florida - Fisher School of Accounting, B.S. in Accounting (1997)
- University of Florida - School of Forest Resources and Conservation,
  Master of Forest Resources and Conservation, (1999)
- University of Florida – Levin College of Law, J.D. *cum laude* (2004)

Straley Robin Vericker

Mark K. Straley



Experience:

Mark K. Straley has practiced law in Tampa, Florida since 1976, and established the firm in 2004. For the past 30 years, Mark has focused his practice on the representation of community development districts (CDDs). He has written and lectured extensively on community development districts and enjoys a statewide reputation with respect to CDDs. Mark is *AV Rated*, the highest rating awarded by the *Martindale-Hubbell* law directory. As one of the first CDD lawyers in Florida, Mark has many years of experience in all facets of special district and local government law, including the formation and operation of CDDs, construction of public infrastructure, issuance of tax exempt bonds, contracts and competitive bidding requirements, sunshine law, public records law, and real property law. In addition to his legal training, Mark also holds a masters degree in public administration. His graduate work focused on public finance, budgeting and the administration of local governments, including special districts.

Background:

Mark is a member of the Hillsborough County Bar Association and The Florida Bar; he is also admitted to practice in the *United States District Court for the Middle District of Florida,* and the *United States Eleventh Circuit Court of Appeals*. Prior to forming his own firm, he was a partner in the statewide law firm, *Akerman Senterfitt* (1991-2004), and also practiced with the *Bush Ross* law firm (1981-1990) and *Holland & Knight* (1976-1980).

[Admitted to the Florida Bar in December 1976]

Education:

- Kenyon College, A.B. *cum laude* with high honors in Political Science (1971)
- Wayne State University, M.P.A. (1973)
- University of Michigan Law School, J.D. *cum laude* (1976)

Straley Robin Vericker

Tracy J. Robin



Experience:

Tracy J. Robin is a native of Tampa, Florida, and established the firm in 2004. He is *AV Rated,* the highest rating awarded by the *Martindale-Hubbell* law directory, and focuses his practice in real property, land use, and local government law. Tracy serves as lead counsel to numerous community development districts represented by the firm, and has extensive experience with the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, competitive bidding, and other aspects of local government law. Since 1991, he has served as General Counsel to the Hillsborough County City-County Planning Commission, an independent land planning agency created by the Florida legislature to provide comprehensive planning services for unincorporated Hillsborough County, and its three municipalities, the City of Tampa, the City of Temple Terrace, and Plant City, Florida. Tracy also has extensive experience in the area of real property law, which includes commercial real estate transactions, institutional mortgage lending, title insurance, workouts and foreclosure, landlord tenant law, and land use.

Background:

Tracy is a member of the Hillsborough County Bar Association and The Florida Bar; he is also admitted to practice in the *United States District Court for the Middle District of Florida,* and the *United States Eleventh Circuit Court of Appeals*. Prior to forming his own firm, he was a partner in the statewide firm, *Akerman Senterfitt* (1991-2004), and practiced with *Moffitt, Hart & Herron* (1989-1990). Before attending law school, he had a career in the title insurance industry (1975-1986), and served as the Branch Manager for the Tampa office of Lawyers Title Insurance Corporation.

[Admitted to the Florida Bar in April 1989]

Education:

- Mercer University, B.A. (Economics & History, 1975)
- Shepard Broad Law Center, Nova Southeastern University, J.D. (1989)

Straley Robin Vericker

Vivek K. Babbar



Experience:

Vivek K. Babbar is an attorney with *Straley Robin Vericker*, and has practiced with the firm since 2014. Vivek is Board Certified in City, County and Local Government Law. Vivek serves as lead counsel to numerous community development districts represented by the firm, and has experience in the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, government contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, elections laws, competitive bidding, and other aspects of local government law. Vivek has also appeared before various local government boards with respect to CDD issues.

Background:
Vivek is a member of the Hillsborough County Bar Association and the Florida Bar. During law school, Vivek externed with the National Oceanic and Atmospheric Administration Office of General Counsel in St. Petersburg, Florida.

[Admitted to the Florida Bar in October 2013]

Education:

- University of Florida - B.A. in Anthropology (2010)
- University of Florida - Levin College of Law, J.D. *cum laude* (2013)

Straley Robin Vericker

Whitney A. Sousa



Experience:

Whitney A. Sousa is an attorney with *Straley Robin Vericker* and joined the firm in 2023. Whitney serves as lead counsel to numerous community development districts represented by the firm. Whitney served as a teaching assistant for Research & Writing and Contracts, interned with the Hon. Amanda Arnold Sansone of the United States District Court for the Middle District of Florida, and interned with the National Labor Relations Board (Region 12).

Background:

Whitney was awarded The National Order of Scribes Award in law school. During law school, Whitney served as Assistant Editor for the Local Government section of the Stetson Law Review, where she wrote and published digests on various topics concerning Florida local government.

[Admitted to the Florida Bar in September 2022]

Education:

- University of New Mexico – B.A. in Sociology (2013)
- Stetson University College of Law, J.D. magna cum laude (2022)

Straley Robin Vericker

Cari Allen Webster



Experience:

Cari Allen Webster is an attorney with Straley Robin Vericker and joined the firm in 2024. Cari serves as lead counsel to numerous community development districts represented by the firm and has experience in the areas of real property, business, land use, and local government. Cari has over 7 years of experience working for Hillsborough County, where she handled a multitude of real estate projects including acquisitions, dispositions, leases, vacate petitions, land exchanges, and land use restrictions. As a transactional attorney, she has represented clients in purchase and sale transactions, landlord tenant matters, foreclosure cases, business formation, and title closings.

Background:

Aside from her legal pursuits, Cari is an active member of the Junior League of Tampa, volunteering her time to support the local community and programs funded by the League. During law school, Cari served as Vice President of the Real Property, Probate, and Trust Law Association, organizing events and keeping the committee apprised of relevant legal updates. Prior to law school, she had a career in commercial property and facilities management, representing investors in the management of several office and warehouse buildings.

[Admitted to the Florida Bar in October 2015]

Education:

- University of South Florida, B.S. in Finance and Economics (2010)
- Stetson University College of Law, J.D. (2015)

Tab 17

COASTAL MECHANICAL INC.

9720 Princess Palm Ave Ste 149
Tampa, FL 33619 US
(813) 499-5171
Brett.angarola@coastal-mech.net

INVOICE

BILL TO
Bexley CDD
16950 Vibrant Way
Land O Lakes, FL 34638

INVOICE	2213
DATE	04/08/2026
TERMS	Net 30
DUE DATE	05/08/2026

DESCRIPTION	QTY	RATE	AMOUNT
Repaired the water backflow preventor valve and related piping for the park areas. Removed the old concrete and reinstalled a new concrete pad. Removed all debris from the site. All labor and materials included.	1	2,475.50	2,475.50T

SUBTOTAL	2,475.50
TAX	173.29
TOTAL	2,648.79
BALANCE DUE	**$2,648.79**

Tab 18

SECOND ADDENDUM TO SECOND AMENDMENT TO THE AMENITY MANAGEMENT SERVICES AGREEMENT BY AND BETWEEN BEXLEY COMMUNITY DEVELOPMENT DISTRICT AND BEXLEY HOMEOWNER'S ASSOCIATION, INC.

This Addendum to the Second Amendment to the Amenity Management Services Agreement By and Between Bexley Community Development District and Bexley Homeowner's Association, Inc. (the "Addendum") is made on _____ day of _____, 2026, by and between Bexley Community Development District (the "District") and Bexley Homeowner's Association, Inc. (the "Association"). The District and the Association may be referred to individually as a "Party" and collectively as the "Parties."

This Addendum is attached to and made a part of the Second Amendment to the Amenity Management Services Agreement By and Between Bexley Community Development District and Bexley Homeowner's Association, Inc. (the "Second Amendment") attached hereto as Exhibit A.

The Parties hereby mutually agree as follows:

1. At a meeting of the Board of Supervisors of Bexley Community Development District on July 24, 2024, the District Board approved the modifications to the Amenity Management Services Agreement as outlined in Exhibit A. Although not signed, both parties agreed and intended for performance to be according to the terms of the Second Amendment as of July 24, 2024.

2. Both Parties affirmatively agree that the Parties are subject to the terms of the Second Amendment with respect to all services previously performed.

3. The current cost share for inclusion in the Second Amendment Exhibit B is as follows:
   The burdened payroll costs today (salary, payroll taxes, workers comp, employee benefits, payroll adminsitration, etc.) reflective of 30% CDD time for the Resident Services Manger totals **$37,064.16,** for the period of 10/01/2025-9/30/2026.

Except as set forth in this Addendum, all other terms and conditions of the Second Amendment remain unchanged and shall continue in full force and effect.

This Addendum may be executed in one or more counterparts, each of which shall be deemed an original and all of which together, shall constitute one and the same document.

IN WITNESS WHEREOF, this Addendum has been executed and delivered as of the date first written above.

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

_____	_____
Secretary	Chairman, Board of Supervisors

BEXLEY HOMEOWNER'S ASSOCIATION, INC.

_____	_____
Witness	By: _____
	Its: _____

Exhibit A: Second Amendment to the Amenity Management Services Agreement By and Between Bexley Community Development District and Bexley Homeowner's Association, Inc.

Exhibit A

SECOND AMENDMENT TO THE AMENITY MANAGEMENT SERVICES AGREEMENT BY AND BETWEEN BEXLEY COMMUNITY DEVELOPMENT DISTRICT AND BEXLEY HOMEOWNER'S ASSOCIATION, INC.

This First Amendment ("First Amendment") is made and entered into this ____ day of _____, 2024, by and between:

BEXLEY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and whose mailing address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 ("District"); and

BEXLEY HOMEOWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (hereinafter "Contractor", together with District the "Parties").

RECITALS

WHEREAS, the District and the Contractor previously entered into an agreement for amenity management services, dated February 22, 2017, (the "Original Agreement"), as amended by the First Amendment dated May 26, 2021 (the "First Amendment" together with the Agreement the "Agreement") attached hereto as **Exhibit A**; and

WHEREAS, the parties desire to amend the Agreement as set forth in more detail in Section 2 below; and

WHEREAS, each of the parties hereto has the authority to execute this Second Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Second Amendment so that this Second Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 2. The Agreement is hereby amended as follows:

A. The Agreement is hereby amended to reflect the updated scope of services attached hereto as **Exhibit B.** Such services shall commence immediately.

B. Compensation for the such services shall be amended in accordance with **Exhibit B** commencing October 1, 2024. District shall no longer compensate Contractor for Maintenance Technician services as such scope has been removed from this Agreement.. Such payment shall be due and payable in accordance with the terms of the Agreement. To the extent that any terms or conditions found in **Exhibit B** conflict with the terms of the Agreement or this Amendment, the Agreement and this Amendment control and shall prevail.

IN WITNESS WHEREOF, the parties hereto have signed this First Amendment to the Agreement on the day and year first written above.

ATTEST:	**BEXLEY COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairman/Vice Chairman
_____	
Print Name	

ATTEST:	**BEXLEY HOMEOWNER'S ASSOCIATION, INC.**
_____	By:_____
	Print:_____
	Its:_____
_____	

Exhibit A: Amenity Management Services Agreement and First Amendment
Exhibit B: Updated Scope of Services and Compensation

Exhibit A
Agreement

AMENITY MANAGEMENT SERVICES AGREEMENT BY AND BETWEEN BEXLEY COMMUNITY DEVELOPMENT DISTRICT AND BEXLEY HOMEOWNER'S ASSOCIATION, INC.

THIS AGREEMENT is made and entered into this 22 day of February 2017, by and between **BEXLEY COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida and whose mailing address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the "District"), and **BEXLEY HOMEOWNER'S ASSOCIATION, INC.,** a Florida, not for profit corporation, with offices at 777 S. Harbour Island Blvd., Ste. 320, Tampa, Florida 33602 (the "Contractor").

RECITALS

WHEREAS, the District was established by ordinance of the Board of County Commissioners in and for Pasco County, Florida, for the purpose of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating, and maintaining systems and facilities for certain infrastructure improvements; and

WHEREAS, the District desires to retain an independent contractor to provide personnel to perform amenity management services for certain park facilities ("Facilities") within and around the District; and

WHEREAS, the Contractor acknowledges it fully understands what is required to provide amenity management services to the District and furthermore agrees to provide such services as is outlined in **Exhibit A**, as attached hereto; and

WHEREAS, the parties agree that the Contractor has the power to enter into this contract and to be obligated thereby and that the performance of this contract by the Contractor promotes the common good and general welfare of the people in the development; and

WHEREAS, the Contractor has entered into a contract with Rizzetta Amenities Services, Inc. ("Consultant") whereby Consultant provides the services of an amenity manager, staff and attendants to Contractor; and

WHEREAS, the personnel provided by the Contractor to the District herein will be the same personnel provided to Contractor by Consultant; and

WHEREAS, the personnel provided by the Contractor to the District herein will be the employees of the Consultant and not the Contractor,

WHEREAS, the Consultant is referred to herein from time to time as subcontractor,

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the

District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. **DESCRIPTION OF WORK AND SERVICES,**

   A. The District desires that the Contractor provide professional amenity management services equal to or exceeding standards acceptable to the District. Upon all parties signing this Agreement, the Contractor shall provide services to the District consistent with specific services identified in this Agreement.

   B. While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services, as outlined in the scope of service attached hereto as **"Exhibit A"**.

   C. The Contractor shall provide the specific professional services referred to in Paragraph 3 of this Agreement.

3. **SCOPE OF AMENITY MANAGEMENT SERVICES.** The Contractor shall provide the personnel to perform the duties, obligations, and responsibilities described in the Scope of Services attached hereto as **Exhibit A (the "Scope of Services")**. Contractor shall solely be responsible for the means, manner and methods by which the personnel perform their duties, obligations and responsibilities are met to the satisfaction of the District.

4. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any reasonable written instructions issued by the District that fall within the Scope of Services. The Contractor has no obligation to perform work that falls outside of the Scope of Services unless agreed to by the District and Contractor in writing.

   A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services described in the Scope of Services to the District, such work

or services shall be fully performed by the Contractor at an agreed to price, or at or below market price as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services going beyond the Scope of Services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

D. In addition, the District's representative shall be informed of any employee termination and or addition of any employees, being utilized by the Contractor to provide for the services as described in **Exhibit A**, as attached hereto. It will be the responsibility of the District's representative to inform the District's Board of such employment changes. The District also has the right to notify the Contractor of individuals who the District does not believe are performing the tasks and responsibilities as outlined in the scope of service attached hereto. The Contractor will take whatever corrective action deemed necessary in the Contractor's sole discretion to correct the performance issue up to and including removal of the employee from the job. Contractor shall not be required to take any corrective actions that may be a breach of the contract it has with Consultant.

(1) The District hereby designates the District Manager or his designee to act as their representative.

(2) The Contractor agrees to meet with the District's representative no less than one (1) time per month to survey the property to discuss conditions, schedules, and items of concern regarding this Agreement.

E. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within a reasonable time frame.

5. COMPENSATION; TERM.

A. As compensation for services described in this Agreement, the District agrees to pay the Contractor as described in **Exhibit A**, twelve (12) monthly payments of One Thousand, Eight Hundred Dollars ($1,800.00) for an annual total of Twenty One Thousand, Six Hundred Dollars ($21,600), unless terminated earlier in accordance with Section 13 below, or as may be adjusted up or down

at year end as described in Section 5 B, below. Work shall commence on February 22, 2017, and terminate on _____, 2018, unless terminated earlier in accordance with Section 13 below. This sum shall be compensation for all direct and indirect personnel costs to provide amenity management of the Facilities described in Exhibit A, including but not limited to all payroll related taxes, insurance and cost of administration of such payroll and employee reimbursable expenses (i.e., mileage, cell phones, as such expenses relate to the performance of this contract, etc.) District is responsible for the total cost of the District's Polaris GEM Electric Vehicle (the "GEM Car") car insurance and maintenance. Pursuant to this Agreement Contractor is authorized to use Gem Car for in connection with the provision of the services described in this agreement.

B. Compensation shall be evaluated and agreed to by both parties after the last payroll has been entered for the fiscal year and shall include all costs related to the performance of the work described in **Exhibit A** as may be approved by the District. After such evaluation, the compensation for the fiscal year will be the sum total as adjusted by the recalculated payroll (including but not limited to all payroll related taxes, insurance and cost of administration of such payroll) and employee reimbursable expenses (i.e., mileage, cell phones, as such expenses relate to the performance of this contract, etc.). Evidence of such evaluation as described in **Exhibit A,** attached hereto shall become an addendum to the Contract. At the end of the fiscal year, any adjustments due either the District or the Contractor will be paid to the appropriate party within thirty (30) days of the final payroll of the fiscal year, or incorporated into any renewal of this Contract. At no time shall the compensation exceed an annual total of ($21,600 Twenty-One Thousand Six hundred dollars.

If the District should desire additional work or services d in **Exhibit A** attached hereto, or to add additional lands to be maintained, the Contractor agrees to negotiate an effective rate at or below market rate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, or addenda to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

Additional services can be provided by the Contractor. However, no additional services shall be provided by the Contractor unless done at the written direction of the District. Fees for such additional services shall be as negotiated between the District and the Contractor.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or

laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which will be delivered to the District on or about the first of each month, for that current month. The District will remit payment of the invoice for the current month on or about the fifth day of that month.

6. INSURANCE.

A. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(A) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation, or alternatively require subcontractors and the parties identified in Section 6 B., below, to be a named insured under the subcontractor's own Commercial General Liability Insurance. The Contractor will require a certificate of insurance from the subcontractor, meeting the requirements of Section 6 B., below.

(3) Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the

operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, their staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance, with endorsement, evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage's, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

D. The Contractor may fulfill its insurance obligations of subsection (6)(A) (1), (2)(A), (3) and (4) by i) being named an additional insured in the Consultant's Commercial General Liability Policy, and Automobile Liability Insurance Policy; and ii) obtaining Certificates of Insurance from Consultant for Worker's Compensation Insurance and Employer's Liability Insurance.

7. INDEMNIFICATION.

A. Obligations for indemnification of the District by the Contractor shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal or in bankruptcy proceedings) as ordered. The indemnification of the District by the Contractor shall be limited to amounts of insurance policies of the Contractor but in no case shall such limit of indemnification be less than the insurance policy minimum requirements in Section 6 herein.

B. Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute. Any subcontractor retained by the Contractor shall acknowledge the same in writing.

8. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

9. **LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all employees and all expenses related to such employees, including but not limited to payroll taxes, insurance, employee expenses such as mileage and cell phone reimbursement, along with any administration costs related to the employment of such employees, specifically assigned by the contractor to service this contract as outlined in "Exhibit A", attached hereto. The Contractor is solely responsible to pay for materials, equipment (rented and/or hired) and sub-contractors, the Contractor purchases or retains, which go beyond the duties and scope of service as outlined in "Exhibit A", attached in order to perform under this Agreement. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

10. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

11. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District and the Contractor shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, further, that the failure of the

District or the Contractor at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of the Agreement, or as having in any way modified or waived the same.

12. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

13. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with or without cause by providing sixty (60) days written notice of termination to the District; provided, however, that upon a notice of termination for cause, the District shall be provided thirty (30) days to cure any failure under this Agreement. The Contactor agrees that the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

14. **PERMITS AND LICENSES.** All permits and licenses required by any governmental agency necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

15. **ASSIGNMENT.** The Contractor may not assign this Agreement without the prior written approval of the District. The District may not assign this Agreement without the prior written approval of the Contractor.

16. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contactor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

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

18. **ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor are required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for all efforts to enforce this agreement including trial, alternative dispute resolution, or appellate proceedings.

19. **AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

20. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

21. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

22. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to Contractor:	Bexley Homeowners Association, Inc. 777 S. Harbour Island Blvd., Ste. 320 Tampa, Florida 33602
If to District:	Bexley Community Development District 5844 Old Pasco Road, Suite 100 Wesley Chapel, Florida 33544 Attn: District Manager
With a copy to:	Hopping Green & Sams, P.A. 119 South Monroe Street, Suite 300 Post Office Box 6526 Tallahassee, Florida 32314 Attn: Jonathan T. Johnson

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed

received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

23. **COMPLIANCE WITH PUBLIC RECORDS LAWS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such by the Contractor, in accordance with Florida law. As such, the Contractor must 1.) keep and maintain public records required by the District to perform the service; 2.) upon request by the District's Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3.) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4.) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or the Contractor must keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the Microsoft Word or in Adobe pdf format. Contractor acknowledges that the designated Public Record Custodian for the District is Rizzetta & Company.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (813) 533-2950, OR BY EMAIL AT info@rizzetta.com**, OR BY REGULAR MAIL AT 5844 OLD PASCO ROAD, SUITE 100, WESLEY CHAPEL, FLORIDA 33544.**

24. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any

of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

25. **CONTROLLING LAW.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

26. **EFFECTIVE DATE.** This Agreement shall be effective February 22, 2017, and shall remain in effect for a term of one (1) year unless terminated by either of the District or the Contractor.

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

28. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

29. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[signatures contained on following page]

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

Attest:

Secretary/Assistant Secretary

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

~~Tom Panaccio~~ Doug South, Chairman

BEXLEY HOMEOWNER'S ASSOCIATION, INC.
a Florida corporation

(Signature of Witness)

By: _____

Its: PRESIDENT

(Print Name of Witness)

Date: 4/9/2018

EXHIBIT A

SCOPE OF AMENTITY MANAGEMENT SERVICES: These services will be provided on a recurring basis and are the services necessary for the normal and routine functioning of the District's recreational facilities.

MANAGEMENT:

A. Provide management and oversight to perform the services outlined in this scope.

B. Attend board meetings as requested to provide any updates or address concerns.

C. Be available to any board member for open and direct communication regarding the Facilities.

D. Manage the personnel which includes, recruiting, hiring, training, oversight and evaluation.

E. To monitor the maintenance and use of parks ("Facilities") owned or controlled by the District.

PERSONNEL:

A. The Contractor shall provide the services of a Manager and Maintenance Staff. A general description of these positions is provided below:

1. **Manager:** Shall provide oversight to the Facilities. The Manager is an onsite representative of the Contractor. The Manager shall have the responsibilities of overseeing personnel, and interacting with board members and community managers.

2. **Maintenance Staff:** Shall perform services which assist in the day-to-day operations of the Facilities.

RESPONSIBILITIES:

The Amenity Management Services personnel will be responsible for providing the following services.

1. Ensure a presentable overall appearance of the Facilities.
2. Perform minor maintenance repairs.
3. Check resident access cards.
4. Monitor the guest and visitor policies.
5. Maintain preventative maintenance records and inventories.
6. Work with assigned contractors to ensure quality service is provided to the Facilities.

7. Full knowledge/awareness of all rules and regulations of the Facilities; including but not limited to operational hours, age restrictions and food/drink restrictions.
8. Enforce the rules and regulations of the Facilities.
9. Interact with residents and guests on a day-to-day basis.
10. Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
11. Document all complaints, injuries and maintenance issues in a specified log book.
12. Prepare any incident or accident reports and forward them appropriately.
13. Process and manage work orders as needed.
14. Maintain and manage warranties, regular maintenance and inspections for the Facilities as needed.
15. When requested, attend board meetings.

TIME:

It is anticipated that total hours of all personnel combined performing the work under this Contract will be 20 hours per week. The manager and staff shall keep a record of their hours performing the work, and the record will be made available for inspection upon the District's request. Compensation per paragraph 5 of the Contract may be adjusted depending on the actual hours worked.

Bexley

HOMEOWNERS ASSOCIATION, INC.

WRITTEN ACTION BY THE BOARD OF DIRECTORS

The Board of Directors of the Bexley Homeowners Association, Inc., pursuant to the Bylaws of the Association, Section 3.14 Action Without a Formal Meeting, hereby adopts the following resolution by unanimous written consent:

WHEREAS, the Association entered into an Amenities Management Agreement with the Bexley Community Development District on February 22, 2017, for the purpose of providing amenity management services for the CDD park facilities.

WHEREAS, the community has grown considerably, and the Agreement requires amending to expand the scope of work and to increase the compensation remitted by the CDD to the Association.

RESOLVED, that the Board of Directors accepts this First Amendment to the Amenity Management Services Agreement.

DONE by unanimous written consent this 12th day of October, 2021.

Aaron J Baker

Aaron J. Baker - President

Jessica Robinson

Jessica Robinson – Vice President

Lester Morales – Secretary

Pam Pans – Treasurer

Jay Michlin – Director

Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100 • Wesley Chapel, FL 33544
Telephone: 813-994-1001 • Facsimile: 813-994-2100
Toll Free: 1-866-647-1714

FIRST AMENDMENT TO THE AMENITY MANAGEMENT SERVICES AGREEMENT BY AND BETWEEN BEXLEY COMMUNITY DEVELOPMENT DISTRICT AND BEXLEY HOMEOWNER'S ASSOCIATION, INC.

This First Amendment ("First Amendment") is made and entered into this 26 day of May, 2021, by and between:

BEXLEY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and whose mailing address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 ("District"); and

BEXLEY HOMEOWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (hereinafter "Contractor", together with District the "Parties")

RECITALS

WHEREAS, the District and the Contractor previously entered into an agreement for amenity management services, dated February 22, 2017 (the "Agreement"), attached hereto as **Exhibit A**; and

WHEREAS, the parties desire to amend the Agreement as set forth in more detail in Section 2 below; and

WHEREAS, each of the parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 2. The Agreement is hereby amended as follows:

A. The Agreement is hereby amended to reflect the updated scope of services attached hereto as **Exhibit B**. Such services shall commence immediately.

B. Compensation for the additional services shall be amended in accordance with **Exhibit B** commencing October 1, 2021. Such payment shall be due and payable in accordance with the terms of the Agreement. To the extent that any terms or conditions found in **Exhibit B** conflict with the terms of the Agreement or this Amendment, the Agreement and this Amendment control and shall prevail.

IN WITNESS WHEREOF, the parties hereto have signed this First Amendment to the Agreement on the day and year first written above.

ATTEST:

Secretary/Assistant Secretary

Print Name

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Chairman/Vice Chairman

ATTEST:

TANYA SZULNOK

BEXLEY HOMEOWNER'S ASSOCIATION, INC.

By:
Print:
Its:

Exhibit A: Amenity Management Services Agreement
Exhibit B: Updated Scope of Services and Compensation

Exhibit A
Agreement

AMENITY MANAGEMENT SERVICES AGREEMENT BY AND BETWEEN BEXLEY COMMUNITY DEVELOPMENT DISTRICT AND BEXLEY HOMEOWNER'S ASSOCIATION, INC.

THIS AGREEMENT is made and entered into this 22 day of February 2017, by and between **BEXLEY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida and whose mailing address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the "District"), and **BEXLEY HOMEOWNER'S ASSOCIATION, INC.**, a Florida, not for profit corporation, with offices at 777 S. Harbour Island Blvd., Ste. 320, Tampa, Florida 33602 (the "Contractor").

RECITALS

WHEREAS, the District was established by ordinance of the Board of County Commissioners in and for Pasco County, Florida, for the purpose of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating, and maintaining systems and facilities for certain infrastructure improvements; and

WHEREAS, the District desires to retain an independent contractor to provide personnel to perform amenity management services for certain park facilities ("Facilities") within and around the District; and

WHEREAS, the Contractor acknowledges it fully understands what is required to provide amenity management services to the District and furthermore agrees to provide such services as is outlined in **Exhibit A**, as attached hereto; and

WHEREAS, the parties agree that the Contractor has the power to enter into this contract and to be obligated thereby and that the performance of this contract by the Contractor promotes the common good and general welfare of the people in the development; and

WHEREAS, the Contractor has entered into a contract with Rizzetta Amenities Services, Inc. ("Consultant") whereby Consultant provides the services of an amenity manager, staff and attendants to Contractor; and

WHEREAS, the personnel provided by the Contractor to the District herein will be the same personnel provided to Contractor by Consultant; and

WHEREAS, the personnel provided by the Contractor to the District herein will be the employees of the Consultant and not the Contractor,

WHEREAS, the Consultant is referred to herein from time to time as subcontractor,

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the

District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. **DESCRIPTION OF WORK AND SERVICES.**

   A. The District desires that the Contractor provide professional amenity management services equal to or exceeding standards acceptable to the District. Upon all parties signing this Agreement, the Contractor shall provide services to the District consistent with specific services identified in this Agreement.

   B. While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services, as outlined in the scope of service attached hereto as **"Exhibit A"**.

   C. The Contractor shall provide the specific professional services referred to in Paragraph 3 of this Agreement.

3. **SCOPE OF AMENITY MANAGEMENT SERVICES.** The Contractor shall provide the personnel to perform the duties, obligations, and responsibilities described in the Scope of Services attached hereto as **Exhibit A (the "Scope of Services")**. Contractor shall solely be responsible for the means, manner and methods by which the personnel perform their duties, obligations and responsibilities are met to the satisfaction of the District.

4. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any reasonable written instructions issued by the District that fall within the Scope of Services. The Contractor has no obligation to perform work that falls outside of the Scope of Services unless agreed to by the District and Contractor in writing.

   A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services described in the Scope of Services to the District, such work

or services shall be fully performed by the Contractor at an agreed to price, or at or below market price as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services going beyond the Scope of Services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

D. In addition, the District's representative shall be informed of any employee termination and or addition of any employees, being utilized by the Contractor to provide for the services as described in **Exhibit A**, as attached hereto. It will be the responsibility of the District's representative to inform the District's Board of such employment changes. The District also has the right to notify the Contractor of individuals who the District does not believe are performing the tasks and responsibilities as outlined in the scope of service attached hereto. The Contractor will take whatever corrective action deemed necessary in the Contractor's sole discretion to correct the performance issue up to and including removal of the employee from the job. Contractor shall not be required to take any corrective actions that may be a breach of the contract it has with Consultant.

(1) The District hereby designates the District Manager or his designee to act as their representative.

(2) The Contractor agrees to meet with the District's representative no less than one (1) time per month to survey the property to discuss conditions, schedules, and items of concern regarding this Agreement.

E. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within a reasonable time frame.

5. COMPENSATION; TERM.

A. As compensation for services described in this Agreement, the District agrees to pay the Contractor as described in **Exhibit A**, twelve (12) monthly payments of One Thousand, Eight Hundred Dollars ($1,800.00) for an annual total of Twenty One Thousand, Six Hundred Dollars ($21,600), unless terminated earlier in accordance with Section 13 below, or as may be adjusted up or down

fiscal year end as described in Section 5 B, below. Work shall commence on February 22, 2017, and terminate on _____, 2018, unless terminated earlier in accordance with Section 13 below. This sum shall be compensation for all direct and indirect personnel costs to provide amenity management of the Facilities described in Exhibit A, including but not limited to all payroll related taxes, insurance and cost of administration of such payroll and employee reimbursable expenses (i.e., mileage, cell phones, as such expenses relate to the performance of this contract, etc.) District is responsible for the total cost of the District's Polaris GEM Electric Vehicle (the "GEM Car") car insurance and maintenance. Pursuant to this Agreement Contractor is authorized to use Gem Car for in connection with the provision of the services described in this agreement.

B. Compensation shall be evaluated and agreed to by both parties after the last payroll has been entered for the fiscal year and shall include all costs related to the performance of the work described in **Exhibit A** as may be approved by the District. After such evaluation, the compensation for the fiscal year will be the sum total as adjusted by the recalculated payroll (including but not limited to all payroll related taxes, insurance and cost of administration of such payroll) and employee reimbursable expenses (i.e., mileage, cell phones, as such expenses relate to the performance of this contract, etc.). Evidence of such evaluation as described in **Exhibit A**, attached hereto shall become an addendum to the Contract. At the end of the fiscal year, any adjustments due either the District or the Contractor will be paid to the appropriate party within thirty (30) days of the final payroll of the fiscal year, or incorporated into any renewal of this Contract. At no time shall the compensation exceed an annual total of ($21,600) Twenty-One Thousand Six hundred dollars.

If the District should desire additional work or services d in **Exhibit A** attached hereto, or to add additional lands to be maintained, the Contractor agrees to negotiate an effective rate at or below market rate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, or addenda to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

Additional services can be provided by the Contractor. However, no additional services shall be provided by the Contractor unless done at the written direction of the District. Fees for such additional services shall be as negotiated between the District and the Contractor.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or

laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which will be delivered to the District on or about the first of each month, for that current month. The District will remit payment of the invoice for the current month on or about the fifth day of that month.

6. **INSURANCE.**

A. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(A) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation, or alternatively require subcontractors and the parties identified in Section 6 B., below, to be a named insured under the subcontractor's own Commercial General Liability Insurance. The Contractor will require a certificate of insurance from the subcontractor, meeting the requirements of Section 6 B., below.

(3) Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the

operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, their staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance, with endorsement, evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage's, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

D. The Contractor may fulfill its insurance obligations of subsection (6)(A) (1), (2)(A), (3) and (4) by i) being named an additional insured in the Consultant's Commercial General Liability Policy, and Automobile Liability Insurance Policy; and ii) obtaining Certificates of Insurance from Consultant for Worker's Compensation Insurance and Employer's Liability Insurance.

7. **INDEMNIFICATION.**

A. Obligations for indemnification of the District by the Contractor shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal or in bankruptcy proceedings) as ordered. The indemnification of the District by the Contractor shall be limited to amounts of insurance policies of the Contractor but in no case shall such limit of indemnification be less than the insurance policy minimum requirements in Section 6 herein.

B. Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute. Any subcontractor retained by the Contractor shall acknowledge the same in writing.

8. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

9. **LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all employees and all expenses related to such employees, including but not limited to payroll taxes, insurance, employee expenses such as mileage and cell phone reimbursement, along with any administration costs related to the employment of such employees, specifically assigned by the contractor to service this contract as outlined in "Exhibit A" attached hereto. The Contractor is solely responsible to pay for materials, equipment (rented and/or hired) and sub-contractors, the Contractor purchases or retains, which go beyond the duties and scope of service as outlined in "Exhibit A", attached in order to perform under this Agreement. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

10. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

11. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District and the Contractor shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, further, that the failure of the

District or the Contractor at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of the Agreement, or as having in any way modified or waived the same.

12. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

13. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with or without cause by providing sixty (60) days written notice of termination to the District; provided, however, that upon a notice of termination for cause, the District shall be provided thirty (30) days to cure any failure under this Agreement. The Contactor agrees that the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

14. **PERMITS AND LICENSES.** All permits and licenses required by any governmental agency necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

15. **ASSIGNMENT.** The Contractor may not assign this Agreement without the prior written approval of the District. The District may not assign this Agreement without the prior written approval of the Contractor.

16. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contactor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

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

18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor are required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for all efforts to enforce this agreement including trial, alternative dispute resolution, or appellate proceedings.

19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

22. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to Contractor:	Bexley Homeowners Association, Inc. 777 S. Harbour Island Blvd., Ste. 320 Tampa, Florida 33602
If to District:	Bexley Community Development District 5844 Old Pasco Road, Suite 100 Wesley Chapel, Florida 33544 Attn: District Manager
With a copy to:	Hopping Green & Sams, P.A. 119 South Monroe Street, Suite 300 Post Office Box 6526 Tallahassee, Florida 32314 Attn: Jonathan T. Johnson

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed

received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

23. **COMPLIANCE WITH PUBLIC RECORDS LAWS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such by the Contractor, in accordance with Florida law. As such, the Contractor must 1.) keep and maintain public records required by the District to perform the service; 2.) upon request by the District's Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3.) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4.) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or the Contractor must keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the Microsoft Word or in Adobe pdf format. Contractor acknowledges that the designated Public Record Custodian for the District is Rizzetta & Company.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (813) 533-2950, OR BY EMAIL AT info@rizzetta.com, **OR BY REGULAR MAIL AT 5844 OLD PASCO ROAD, SUITE 100, WESLEY CHAPEL, FLORIDA 33544.**

24. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any

of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

25. **CONTROLLING LAW.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida

26. **EFFECTIVE DATE.** This Agreement shall be effective February 22, 2017, and shall remain in effect for a term of one (1) year unless terminated by either of the District or the Contractor

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

28. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

29. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[signatures contained on following page]

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

Attest:

Secretary/Assistant Secretary

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

~~Tom Pomasony~~ Doug South, Chairman

BEXLEY HOMEOWNER'S ASSOCIATION, INC.
a Florida corporation

(Signature of Witness)

By: _____

Its: PRESIDENT

(Print Name of Witness)

Date: 4/9/2018

EXHIBIT A

SCOPE OF AMENTITY MANAGEMENT SERVICES: These services will be provided on a recurring basis and are the services necessary for the normal and routine functioning of the District's recreational facilities.

MANAGEMENT:

A. Provide management and oversight to perform the services outlined in this scope.

B. Attend board meetings as requested to provide any updates or address concerns.

C. Be available to any board member for open and direct communication regarding the Facilities.

D. Manage the personnel which includes, recruiting, hiring, training, oversight and evaluation.

E. To monitor the maintenance and use of parks ("Facilities") owned or controlled by the District.

PERSONNEL:

A. The Contractor shall provide the services of a Manager and Maintenance Staff. A general description of these positions is provided below:

1. **Manager:** Shall provide oversight to the Facilities. The Manager is an onsite representative of the Contractor. The Manager shall have the responsibilities of overseeing personnel, and interacting with board members and community managers.

2. **Maintenance Staff:** Shall perform services which assist in the day-to-day operations of the Facilities.

RESPONSIBILITIES:

The Amenity Management Services personnel will be responsible for providing the following services.

1. Ensure a presentable overall appearance of the Facilities.
2. Perform minor maintenance repairs.
3. Check resident access cards.
4. Monitor the guest and visitor policies.
5. Maintain preventative maintenance records and inventories.
6. Work with assigned contractors to ensure quality service is provided to the Facilities.

7. Full knowledge/awareness of all rules and regulations of the Facilities; including but not limited to operational hours, age restrictions and food/drink restrictions.
8. Enforce the rules and regulations of the Facilities.
9. Interact with residents and guests on a day-to-day basis.
10. Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
11. Document all complaints, injuries and maintenance issues in a specified log book.
12. Prepare any incident or accident reports and forward them appropriately.
13. Process and manage work orders as needed.
14. Maintain and manage warranties, regular maintenance and inspections for the Facilities as needed.
15. When requested, attend board meetings.

TIME:

It is anticipated that total hours of all personnel combined performing the work under this Contract will be 20 hours per week. The manager and staff shall keep a record of their hours performing the work, and the record will be made available for inspection upon the District's request. Compensation per paragraph 5 of the Contract may be adjusted depending on the actual hours worked.

14

Exhibit B
Scope of Services and Compensation

Bexley

HOMEOWNERS ASSOCIATION INC

Date:	March 22, 2021
To:	Bexley CDD Board of Supervisors Jennifer Goldyn, District Manager
From:	Bexley HOA Board of Directors Heather Russel
RE:	Amenity Management Services Agreement joining the Bexley CDD and Bexley HOA

The CDD and HOA entered into the Agreement in February 2017 for the purpose of using the amenity staff, who are contracted through the HOA, provide oversight to the CDD park facilities. The oversight would be performed by the Resident Services Manager and a Maintenance Technician.

When the agreement was prepared and keeping in mind that the community was still in its infancy with only 126 completed homes, the estimated time for the amenity team members to perform the park oversight was 20 hours per week. The corresponding payroll reimbursement amount was noted at $21,600.00. This amount reflected a certain percentage of each team members payroll.

Recently a time study was requested of the amenity staff to ascertain what their CDD oversight contributions looked like today. The amenity team members making up this study are the Resident Services Manager, Bryan Cooper, and the Maintenance Technician, Rick Moon. The study results are as follows:

Bryan Cooper

CDD: 30% of time
- Inspect playgrounds and CDD property in general
- Ride along for field inspections
- Provide reports for, and attend, monthly CDD meetings
- Solicit proposals for CDD repairs
- Coordinate with contractors providing service in the community
- Communicate with landscapers on an ongoing basis regarding upkeep and improvements in the community

HOA: 70% of time
- Provide new resident orientation and issue mailbox keys
- Administrative duties
- Respond to resident emails and concerns

Rizzetta & Company, Inc.
9428 Old Pasco Rd. Suite 100 • Wesley Chapel, FL 33544
Telephone: 813-994-1001 • Facsimile: 813-994-1100
Toll Free: 1-866-867-1714

- Communicate with landscapers on an ongoing basis regarding upkeep and improvements in the community
- Solicit proposals for repairs
- Coordinate with contractors providing service in the community
- Coordinate with clubhouse vendors for community activities
- Oversee clubhouse staff and scheduling

Rick Moon

CDD: 70% of time
- Pick up trash at parks
- Inspect parks and playgrounds
- Repair playground structures
- Park gate repairs
- Inspect and cleanup all trail areas
- Replace rotting/splitting boards on boardwalks
- Repainting structures at parks

HOA: 25% of time
- Pressure wash pool decks
- Straighten pool furniture
- Remove trash in the mornings
- Inspect restrooms
- Touch up paint and minor repairs

Commercial: 5% of time
- Pick up trash along BVD
- Reinstalling knocked down street signs

Based on the time study results, an addendum to the Agreement is needed. The burdened payroll costs today (salary, payroll taxes, workers comp, employee benefits, payroll administration, etc.) reflective of 30% CDD time for the Resident Services Manager and 70% CDD time for the Maintenance Technician total $67,098.59.

Recognizing that the operating budgets for the CDD and HOA have been prepared for the current period, the request to amend the agreement is made to the CDD for their upcoming budget period effective October 1, 2021.

Thank you for your time and consideration reviewing this matter. Please let me know if there are additional questions or if I can provide any additional information.

Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200 • Tampa, FL 33614
Telephone: 813-933-5571 • Facsimile: 813-933-5581
Toll Free: 1-866-567-1714

Signature: Aaron J Baker

Email: abaker@newlandco.com

Signature:

Email: pparisi@newlandco.com

Signature:

Email: jay.michlin@gmail.com

Signature: Jessica Robinson

Email: jrobinson@newlandco.com

Signature:

Email: lestermorales33@gmail.com

Exhibit B
Scope of Services and Compensation

Resident Services Manager

CDD: 30% of time

- Inspect playgrounds and CDD property in general
- Ride along for field inspections
- Provide reports for, and attend, monthly CDD meetings
- Solicit proposals for CDD repairs
- Coordinate with contractors providing service in the community
- Communicate with landscapers on an ongoing basis regarding upkeep and improvements in the community

HOA: 70% of time

- Provide new resident orientation and issue mailbox keys
- Administrative duties
- Respond to resident emails and concerns

- Communicate with landscapers on an ongoing basis regarding upkeep and improvements in the community
- Solicit proposals for repairs
- Coordinate with contractors providing service in the community
- Coordinate with clubhouse vendors for community activities
- Oversee clubhouse staff and scheduling

The burdened payroll costs today (salary, payroll taxes, workers comp, employee benefits, payroll adminsitration, etc.) reflective of 30% CDD time for the Resident Services Manger totals $_____.

Tab 19

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 budget workshop meeting of the Board of Supervisors of Bexley Community Development District to be held on Wednesday, April 8, 2026, at 12:00 p.m. at the Bexley Clubhouse, 16950 Vibrant Way, Land O Lakes, FL 34638.

Present were:

Joe Albert	**Board Supervisor, Chair**
Stephen Babon	**Board Supervisor, Vice Chairman**
Adam Saunders	**Board Supervisor, Assistant Secretary**
Nancy Petitt	**Board Supervisor, Assistant Secretary**

Also present were:

Lisa Castoria	**District Manager, Rizzetta & Co., Inc.**
Audience	**Not Present**

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Castoria called the meeting to order at 12:08 p.m. and confirmed that a quorum was present.

SECOND ORDER OF BUSINESS **Audience Comments**

There were no audience members present.

THIRD ORDER OF BUSINESS **Discussion of Fiscal Year 2026-2027 Budget**

The Board discussed the following items regarding the FY 2026-2027 Budget.

DRAFT

- General fund estimates, increases and decreases
- Reserve study and budget adjustments
- Supervisor request and wish list items
- Landscaping items and projects
- Legal Counsel
- Engineering Recommendations
- Any holdover financial obligations
- Potential Assessment Increases

FOURTH ORDER OF BUSINESS **Supervisor Requests**

There were no supervisor requests at this time.

FIFTH ORDER OF BUSINESS **Adjournment**

The meeting was adjourned at 4:30 p.m.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

DRAFT

Tab 120

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, April 22, 2026, at 6:00 p.m.** at the Bexley Clubhouse, 16950 Vibrant Way, Land O Lakes, FL 34638.

Present were:

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

Also present were:

Lisa Castoria	**District Manager, Rizzetta & Co.**
Alyssa Wilson	**District Counsel, Kutak Rock**
Stephen Brletic	**BDI Engineering**
Pete Lucadano	**RedTree Landscape**
Matt Olsen	**RedTree Landscape**
Robert Johnson	**RedTree Landscape**
Doug Agnew	**Advanced Aquatics**
John Toborg	**Landscape Inspection Services, Rizzetta & Co.**
Jessica Rosa-Melendez	**Clubhouse General Manager**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Castoria called the meeting to order at 6:07 p.m. and confirmed that a quorum was present.

SECOND ORDER OF BUSINESS **Audience Comments**

The Board heard audience comments on the Rangeland Expansion, the multipurpose sports complex project and landscaping.

DRAFT

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 the invoice credit of $9,700.

The Board also held a discussion on the aquatics contract renewal and would like this to be added to the May agenda. The Board requested that the map be updated in the aquatics reports to be clearer.

B. Landscape Inspection Report

Mr. Toborg provided the landscape inspection report to the Board. There was discussion on watering restrictions and #19 on his report.

C. RedTree Reports

The Board reviewed the landscape reports provided by RedTree. They held discussions on the following; pending and completed projects, controllers and additional costs, weeding, pest management and grounding.

RedTree presented a proposal for rock replenishing for the endcaps, under separate cover, in the amount of $3,300 and $6,600.

> On a Motion by Mr. Babon, seconded by Mr. Albert, with all in favor, the Board of Supervisors approved the proposal for rock replenishing for the endcaps, under separate cover, in the amount of $3,300 and $6,600, for the Bexley Community Development District.

i. Discussion of RedTree Sod Renovation Project

The Board held a discussion on the Juniper meeting and presentation to resolve the ongoing dispute. They agreed to accept Option #1 from Juniper.

> On a Motion by Mr. Albert, seconded by Mr. Babon, with all in favor, the Board of Supervisors accepted Option #1 to resolve the ongoing Juniper dispute, for the Bexley Community Development District.

The Board discussed and reviewed the RedTree proposal to replace 70,942 square feet of sod to include kill, sod cut to soil, graded and muck grown floratan at $1.15 a square foot. RedTree agreed to this request. Mr. Torborg will provide a map.

> On a Motion by Ms. Pettit, seconded by Mr. Babon, with all in favor, the Board of Supervisors approved the RedTree Proposal to replace 70,942 square feet of sod, for the Bexley Community Development District.

DRAFT

ii. Discussion on RedTree FY 26-27 Landscape Budget

The Board discussed the landscape RFP and selection process which included mulch. RedTree recommended only mulching one time a year. They also discussed the contract and mulch scope. Mr. Lucadano agreed to honor the scope and pricing in the contract.

There was also a discussion on sod repair, plant material, tree pruning and seasonal color rotation.

iii. Consideration of Top Choice Proposal

> On a Motion by Mr. Albert, seconded by Mr. Saunders, with all in favor, the Board of Supervisors approved the Top Choice Proposal in the amount of $25, 000, for the Bexley Community Development District.

iv. Consideration of Irrigation Controller 7 Proposal

> On a Motion by Mr. Saunders, seconded by Mr. Babon, with all in favor, the Board of Supervisors approved the Irrigation Controller 7 Proposal in the amount of $2,042.50, for the Bexley Community Development District.

D. District Engineer

Mr. Brletic gave an updated on the Pond Erosion Priority List. The Board would like to have this item added to the May agenda and would like it to include a summary list.

E. District Counsel

i. Discussion on Sunshine Law Additional Time

The Board reviewed and discussed the Sunshine City Law Amendment Letter and made a motion to accept the additional charges for services rendered between June 1, 2026 and April 13, 2026.

> On a Motion by Mr. Albert, seconded by Mr. Saunders, with all in favor, the Board of Supervisors accepted the Sunshine City Law additional charges for services rendered between June 1, 2026 and April 13, 2026, for the Bexley Community Development District.

DRAFT

ii. Discussion on District Counsel

The Board held a brief discussion on District Counsel services and made a motion to request proposals from other companies for District Counsel Services. This motion will include appointing Mr. Saunders as liaison to work with Ms. Castoria in soliciting proposals. It was noted that no advertisement is needed to obtain these proposals.

On a Motion by Mr. Albert, seconded by Ms. Pettit, with all in favor, the Board of Supervisors request proposals for District Counsel Services with Mr. Saunders being the Liaison who will work with Ms. Castoria to obtain these proposals, for the Bexley Community Development District.

E. General Manager

Ms. Rosa-Melendez presented her report. She also presented a proposal from Alvarez Plumbing in the amount of $5,429.98 for dog park plumbing repairs.

On a Motion by Mr. Albert, seconded by Mr. Babon, with all in favor, the Board of Supervisors accepted the Alvarez Plumbing Proposal in the amount of $5,429.98 for dog park plumbing repairs, for the Bexley Community Development District.

F. District Manager

Ms. Castoria reminded the Board that the next meeting is scheduled for May 27, 2026, at 6:00 p.m. at the clubhouse.

There was a brief discussion on the project tracker. Ms. Castoria will send an update to the Board.

On a Motion by Ms. Pettit, seconded by Mr. Saunders, with all in favor, the Board of Supervisors appoint Mr. Albert as the budget liaison, for the Bexley Community Development District.

The Board held a discussion on holding a second budget workshop meeting. They agreed to hold this meeting on May 12, 2026 at 4:00 p.m.

On a Motion by Mr. Saunders, seconded by Mr. Albert, with all in favor, the Board of Supervisors will hold their second budget workshop meeting on May 12, 2026 at 4:00 p.m., for the Bexley Community Development District.

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FOURTH ORDER OF BUSINESS **Consideration of Multipurpose Project Proposals**

After review, this item has been tabled to the May agenda as additional proposals are being obtained.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-05; Designating Officers of the District**

> On a Motion by Ms. Pettit, seconded by Mr. Babon, with all in favor, the Board of Supervisors approved Resolution 2026-05; Designating Officers of the District, for the Bexley Community Development District.

SIXTH ORDER OF BUSINESS **Discussion on Completed Reserve Study**

The Board would like to table this discussion to the budget workshop agenda.

SEVENTH ORDER OF BUSINESS **Discussion on Rangeland Expansion**

The Board held a brief discussion on Rangeland Expansion updates.

EIGHTH ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors Regular Meeting held on March 25, 2026**

> On a motion from Mr. Albert, seconded by Ms. Pettit, the Board of Supervisors approved the March 25, 2026, Board of Supervisor Regular Meeting Minutes, as presented, for the Bexley Community Development District.

NINTH ORDER OF BUSINESS **Ratification of Operation and Maintenance Expenses for March 2026**

> On a motion from Ms. Pettit, seconded by Mr. Babon, the Board unanimously ratified the operation and maintenance expenditures for March 2026 ($233,043.37), for the Bexley Community Development District.

TENTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Albert requested an updated wetland map.

Mr. Saunders made comments on the irrigation project at Half Moon Park not being completed yet.

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ELEVENTH ORDER OF BUSINESS **Adjournment**

On a motion from Mr. Albert, seconded by Mr. Babon, the Board adjourned the meeting at 8:40 p.m., for the Bexley Community Development District.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

DRAFT

Tab 21

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 audit committee meeting of the Board of Supervisors of Bexley Community Development District to be held on **Wednesday, April 22, 2026, at 6:00 p.m.** at the Bexley Clubhouse, 16950 Vibrant Way, Land O Lakes, FL 34638.

Present were:

Joe Albert	**Committee Member**
Adam Saunders	**Committee Member**
Stephen Babon	**Committee Member**
Nancy Pettit	**Committee Member**

Also present were:

Lisa Castoria	**District Manager, Rizzetta & Co.**
Alyssa Wilson	**District Counsel, Kutak Rock**
Pete Lucadano	**RedTree Landscape**
Matt Olsen	**RedTree Landscape**
Robert Johnson	**RedTree Landscape**
Doug Agnew	**Advanced Aquatics**
John Toborg	**Landscape Inspection Services, Rizzetta & Co.**
Jessica Rosa-Melendez	**Clubhouse General Manager**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Castoria called the meeting to order at 6:02 p.m. and confirmed that a quorum was present.

SECOND ORDER OF BUSINESS **Consideration of Audit RFP's**

The Board reviewed and discussed the proposals that were received for Auditing Services. After discussion, it was noted that ranking sheets were not provided to the Board members prior to the meeting. The Board decided to table this audit meeting to the May 27, 2026 meeting.

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THIRD ORDER OF BUSINESS **Adjournment**

On a motion from Mr. Saunders, seconded by Mr. Albert, the Board adjourned the meeting at 6:07 p.m., for the Bexley Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 22

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 budget workshop meeting of the Board of Supervisors of Bexley Community Development District to be held on Tuesday, May 12, 2026, at 4:00 p.m. at the Bexley Clubhouse, 16950 Vibrant Way, Land O Lakes, FL 34638.

Present were:

Joe Albert	**Board Supervisor, Chair**
Adam Saunders	**Board Supervisor, Assistant Secretary**
Deneen Klenke	**Board Supervisor, Assistant Secretary (via phone)**
Nancy Petitt	**Board Supervisor, Assistant Secretary**

Also present were:

Lisa Castoria	**District Manager, Rizzetta & Co., Inc.**
Stephen Brletic	**BDI Engineering**
Mat Tight	**FLCLASS**
Audience	**Not Present**

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Castoria called the meeting to order at 4:13 p.m. and confirmed that a quorum was present.

SECOND ORDER OF BUSINESS **Audience Comments**

There were no audience members present.

THIRD ORDER OF BUSINESS **Discussion of Fiscal Year 2026-2027 Budget**

The Board discussed the following items regarding the FY 2026-2027 Budget.

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- Discussion on investment options with Mr. Tight – not FDIC insured
- Discussion with Mr. Brletic on reserve study items – his budget recommendations are infrastructure, ownership, pond erosion repair priority list, and the multipurpose space project
- Current increase on proposed budget is $478,086
- Current proposed assessment increase is 3%

FOURTH ORDER OF BUSINESS **Supervisor Requests**

There were no supervisor requests at this time.

FIFTH ORDER OF BUSINESS **Adjournment**

The meeting was adjourned at 6:52 p.m.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

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Tab 23

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.bexleycdd.org

Operations and Maintenance Expenditures
April 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$142,343.51**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Adam Saunders	300312	AS040826-547	Board of Supervisors Meeting 04/08/26	$ 200.00
Adam Saunders	300323	AS042226-547	Board of Supervisors Meeting 04/22/26	$ 200.00
Advanced Aquatic Services, Inc.	300319	10563279	Pond & Wetland Maintenance 04/26	$ 19,253.00
Bexley Homeowners Association, Inc.	300320	040126 PR	CDD Payroll Cost Share 04/26	$ 3,088.68
Brletic Dvorak, Inc.	300321	2383	Engineering Services 03/26	$ 2,955.00
Coastal Mechanical Inc.	300322	2213	Backflow 04/26	$ 2,648.79
Duke Energy	20260430-1	910085840366-040626	Electric Services 03/26	$ 32.67
Duke Energy	20260430-1	910085840580-040726	Electric Services 03/26	$ 791.12
Duke Energy	20260430-1	910085840770-040626	Electric Services 03/26	$ 32.67
Duke Energy	20260422-1	910085841094-032726	Electric Services 03/26	$ 711.75
Duke Energy	20260430-1	910085841250-040626	Electric Services 03/26	$ 30.80
Duke Energy	20260430-1	910085841440-040626	Electric Services 03/26	$ 30.80

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Duke Energy	20260422-1	910085841648-032626	Electric Services 03/26	$ 457.12
Duke Energy	20260430-1	910085841763-040626	Electric Services 03/26	$ 30.80
Duke Energy	20260430-1	910085842102-040626	Electric Services 03/26	$ 30.80
Duke Energy	20260430-1	910085842235-040626	Electric Services 03/26	$ 315.01
Duke Energy	20260430-1	910085842433-040626	Electric Services 03/26	$ 44.89
Duke Energy	20260430-1	910085842615-040626	Electric Services 03/26	$ 30.80
Duke Energy	20260413-1	910085842780-031926	Electric Services 03/26	$ 1,562.94
Duke Energy	20260430-1	910085842988-040626	Electric Services 03/26	$ 30.80
Duke Energy	20260430-1	910085883177-040626	Electric Services 03/26	$ 30.80
Duke Energy	20260430-1	910085883648-040626	Electric Services 03/26	$ 30.80
Duke Energy	20260430-1	910085883838-040626	Electric Services 03/26	$ 30.80
Duke Energy	20260430-1	910085884003-040626	Electric Services 03/26	$ 30.80

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Duke Energy	20260430-1	910085884178-040626	Electric Services 03/26	$ 30.80
Duke Energy	20260430-1	910085884251-040626	Electric Services 03/26	$ 30.80
Duke Energy	20260430-1	910085884441-040626	Electric Services 03/26	$ 30.80
Duke Energy	20260430-1	910085884615-040626	Electric Services 03/26	$ 30.80
Duke Energy	20260430-1	910085884780-040626	Electric Services 03/26	$ 30.80
Duke Energy	20260422-1	910085885137-032326	Electric Services 03/26	$ 1,042.62
Duke Energy	20260430-1	910085885369-040826	Electric Services 03/26	$ 30.80
Duke Energy	20260430-1	910085885939-040626	Electric Services 03/26	$ 30.80
Duke Energy	20260422-1	910085886104-032326	Electric Services 03/26	$ 1,042.62
Duke Energy	20260422-1	910085886279-032426	Electric Services 03/26	$ 244.72
Duke Energy	20260430-1	910085886526-040626	Electric Services 03/26	$ 30.80
Duke Energy	20260430-1	910085886683-040626	Electric Services 03/26	$ 30.80

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Duke Energy	20260430-1	910085886849-040626	Electric Services 03/26	$ 30.80
Duke Energy	20260430-1	910085939093-040626	Electric Services 03/26	$ 30.80
Duke Energy	20260430-1	910085939209-040626	Electric Services 03/26	$ 30.80
Duke Energy	20260423-1	910124366256-033126	Electric Services 03/26	$ 19.37
Duke Energy	20260422-1	910124368224-032526	Electric Services 03/26	$ 19.32
Duke Energy	20260422-1	910124410047-032426	Electric Services 03/26	$ 20.23
Duke Energy	20260409-1	910133370336-031726	Electric Services 03/26	$ 487.46
Duke Energy	20260422-1	910152527020-033026	Electric Services 03/26	$ 21.28
Florida Reserve Study and Appraisal, Inc.	300309	3312026	Reserve Study 03/26	$ 4,800.00
Jane Graham, PA	300327	2026415A	Legal Counsel 06/01/26-04/13/26	$ 9,800.00
Joseph Albert	300313	JA040826-547	Board of Supervisors Meeting 04/08/26	$ 200.00
Joseph Albert	300324	JA042226-547	Board of Supervisors Meeting 04/22/26	$ 200.00

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Kutak Rock, LLP	300307	3719150	General Counsel 02/26	$ 2,853.00
Nancy M Pettit	300314	NP040826-547	Board of Supervisors Meeting 04/08/26	$ 200.00
Nancy M Pettit	300325	NP042226-547	Board of Supervisors Meeting 04/22/26	$ 200.00
Pasco County Utilities	20260422-2	24232565	Water Services 03/26	$ 32.32
Pasco County Utilities	20260422-2	24232566	Water Services 03/26	$ 157.56
Pasco County Utilities	20260422-2	24232567	Water Services 03/26	$ 128.27
Pasco County Utilities	20260422-2	24232568	Water Services 03/26	$ 545.40
Pasco County Utilities	20260422-2	24232570	Water Services 03/26	$ 471.67
Pasco County Utilities	20260422-2	24232571	Water Services 03/26	$ 242.40
Pasco County Utilities	20260422-2	24232573	Water Services 03/26	$ 11.11
Pasco County Utilities	20260422-2	24232575	Water Services 03/26	$ 11.00
Pasco County Utilities	20260422-2	24232576	Water Services 03/26	$ 11.00

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	20260422-2	24232791	Water Services 03/26	$ 238.36
Pasco County Utilities	20260422-2	24232792	Water Services 03/26	$ 11.00
Pasco County Utilities	20260422-2	24232793	Water Services 03/26	$ 377.74
Pasco County Utilities	20260422-2	24232794	Water Services 03/26	$ 32.32
Pasco County Utilities	20260422-2	24233089	Water Services 03/26	$ 40.40
Pasco County Utilities	20260422-2	24233092	Water Services 03/26	$ 627.21
Pasco County Utilities	20260422-2	24233093	Water Services 03/26	$ 396.93
Pasco County Utilities	20260422-2	24233094	Water Services 03/26	$ 13.18
Pasco County Utilities	20260422-2	24233095	Water Services 03/26	$ 31.31
Pasco County Utilities	20260422-2	24233096	Water Services 03/26	$ 5.05
Pasco County Utilities	20260422-2	24233097	Water Services 03/26	$ 31.31
Pasco County Utilities	20260422-2	24233348	Water Services 03/26	$ 33.33

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	20260422-2	24233351	Water Services 03/26	$ 97.97
Pasco County Utilities	20260422-2	24233352	Water Services 03/26	$ 40.40
Pasco County Utilities	20260422-2	24233353	Water Services 03/26	$ 14.14
Pasco County Utilities	20260422-2	24233663	Water Services 03/26	$ 81.81
Pasco County Utilities	20260422-2	24233664	Water Services 03/26	$ 240.38
Pasco County Utilities	20260422-2	24233665	Water Services 03/26	$ 2.02
Pasco County Utilities	20260422-2	24233872	Water Services 03/26	$ 39.39
Pasco County Utilities	20260422-2	24233874	Water Services 03/26	$ 4.04
Pasco County Utilities	20260422-2	24233951	Water Services 03/26	$ 93.93
Pasco County Utilities	20260422-2	24234194	Water Services 03/26	$ 14.14
Poop 911	300308	B032026	Dog Waste Station Supplies & Maintenance 03/26	$ 2,174.30
RedTree Landscape Systems, LLC	300311	33800	Irrigation Repair 04/26	$ 848.50

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	300311	33805	Irrigation Repair 04/26	$ 42.00
RedTree Landscape Systems, LLC	300311	33811	Irrigation Repair 04/26	$ 371.40
RedTree Landscape Systems, LLC	300311	33830	Irrigation Repair 03/26	$ 40.38
RedTree Landscape Systems, LLC	300311	33841	Irrigation Repair 03/26	$ 444.60
RedTree Landscape Systems, LLC	300317	33897	Irrigation Repair 04/26	$ 252.74
RedTree Landscape Systems, LLC	300328	33939	Irrigation Repair 04/26	$ 2,818.38
RedTree Landscape Systems, LLC	300328	33940	Irrigation Repair 04/26	$ 1,592.50
RedTree Landscape Systems, LLC	300328	33941	Irrigation Repair 04/26	$ 9,527.20
RedTree Landscape Systems, LLC	300328	33942	Irrigation Repair 04/26	$ 3,628.42
RedTree Landscape Systems, LLC	300328	33943	Irrigation Repair 04/26	$ 3,628.42
RedTree Landscape Systems, LLC	300328	33944	Irrigation Repair 04/26	$ 2,042.50
RedTree Landscape Systems, LLC	300328	33945	Irrigation Repair 04/26	$ 3,628.42

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	300328	33946	Irrigation Repair 04/26	$ 9,527.20
RedTree Landscape Systems, LLC	300328	33947	Irrigation Repair 04/26	$ 9,527.20
RedTree Landscape Systems, LLC	300328	33948	Irrigation Repair 04/26	$ 9,527.20
RedTree Landscape Systems, LLC	300328	33949	Irrigation Repair 04/26	$ 2,042.50
Rizzetta & Company, Inc.	300305	INV0000108075	Accounting Services 04/26	$ 6,481.41
Spectrum	20260413-2	1410986032426	Internet Services 04/26	$ 130.00
Stantec Consulting Services, Inc.	300316	2539431	Mitigation Monitoring & Maintenance 01/26	$ 1,629.68
Stephen Babon	300315	SB040826-547	Board of Supervisors Meeting 04/08/26	$ 200.00
Stephen Babon	300326	SB042226-547	Board of Supervisors Meeting 04/22/26	$ 200.00
The Observer Group, Inc.	300306	26-00567P	Legal Advertising 03/26	$ 61.25
The Observer Group, Inc.	300306	26-00667P	Legal Advertising 03/26	$ 61.25
The Observer Group, Inc.	300318	26-00760P	Legal Advertising 04/26	$ 61.25

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
U. S. Department of Agriculture	300310	3005648139	Personnel Compensation & Program Support 02/26	$ 2,011.74
U. S. Department of Agriculture	300310	3005648177	Personnel Compensation & Program Support 03/26	$ 9,530.64
Valley National Bank	20260428-01	CC033126-547	Credit Card Expenses 03/26	$ 2,113.48
Report Total				**$ 142,343.51**

Bexley CDD BUDGET WORKSHOP Meeting April 8, 2026
Bexley CDD Meeting

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Stephen Babon	yes
Deneen Klenke*	
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:	12:00
Meeting End Time:	4:30
Total Meeting Time:	4.5hrs

Time Over ____ (?) Hours:	1.5

Total at $__175__per Hour:	262.5

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: Lisa Castoria _____

Bexley CDD Meeting April 22, 2026
Bexley CDD Meeting

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Stephen Babon	yes
Deneen Klenke*	
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:	6:02
Meeting End Time:	8:40
Total Meeting Time:	2hrs 38 mins

Time Over ____ (?) Hours:	

Total at $____per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Lisa Castoria _____

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

4/1/2026
10563279
$19,253.00

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

Due Date
Net 30
5/1/2026

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

INVOICE

040126 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: **4/1/2026**

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

Due Upon Receipt

Month	Description		Amount	Balance
Apr-26	CDD Payroll Cost Share		$ 3,088.68	$ 3,088.68
				$ -

GL 2009

Balance Due: **$ 3,088.68**

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	2383
DATE	03/31/2026
TERMS	Net 30
DUE DATE	04/30/2026

PROJECT NAME
Bexley CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[March 04]	3:00	120.00	360.00
Project Engineer	[March 05]	4:00	150.00	600.00
Project Manager	[March 09 - March 31]	9:30	210.00	1,995.00

BALANCE DUE **$2,955.00**

Pay Invoice

Bexley COMMUNITY DEVELOPMENT DISTRICT
Mar-26

	HOURS	RATE		PERSON	TOTAL
CDD Activities					
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing	5.50	$210	S. Brletic		$1,155.00
Ballentrae Blvd County Repair Coordination and Coorespodence	1.00	$210	S. Brletic		$210.00
		$150	S. Brletic		$0.00
		$100	S. Ferguson		$0.00
Pond Erosion Report Site Visit/Priority List to Board		$210	S. Brletic		$0.00
Multipurpose Court Site Visit with Vendors, Coorespondence/Emails with County RE: parking, Concept Plan	1.50	$210	S. Brletic		$315.00
	4.00	$150	S. Brletic		$600.00
Public Facilities Report Update	3.00	$120	J. Whited		$360.00
	1.50	$210	S. Brletic		$315.00
INVOICE TOTAL	16.50				**$2,955.00**

COASTAL MECHANICAL INC.

9720 Princess Palm Ave Ste 149
Tampa, FL 33619 US
(813) 499-5171
Brett.angarola@coastal-mech.net

INVOICE

BILL TO
Bexley CDD
16950 Vibrant Way
Land O Lakes, FL 34638

INVOICE	2213
DATE	04/08/2026
TERMS	Net 30
DUE DATE	05/08/2026

DESCRIPTION	QTY	RATE	AMOUNT
Repaired the water backflow preventor valve and related piping for the park areas. Removed the old concrete and reinstalled a new concrete pad. Removed all debris from the site. All labor and materials included.	1	2,475.50	2,475.50T

SUBTOTAL	2,475.50
TAX	173.29
TOTAL	2,648.79
BALANCE DUE	**$2,648.79**

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
3699 PINE RIBBON DR
MAIL KIOSK

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8584 0366**

Billing summary

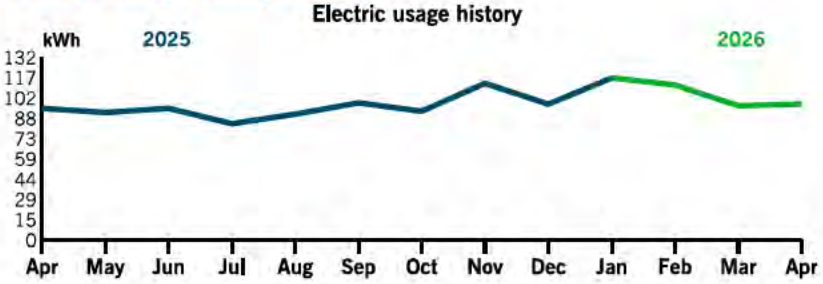
Previous Amount Due	$32.53
Payment Received Mar 25	-32.53
Current Electric Charges	31.82
Taxes	0.85
Total Amount Due Apr 27	**$32.67**

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	98	95	1,189	99
Avg. Daily (kWh)	3	3	3	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. 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.

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

Account number
9100 8584 0366

Amount of automatic draft

$32.67
by Apr 27

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

8891008584036600066000000000000000326700000032675

Your usage snapshot - Continued

Current electric usage for meter number 3485921		
Actual reading on Apr 1		15745
Previous reading on Mar 3		- 15647
Energy Used		98 kWh
Billed kWh	98.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 3485921	
Customer Charge	$17.92
Energy Charge	
98.000 kWh @ 9.566c	9.38
Fuel Charge	
98.000 kWh @ 4.422c	4.33
Asset Securitization Charge	
98.000 kWh @ 0.195c	0.19
Total Current Charges	**$31.82**

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

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

Billing details - Taxes

Regulatory Assessment Fee	$0.03
Gross Receipts Tax	0.82
Total Taxes	**$0.85**

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

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

Bill date Apr 7, 2026
For service Mar 5 - Apr 6
33 days

Account number **9100 8584 0580**

Billing summary

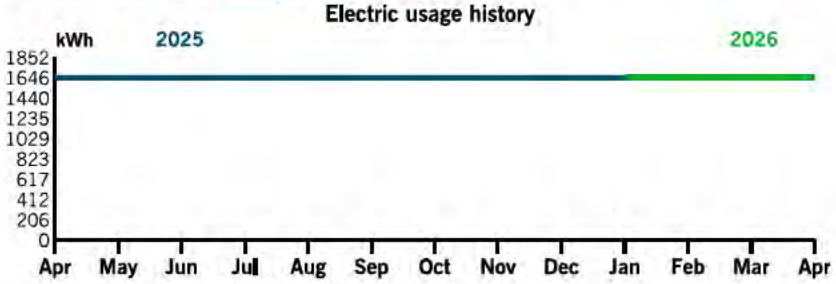
Previous Amount Due	$791.12
Payment Received Mar 26	-791.12
Current Lighting Charges	786.76
Taxes	4.36
Total Amount Due Apr 28	**$791.12**

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,646	1,646	19,752	1,646
Avg. Daily (kWh)	50	57	54	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. 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.

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

Account number
9100 8584 0580

Amount of automatic draft

$791.12
by Apr 28

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

8891008584058000066000000000000000791120000791125

Your usage snapshot - Continued

Outdoor Lighting

Billing period Mar 05 - Apr 06

Description	Quantity	Usage
70W ACORN LED OPEN	2	50 kWh
UG Black Roadway	21	1,596 kWh
Total	**23**	**1,646 kWh**

Billing details - Lighting

Billing Period - Mar 05 26 to Apr 06 26	
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
Total Current Charges	**$786.76**

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

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

Billing details - Taxes

Regulatory Assessment Fee	$0.69
Gross Receipts Tax	3.67
Total Taxes	**$4.36**

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
4273 BALLANTRAE BLVD
IRRIGATION

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8584 0770**

Billing summary

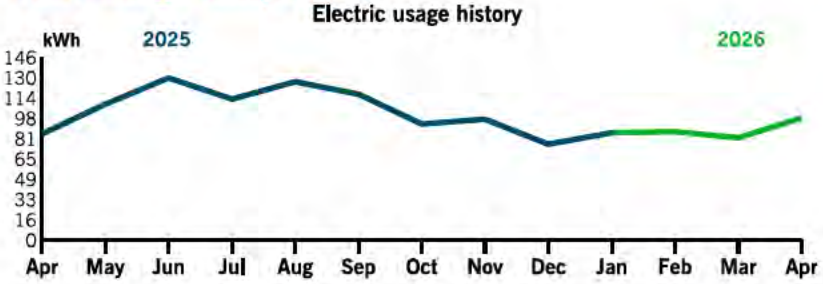
Previous Amount Due	$30.80
Payment Received Mar 25	-30.80
Current Electric Charges	31.82
Taxes	0.85
Total Amount Due Apr 27	**$32.67**

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	98	85	1,216	101
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. 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.

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

Account number
9100 8584 0770

Amount of automatic draft

$32.67
by Apr 27

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

8891008584077000066000000000000000326700000032679

Your usage snapshot - Continued

Current electric usage for meter number 4514763		
Actual reading on Apr 1		5013
Previous reading on Mar 3		- 4915
Energy Used		98 kWh
Billed kWh	98.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 4514763	
Customer Charge	$17.92
Energy Charge	
98.000 kWh @ 9.566c	9.38
Fuel Charge	
98.000 kWh @ 4.422c	4.33
Asset Securitization Charge	
98.000 kWh @ 0.195c	0.19
Total Current Charges	**$31.82**

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

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

Billing details - Taxes

Regulatory Assessment Fee	$0.03
Gross Receipts Tax	0.82
Total Taxes	**$0.85**

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
000 TOWER RD
LITE

Bill date Mar 27, 2026
For service Feb 25 - Mar 26
30 days

Account number **9100 8584 1094**

Billing summary

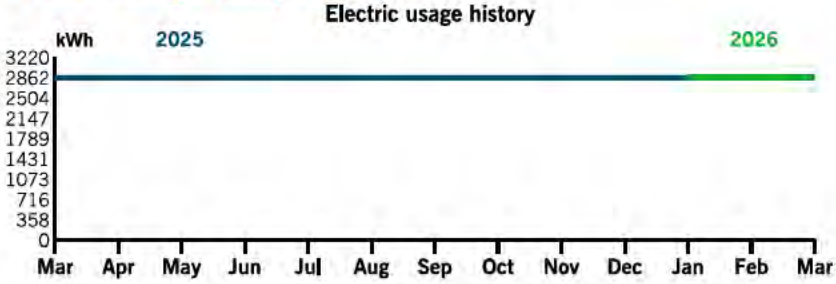
Previous Amount Due	$711.98
Payment Received Mar 18	-711.98
Current Lighting Charges	704.80
Taxes	6.95
Total Amount Due Apr 17	**$711.75**

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° 71°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,862	2,862	34,344	2,862
Avg. Daily (kWh)	95	102	94	

12-month usage based on most recent history

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

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

DUKE ENERGY.

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

Account number
9100 8584 1094

Amount of automatic draft

$711.75
by Apr 17

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

$_____
Add here, to help others with a contribution to Share the Light

$_____
Amount enclosed

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

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

8891008584109400066000000000000000711750000711753

Your usage snapshot - Continued

Outdoor Lighting

Billing period Feb 25 - Mar 26

Description	Quantity	Usage
70W ACORN LED OPEN	2	50 kWh
UG Black Roadway	5	380 kWh
OH Black Roadway	32	2,432 kWh
Total	**39**	**2,862 kWh**

Billing details - Lighting

Billing Period - Feb 25 26 to Mar 26 26	
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 @ 0.054c	1.55
Fixture Charge	
70W ACORN LED OPEN	32.58
OH Black Roadway	214.40
UG Black Roadway	39.05
Maintenance Charge	
70W ACORN LED OPEN	4.08
OH Black Roadway	65.28
UG Black Roadway	10.20
Pole Charge	
35 TENON TOP BLACK CONCRETE	
4 Pole(s) @ $18.130	72.52
16 SMOOTH DEC CNCRT/COLONIAL	
2 Pole(s) @ $9.790	19.58
Total Current Charges	**$704.80**

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

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

Billing details - Taxes

Regulatory Assessment Fee	$0.61
Gross Receipts Tax	6.34
Total Taxes	**$6.95**

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
4641 BEXLEY VILLAGE DR
HSE IRRIGATION

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8584 1250**

Billing summary

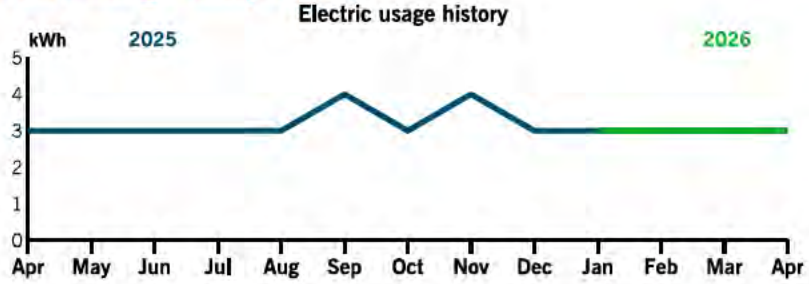
Previous Amount Due	$30.80
Payment Received Mar 25	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 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. 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.

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

Account number
9100 8584 1250

Amount of automatic draft

$30.80
by Apr 27

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

8891008584125000066000000000000000308000000030805

Your usage snapshot - Continued

Current electric usage for meter number 3604417		
Actual reading on Apr 1	265	
Previous reading on Mar 3	- 262	
Energy Used		3 kWh
Billed kWh	3.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26		
Meter - 3604417		
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	
Total Current Charges		**$30.00**

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

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
800.700.8744

Your Energy Bill

Service address
BEXLEY CDD
3799 TOUR TRCE
IRRIGATION

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8584 1440**

Billing summary

Previous Amount Due	$30.80
Payment Received Mar 26	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

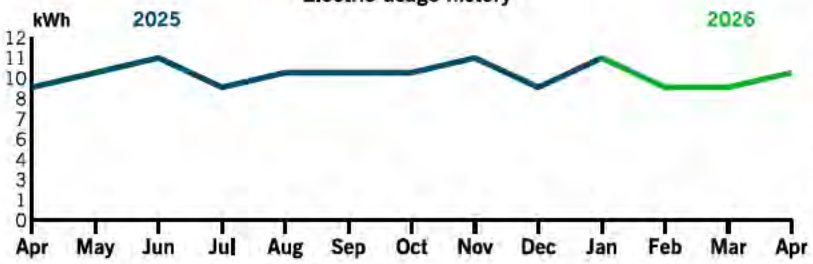
Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Duke Energy offers energy efficiency programs to help you save money and energy, including a Free Home Energy Check available online, via phone, or in-your home by an energy expert from Duke Energy. An optional Energy Analysis/Rating including payback estimates can be conducted for a small fee, if desired. For more information, visit us at duke-energy.com/HEC.

This Earth Month, commit to a cleaner energy future with EV charger and off-peak charging credits. Plus, support renewables when you add solar into your mix. Learn more at duke-energy.com/CleanFutureFL.

Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	10	9	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. 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.

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

Account number
9100 8584 1440

Amount of automatic draft

$30.80 *by Apr 27*	*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

8891008584144000066000000000000000308000000030803

Your usage snapshot - Continued

Current electric usage for meter number 4333511		
Actual reading on Apr 1		660
Previous reading on Mar 3		- 650
Energy Used		10 kWh
Billed kWh	10.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 4333511	
Customer Charge	$14.27
Energy Charge	
10.000 kWh @ 9.141c	0.90
Fuel Charge	
10.000 kWh @ 4.127c	0.41
Asset Securitization Charge	
10.000 kWh @ 0.228c	0.02
Minimum Bill Adjustment	14.40
Total Current Charges	**$30.00**

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

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

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

Billing details - Taxes

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

DUKE ENERGY.

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 Mar 26, 2026
For service Feb 24 - Mar 25
30 days

Account number **9100 8584 1648**

Billing summary

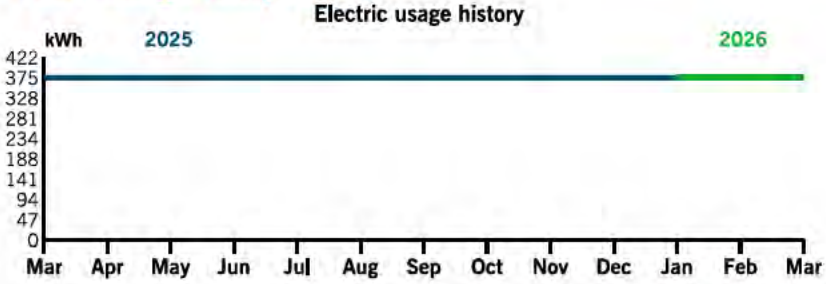
Previous Amount Due	$457.15
Payment Received Mar 17	-457.15
Current Lighting Charges	455.85
Taxes	1.27
Total Amount Due Apr 16	**$457.12**

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° 72°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	375	375	4,500	375
Avg. Daily (kWh)	13	13	12	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. 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.

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

Account number
9100 8584 1648

Amount of automatic draft

$457.12 *by Apr 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

8891008584164800066000000000000000457120000045712 9

Your usage snapshot - Continued

Outdoor Lighting

Billing period Feb 24 - Mar 25

Description	Quantity	Usage
70W ACORN LED OPEN	15	375 kWh
Total	**15**	**375 kWh**

Billing details - Lighting

Billing Period - Feb 24 26 to Mar 25 26	
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 @ 0.054c	0.20
Fixture Charge	
70W ACORN LED OPEN	244.35
Maintenance Charge	
70W ACORN LED OPEN	30.60
Pole Charge	
16 SMOOTH DEC CNCRT/COLONIAL	
15 Pole(s) @ $9.790	146.85
Total Current Charges	**$455.85**

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

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

Billing details - Taxes

Regulatory Assessment Fee	$0.40
Gross Receipts Tax	0.87
Total Taxes	**$1.27**

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
4278 CADENCE LOOP
IRRIGATION

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8584 1763**

Billing summary

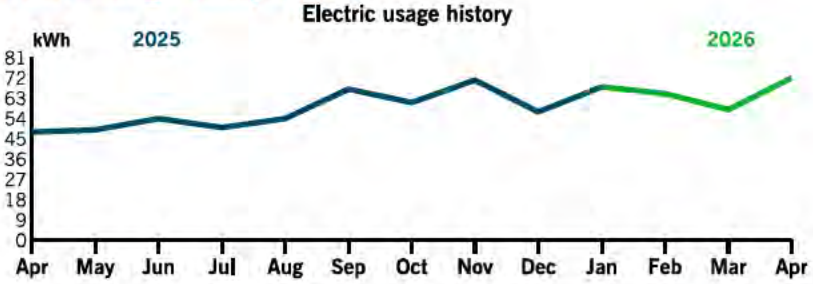
Previous Amount Due	$30.80
Payment Received Mar 25	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	72	48	726	61
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.

DUKE ENERGY.

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

Account number
9100 8584 1763

Amount of automatic draft

$30.80
by Apr 27

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

8891008584176300066000000000000000308000000030801

Your usage snapshot - Continued

Current electric usage for meter number 3560333		
Actual reading on Apr 1		7289
Previous reading on Mar 3		- 7217
Energy Used		72 kWh
Billed kWh	72.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 3560333	
Customer Charge	$17.92
Energy Charge	
72.000 kWh @ 9.566c	6.89
Fuel Charge	
72.000 kWh @ 4.422c	3.18
Asset Securitization Charge	
72.000 kWh @ 0.195c	0.14
Minimum Bill Adjustment	1.87
Total Current Charges	**$30.00**

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

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
4349 BROAD PORCH RUN
MAIL KIOSK

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8584 2102**

Billing summary

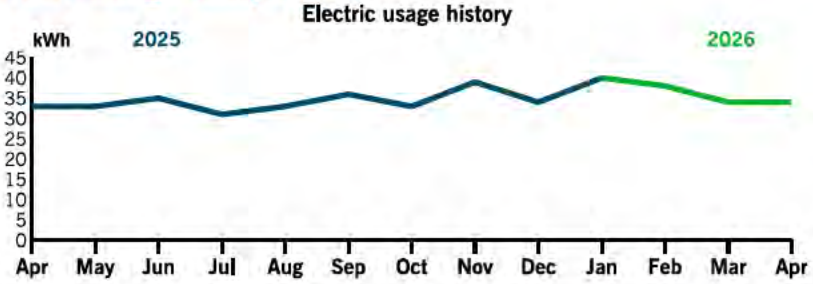
Previous Amount Due	$30.80
Payment Received Mar 25	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	34	33	420	35
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

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

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

DUKE ENERGY.

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

Account number
9100 8584 2102

Amount of automatic draft

$30.80
by Apr 27

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

8891008584210200066000000000000000308000000030806

Your usage snapshot - Continued

Current electric usage for meter number 905184		
Actual reading on Apr 1		3501
Previous reading on Mar 3		- 3467
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

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 905184	
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
Total Current Charges	**$30.00**

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

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
4266 BALLANTRAE BLVD SIGN
LAND O LAKES FL 34638

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8584 2235**

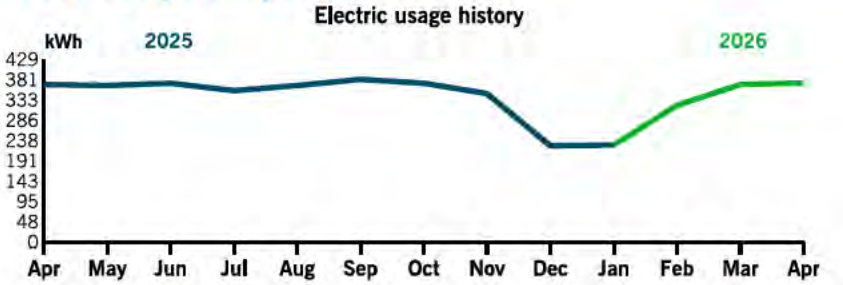
Billing summary

Previous Amount Due	$314.41
Payment Received Mar 25	-314.41
Current Lighting Charges	274.28
Current Electric Charges	38.92
Taxes	1.81
Total Amount Due Apr 27	**$315.01**

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	373	369	4,076	340
Avg. Daily (kWh)	12	13	11	

12-month usage based on most recent history

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

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

DUKE ENERGY.

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

Account number
9100 8584 2235

Amount of automatic draft

$315.01
by Apr 27

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

$_____
Add here, to help others with a contribution to Share the Light

$_____
Amount enclosed

BEXLEY CDD
3434 COLWELL AVE
TAMPA FL 33614

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

8891008584223500066000000000000003150100000315013

Your usage snapshot - Continued

Current electric usage for meter number 915300		
Actual reading on Apr 1		9502
Previous reading on Mar 3		- 9354
Energy Used		148 kWh
Billed kWh	148.000 kWh	

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

Outdoor Lighting

Billing period Mar 03 - Apr 01

Description	Quantity	Usage
70W ACORN LED OPEN	9	225 kWh
Total	**9**	**225 kWh**

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 915300	
Customer Charge	$17.92
Energy Charge	
148.000 kWh @ 9.566c	14.17
Fuel Charge	
148.000 kWh @ 4.422c	6.54
Asset Securitization Charge	
148.000 kWh @ 0.195c	0.29
Total Current Charges	**$38.92**

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

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

Billing details - Lighting

Billing Period - Mar 03 26 to Apr 01 26	
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
Total Current Charges	**$274.28**

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

DUKE ENERGY®

duke-energy.com
877.372.8477

Account number **9100 8584 2235**

Billing details - Taxes

Regulatory Assessment Fee	$0.27	
Gross Receipts Tax	1.54	
Total Taxes		**$1.81**

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
4266 BALLANTRAE BLVD IRRIGATIO
LAND O LAKES FL 34638

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8584 2433**

Billing summary

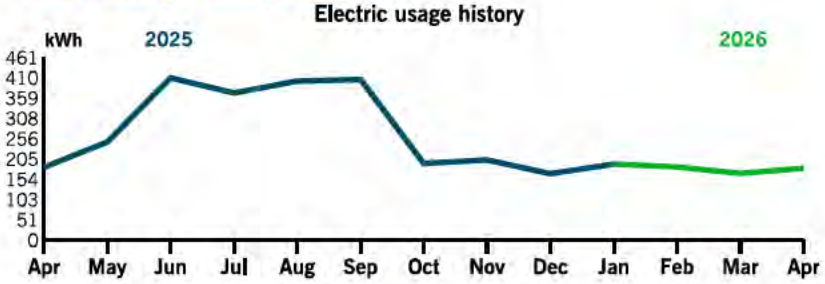
Previous Amount Due	$42.99
Payment Received Mar 25	-42.99
Current Electric Charges	43.73
Taxes	1.16
Total Amount Due Apr 27	**$44.89**

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	182	184	3,131	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.

DUKE ENERGY.

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

Account number
9100 8584 2433

Amount of automatic draft

$44.89
by Apr 27

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

$_____
Add here, to help others with a contribution to Share the Light

$_____
Amount enclosed

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

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

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Your usage snapshot - Continued

Current electric usage for meter number 8251831		
Actual reading on Apr 1		13122
Previous reading on Mar 3		- 12940
Energy Used		182 kWh
Billed kWh	182.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 8251831	
Customer Charge	$17.92
Energy Charge	
182.000 kWh @ 9.566c	17.41
Fuel Charge	
182.000 kWh @ 4.422c	8.05
Asset Securitization Charge	
182.000 kWh @ 0.195c	0.35
Total Current Charges	**$43.73**

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

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

Billing details - Taxes

Regulatory Assessment Fee	$0.04
Gross Receipts Tax	1.12
Total Taxes	**$1.16**

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
16821 VIBRANT WAY
IRRIGATION

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8584 2615**

Billing summary

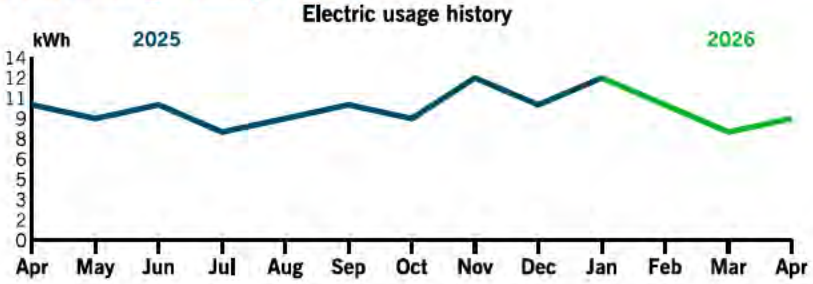
Previous Amount Due	$30.80
Payment Received Mar 25	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	9	10	116	10
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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

DUKE ENERGY.

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

Account number
9100 8584 2615

Amount of automatic draft

$30.80
by Apr 27

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

$_____
Add here, to help others with a contribution to Share the Light

$_____
Amount enclosed

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

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

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Your usage snapshot - Continued

Current electric usage for meter number 915266		
Actual reading on Apr 1	684	
Previous reading on Mar 3	- 675	
Energy Used		9 kWh
Billed kWh	9.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26		
Meter - 915266		
Customer Charge	$17.92	
Energy Charge		
9.000 kWh @ 9.566c	0.85	
Fuel Charge		
9.000 kWh @ 4.422c	0.40	
Asset Securitization Charge		
9.000 kWh @ 0.195c	0.02	
Minimum Bill Adjustment	10.81	
Total Current Charges		**$30.00**

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

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
877.372.8477

MAR 2 4 202

Your Energy Bill

Service address
BEXLEY CDD
3704 CLAY POT DRIVE
LITE

Bill date Mar 19, 2026
For service Feb 18 - Mar 18
29 days

Account number **9100 8584 2780**

Billing summary

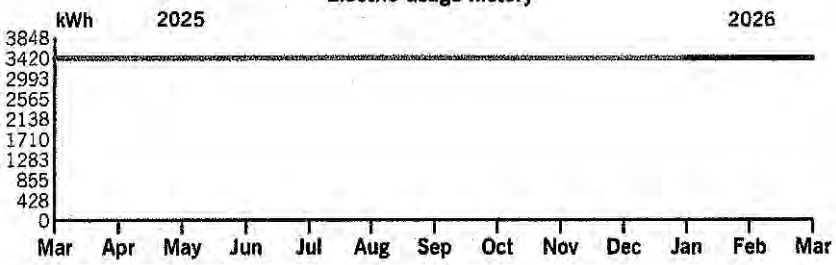
Previous Amount Due	$1,563.22
Payment Received Mar 11	-1,563.22
Current Lighting Charges	1,554.02
Taxes	8.92
Total Amount Due Apr 09	**$1,562.94**

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° 73°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,420	3,420	41,040	3,420
Avg. Daily (kWh)	118	122	113	

12-month usage based on most recent history

fb.def.duke.bills.20260318212040.99.afp-35865-000001927

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

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

DUKE ENERGY.

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

Account number
9100 8584 2780

$1,562.94
by Apr 9

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

017933 000001927

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

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

8891008584278000066000000000000015629400001562947

DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8584 2780**

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Feb 18 - Mar 18		
Description	**Quantity**	**Usage**
UG Black Roadway	45	3,420 kWh
Total	**45**	**3,420 kWh**

Billing details - Lighting

Billing Period - Feb 18 26 to Mar 18 26	
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 @ 0.054c	1.85
Fixture Charge	
UG Black Roadway	351.45
Maintenance Charge	
UG Black Roadway	91.80
Pole Charge	
35 TENON TOP BLACK CONCRETE	
45 Pole(s) @ $18.130	815.85
Total Current Charges	**$1,554.02**

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

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

Billing details - Taxes

Regulatory Assessment Fee	$1.35
Gross Receipts Tax	7.57
Total Taxes	**$8.92**

fb.def.duke.bills.20260318212040.99.atp-35867-000001927

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
4128 BEXLEY VILLAGE DR
IRRIGATION

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8584 2988**

Billing summary

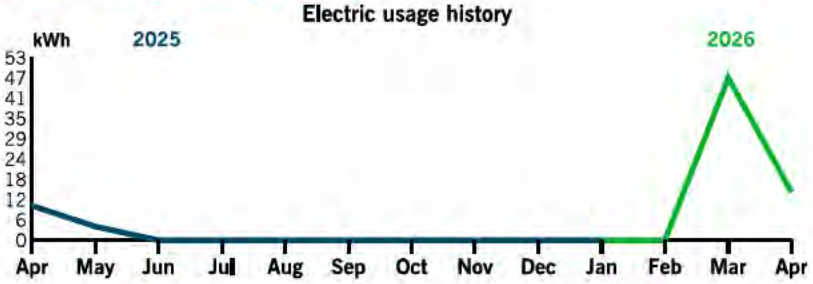
Previous Amount Due	$25.66
Payment Received Mar 25	-25.66
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	14	10	65	5
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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

DUKE ENERGY.

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

Account number
9100 8584 2988

Amount of automatic draft

$30.80
by Apr 27

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

$_____
Add here, to help others with a contribution to Share the Light

$_____
Amount enclosed

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

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

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Your usage snapshot - Continued

Current electric usage for meter number 3377762		
Actual reading on Apr 1		1295
Previous reading on Mar 3		- 1281
Energy Used		14 kWh
Billed kWh	14.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 3377762	
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
Total Current Charges	**$30.00**

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

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
4154 JENSEN LN IRRIGATION
IRRIGATION

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8588 3177**

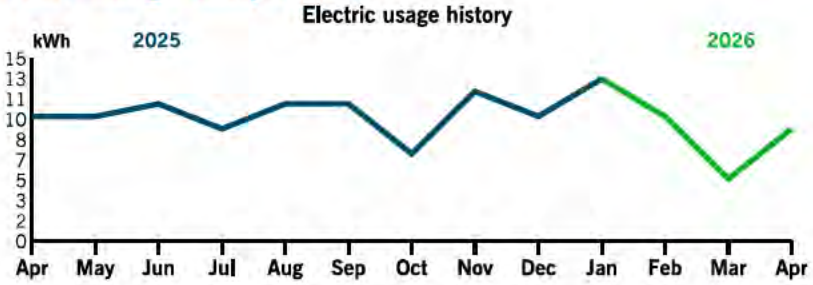
Billing summary

Previous Amount Due	$30.80
Payment Received Mar 25	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	9	10	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. 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.

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

Account number
9100 8588 3177

Amount of automatic draft

$30.80
by Apr 27

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

8891008588317700066000000000000000308000000030807

Your usage snapshot - Continued

Current electric usage for meter number 3354026		
Actual reading on Apr 1	1179	
Previous reading on Mar 3	- 1170	
Energy Used		9 kWh
Billed kWh	9.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26		
Meter - 3354026		
Customer Charge	$17.92	
Energy Charge		
9.000 kWh @ 9.566c	0.85	
Fuel Charge		
9.000 kWh @ 4.422c	0.40	
Asset Securitization Charge		
9.000 kWh @ 0.195c	0.02	
Minimum Bill Adjustment	10.81	
Total Current Charges		**$30.00**

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
3462 BEXLEY VILLAGE DR
IRRIGATION

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8588 3648**

Billing summary

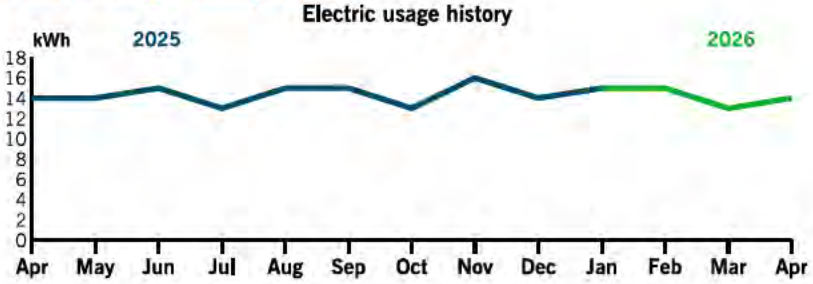
Previous Amount Due	$30.80
Payment Received Mar 25	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

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Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	14	14	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. 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.

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

Account number
9100 8588 3648

Amount of automatic draft

$30.80
by Apr 27

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

8891008588364800066000000000000000308000000030809

Your usage snapshot - Continued

Current electric usage for meter number 906157		
Actual reading on Apr 1		949
Previous reading on Mar 3		- 935
Energy Used		14 kWh
Billed kWh	14.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 906157	
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
Total Current Charges	**$30.00**

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

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
4118 BALCONY BREEZE DR
KIOSK

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8588 3838**

Billing summary

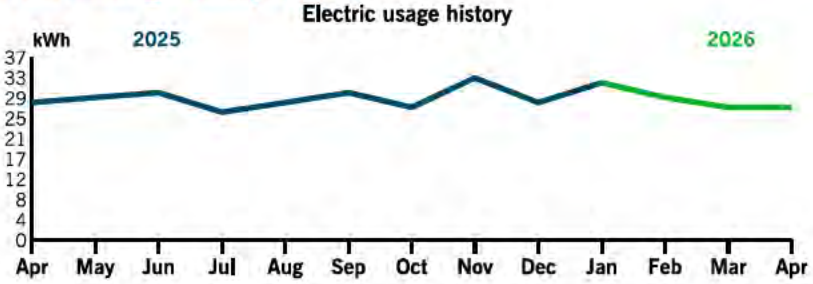
Previous Amount Due	$30.80
Payment Received Mar 25	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

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Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	27	28	346	29
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

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

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

DUKE ENERGY.

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

Account number
9100 8588 3838

Amount of automatic draft

$30.80
by Apr 27

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

8891008588383800066000000000000000308000000030807

Your usage snapshot - Continued

Current electric usage for meter number 8171043		
Actual reading on Apr 1		1747
Previous reading on Mar 3		- 1720
Energy Used		27 kWh
Billed kWh	27.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 8171043	
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
Total Current Charges	**$30.00**

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

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
4808 TOUR TRCE
LAND O LAKES FL 34638

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8588 4003**

Billing summary

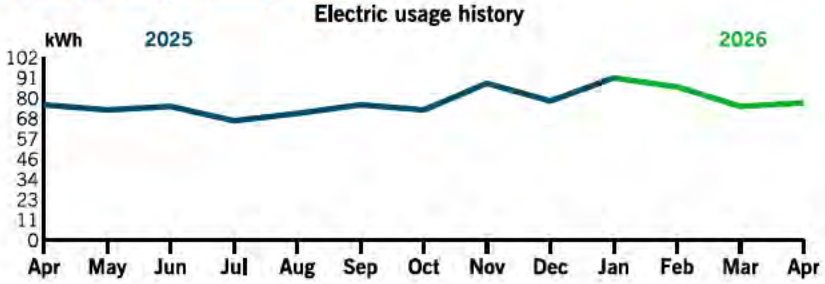
Previous Amount Due	$30.80
Payment Received Mar 25	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

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Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	77	76	930	78
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. 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.

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

Account number
9100 8588 4003

Amount of automatic draft

$30.80
by Apr 27

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

8891008588400300066000000000000000308000000030806

Your usage snapshot - Continued

Current electric usage for meter number 8316358		
Actual reading on Apr 1		3400
Previous reading on Mar 3		- 3323
Energy Used		77 kWh
Billed kWh	77.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 8316358	
Customer Charge	$17.92
Energy Charge	
77.000 kWh @ 9.566c	7.36
Fuel Charge	
77.000 kWh @ 4.422c	3.40
Asset Securitization Charge	
77.000 kWh @ 0.195c	0.15
Minimum Bill Adjustment	1.17
Total Current Charges	**$30.00**

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

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
3894 GRAND LAKEVIEW WAY
KIOSK

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8588 4178**

Billing summary

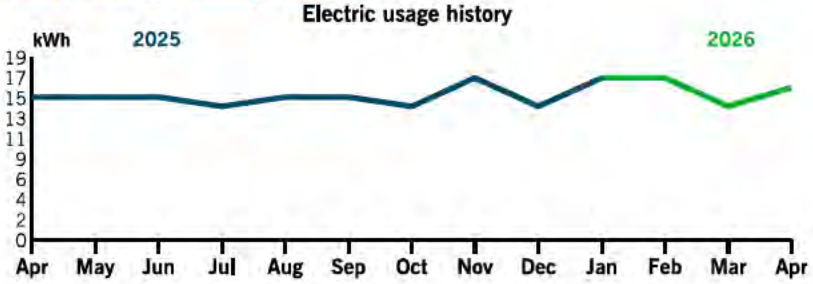
Previous Amount Due	$30.80
Payment Received Mar 25	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

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Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	16	15	183	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. 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.

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

Account number
9100 8588 4178

Amount of automatic draft

$30.80
by Apr 27

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

$_____
Add here, to help others with a contribution to Share the Light

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Amount enclosed

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

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

8891008588417800066000000000000000308000000030800

Your usage snapshot - Continued

Current electric usage for meter number 3377715		
Actual reading on Apr 1		1597
Previous reading on Mar 3		- 1581
Energy Used		16 kWh
Billed kWh	16.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 3377715	
Customer Charge	$17.92
Energy Charge	
16.000 kWh @ 9.566c	1.53
Fuel Charge	
16.000 kWh @ 4.422c	0.71
Asset Securitization Charge	
16.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	9.81
Total Current Charges	**$30.00**

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

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
4075 BALLANTRAE BLVD
IRRIGATION

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8588 4251**

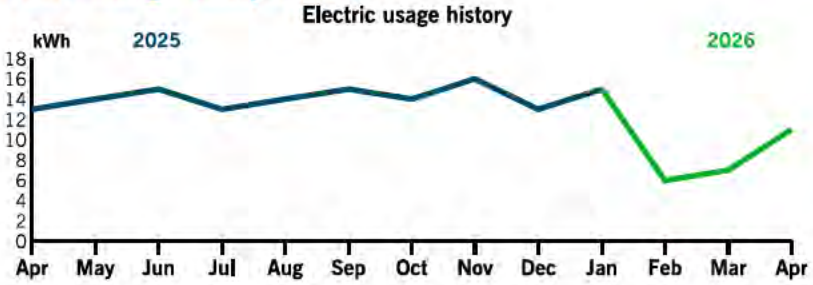
Billing summary

Previous Amount Due	$30.80
Payment Received Mar 25	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

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Your usage snapshot



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	11	13	153	13
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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

DUKE ENERGY.

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

Account number
9100 8588 4251

Amount of automatic draft

$30.80
by Apr 27

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

8891008588425100066000000000000000308000000030800

Your usage snapshot - Continued

Current electric usage for meter number 8402668		
Actual reading on Apr 1		205
Previous reading on Mar 3		- 194
Energy Used		11 kWh
Billed kWh	11.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 8402668	
Customer Charge	$17.92
Energy Charge	
11.000 kWh @ 9.566c	1.05
Fuel Charge	
11.000 kWh @ 4.422c	0.49
Asset Securitization Charge	
11.000 kWh @ 0.195c	0.02
Minimum Bill Adjustment	10.52
Total Current Charges	**$30.00**

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

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
4665 BEXLEY VILLAGE DR
IRRIGATION

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8588 4441**

Billing summary

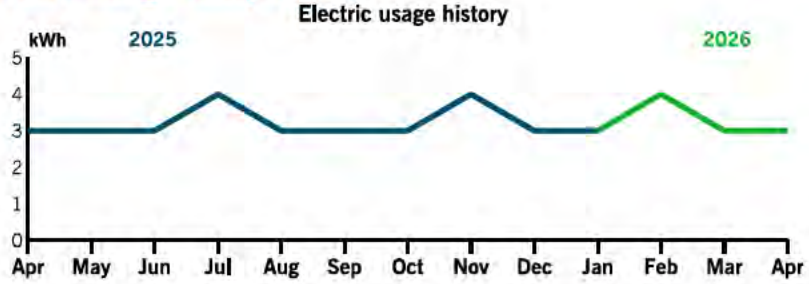
Previous Amount Due	$30.80
Payment Received Mar 25	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

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Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 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. 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.

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

Account number
9100 8588 4441

Amount of automatic draft

$30.80 *by Apr 27*	*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

8891008588444100066000000000000000308000000030808

DUKE ENERGY.
duke-energy.com
877.372.8477

Account number **9100 8588 4441**

Your usage snapshot - Continued

Current electric usage for meter number 3604134		
Actual reading on Apr 1	267	
Previous reading on Mar 3	- 264	
Energy Used		3 kWh
Billed kWh	3.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26		
Meter - 3604134		
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	
Total Current Charges		**$30.00**

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

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
17947 AERO AVE IRRIGATION
IRRIGATION

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8588 4615**

Billing summary

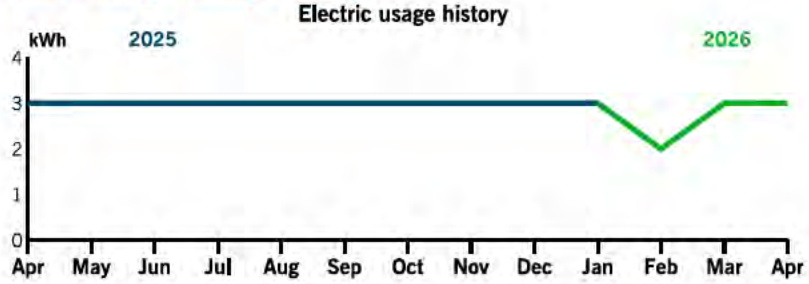
Previous Amount Due	$30.80
Payment Received Mar 25	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 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. 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.

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

Account number
9100 8588 4615

Amount of automatic draft

$30.80
by Apr 27

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

8891008588461500066000000000000000308000000030804

Your usage snapshot - Continued

Current electric usage for meter number 3602752		
Actual reading on Apr 1	322	
Previous reading on Mar 3	- 319	
Energy Used		3 kWh
Billed kWh	3.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26		
Meter - 3602752		
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	
Total Current Charges		**$30.00**

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

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
17391 TERRAZZO WAY
IRRIGATION

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8588 4780**

Billing summary

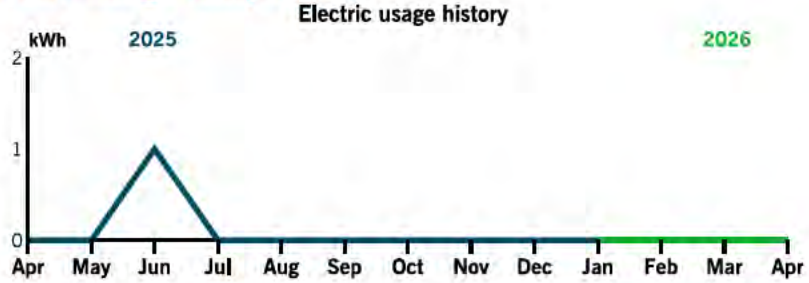
Previous Amount Due	$30.80
Payment Received Mar 25	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 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.

DUKE ENERGY.

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

Account number
9100 8588 4780

Amount of automatic draft

$30.80 by Apr 27	*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

8891008588478000066000000000000000308000000030808

Your usage snapshot - Continued

Current electric usage for meter number 4315191		
Actual reading on Apr 1		1
Previous reading on Mar 3		- 1
Energy Used		0 kWh
Billed kWh	0.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 4315191	
Customer Charge	$17.92
Minimum Bill Adjustment	12.08
Total Current Charges	**$30.00**

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

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
3704 CLAY POT DRIVE
LITE BXLY VLLG DR SL PT3

Bill date Mar 23, 2026
For service Feb 20 - Mar 20
29 days

Account number **9100 8588 5137**

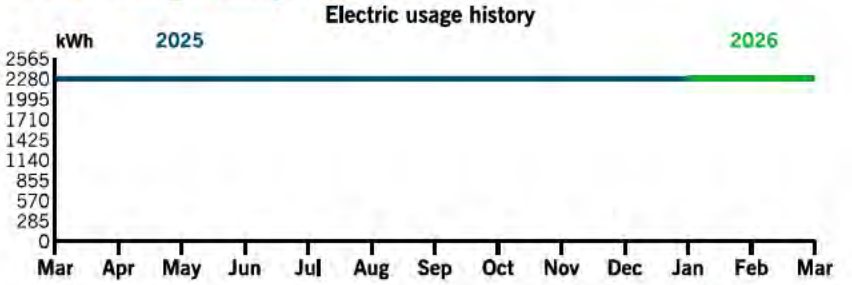
Billing summary

Previous Amount Due	$1,042.81
Payment Received Mar 13	-1,042.81
Current Lighting Charges	1,036.66
Taxes	5.96
Total Amount Due Apr 13	**$1,042.62**

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° 73°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,280	2,280	27,360	2,280
Avg. Daily (kWh)	79	81	75	

12-month usage based on most recent history

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

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

DUKE ENERGY.

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

Account number
9100 8588 5137

Amount of automatic draft

$1,042.62
by Apr 13

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

8891008588513700066000000000000010426200001042624

Your usage snapshot - Continued

Outdoor Lighting

Billing period Feb 20 - Mar 20

Description	Quantity	Usage
UG Black Roadway	30	2,280 kWh
Total	**30**	**2,280 kWh**

Billing details - Lighting

Billing Period - Feb 20 26 to Mar 20 26	
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 @ 0.054c	1.23
Fixture Charge	
UG Black Roadway	234.30
Maintenance Charge	
UG Black Roadway	61.20
Pole Charge	
35 TENON TOP BLACK CONCRETE	
30 Pole(s) @ $18.130	543.90
Total Current Charges	**$1,036.66**

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

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

Billing details - Taxes

Regulatory Assessment Fee	$0.90
Gross Receipts Tax	5.06
Total Taxes	**$5.96**

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
3844 BEXLEY VILLAGE DR
IRRIGATION

Bill date Apr 8, 2026
For service Mar 5 - Apr 6
33 days

Account number **9100 8588 5369**

Billing summary

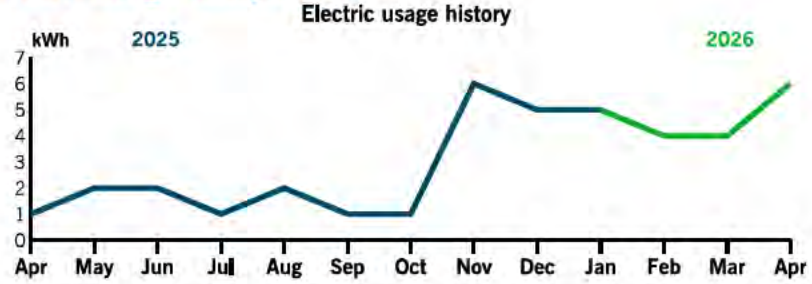
Previous Amount Due	$30.80
Payment Received Mar 27	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 29	**$30.80**

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	6	1	39	3
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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

DUKE ENERGY.

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

Account number
9100 8588 5369

Amount of automatic draft

$30.80
by Apr 29

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

8891008588536900066000000000000000308000000030801

Your usage snapshot - Continued

Current electric usage for meter number 366660661		
Actual reading on Apr 6		31
Previous reading on Mar 5		- 25
Energy Used		6 kWh
Billed kWh	6.000 kWh	

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

Billing details - Electric

Billing Period - Mar 05 26 to Apr 06 26	
Meter - 366660661	
Customer Charge	$17.92
Energy Charge	
6.000 kWh @ 9.566c	0.58
Fuel Charge	
6.000 kWh @ 4.422c	0.27
Asset Securitization Charge	
6.000 kWh @ 0.195c	0.01
Minimum Bill Adjustment	11.22
Total Current Charges	**$30.00**

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

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
4688 BEXLEY VILLAGE DR
IRRIGATION

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8588 5939**

Billing summary

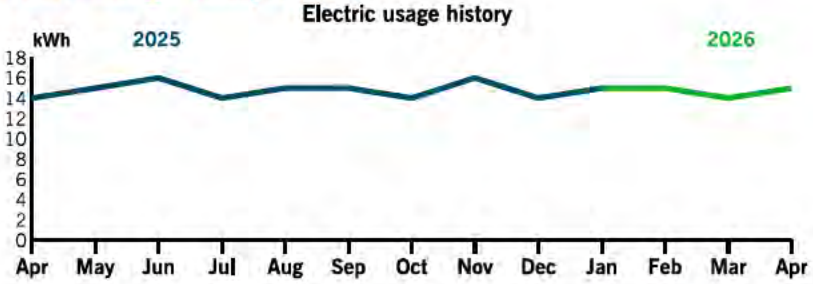
Previous Amount Due	$30.80
Payment Received Mar 25	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

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Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	15	14	178	15
Avg. Daily (kWh)	1	0	0	

12-month usage based on most recent history

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

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

DUKE ENERGY.

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

Account number
9100 8588 5939

Amount of automatic draft

$30.80
by Apr 27

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

8891008588593900066000000000000000308000000030805

Your usage snapshot - Continued

Current electric usage for meter number 905568		
Actual reading on Apr 1		1148
Previous reading on Mar 3		- 1133
Energy Used		15 kWh
Billed kWh	15.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 905568	
Customer Charge	$17.92
Energy Charge	
15.000 kWh @ 9.566c	1.44
Fuel Charge	
15.000 kWh @ 4.422c	0.66
Asset Securitization Charge	
15.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	9.95
Total Current Charges	**$30.00**

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

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
3704 CLAY POT DRIVE
LITE BXLY VLLG DR SL PT4

Bill date Mar 23, 2026
For service Feb 20 - Mar 20
29 days

Account number **9100 8588 6104**

Billing summary

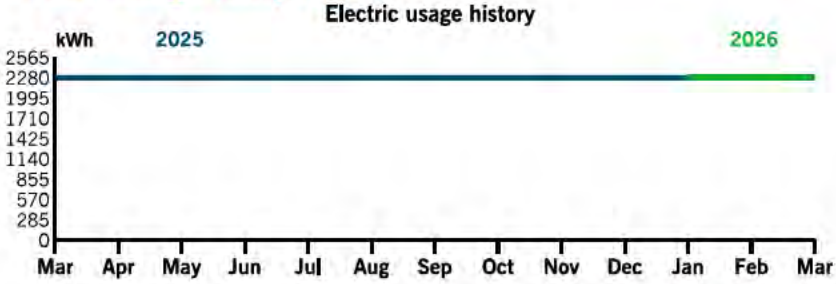
Previous Amount Due	$1,042.81
Payment Received Mar 13	-1,042.81
Current Lighting Charges	1,036.66
Taxes	5.96
Total Amount Due Apr 13	**$1,042.62**

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° 73°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,280	2,280	27,360	2,280
Avg. Daily (kWh)	79	81	75	

12-month usage based on most recent history

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

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

DUKE ENERGY.

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

Account number
9100 8588 6104

Amount of automatic draft

$1,042.62 *by Apr 13*	*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

8891008588610400066000000000000010426200001042629

Your usage snapshot - Continued

Outdoor Lighting

Billing period Feb 20 - Mar 20

Description	Quantity	Usage
UG Black Roadway	30	2,280 kWh
Total	**30**	**2,280 kWh**

Billing details - Lighting

Billing Period - Feb 20 26 to Mar 20 26	
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 @ 0.054c	1.23
Fixture Charge	
UG Black Roadway	234.30
Maintenance Charge	
UG Black Roadway	61.20
Pole Charge	
35 TENON TOP BLACK CONCRETE	
30 Pole(s) @ $18.130	543.90
Total Current Charges	**$1,036.66**

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

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

Billing details - Taxes

Regulatory Assessment Fee	$0.90
Gross Receipts Tax	5.06
Total Taxes	**$5.96**

DUKE ENERGY®

duke-energy.com
877.372.8477

MAR 27 2026

Your Energy Bill

Service address
BEXLEY CDD
000 BEXLEY VILLAGE DR
LITE BXLY S PAR4 PH1E-SL

Bill date Mar 24, 2026
For service Feb 21 - Mar 23
31 days

Account number **9100 8588 6279**

Billing summary

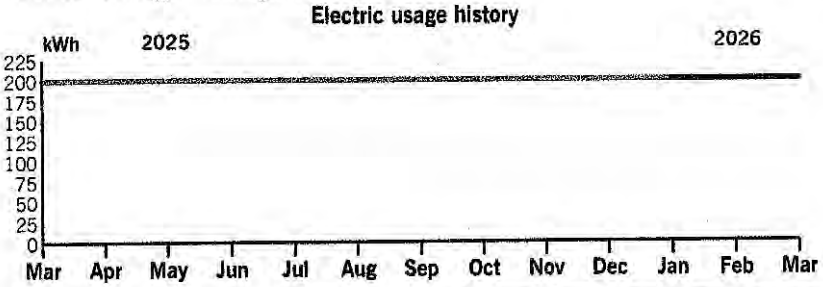
Previous Amount Due	$244.73
Payment Received Mar 16	-244.73
Current Lighting Charges	244.02
Taxes	0.70
Total Amount Due Apr 14	**$244.72**

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° 73°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	200	200	2,400	200
Avg. Daily (kWh)	6	7	7	

12-month usage based on most recent history

fb.def.duke.bills.20260323222459.99.afp-54143-000001649

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

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

DUKE ENERGY®

Account number
9100 8588 6279

$244.72
by Apr 14

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

027072 000001649

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

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

8891008588627900066000000000000002447200000244723

Your usage snapshot - Continued

Outdoor Lighting

Billing period Feb 21 - Mar 23

Description	Quantity	Usage
70W ACORN LED OPEN	8	200 kWh
Total	**8**	**200 kWh**

Billing details - Lighting

Billing Period - Feb 21 26 to Mar 23 26	
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 @ 0.054c	0.11
Fixture Charge	
70W ACORN LED OPEN	130.32
Maintenance Charge	
70W ACORN LED OPEN	16.32
Pole Charge	
16 SMOOTH DEC CNCRT/COLONIAL	
8 Pole(s) @ $9.790	78.32
Total Current Charges	**$244.02**

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

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

Billing details - Taxes

Regulatory Assessment Fee	$0.21
Gross Receipts Tax	0.49
Total Taxes	**$0.70**

fb.def.duke.bills.20260323222459.99.afp-54145-000001649

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
3104 BEXLEY VILLAGE DR SIGN
SIGN

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8588 6526**

Billing summary

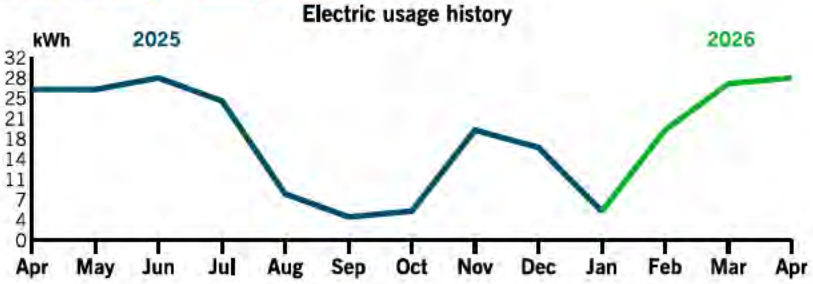
Previous Amount Due	$30.80
Payment Received Mar 25	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	28	26	209	17
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

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

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

DUKE ENERGY.

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

Account number
9100 8588 6526

Amount of automatic draft

$30.80
by Apr 27

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

$_____
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$_____
Amount enclosed

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

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

8891008588652600066000000000000000308000000030804

Your usage snapshot - Continued

Current electric usage for meter number 905770		
Actual reading on Apr 1		116
Previous reading on Mar 3		- 88
Energy Used		28 kWh
Billed kWh	28.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 905770	
Customer Charge	$17.92
Energy Charge	
28.000 kWh @ 9.566c	2.68
Fuel Charge	
28.000 kWh @ 4.422c	1.24
Asset Securitization Charge	
28.000 kWh @ 0.195c	0.05
Minimum Bill Adjustment	8.11
Total Current Charges	**$30.00**

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

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
5117 BALLANTRAE BLVD
MAIL KIOSK

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8588 6683**

Billing summary

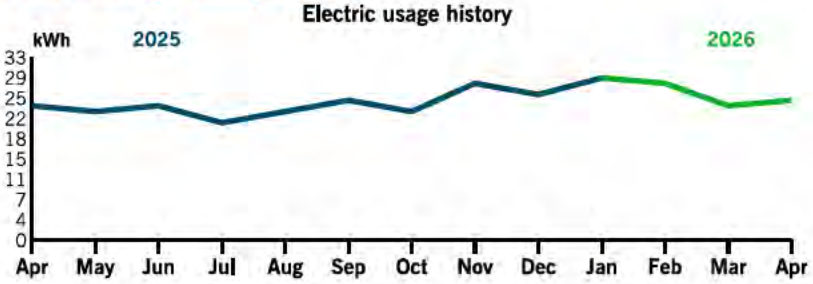
Previous Amount Due	$30.80
Payment Received Mar 25	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

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Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	25	24	299	25
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

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

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

Account number
9100 8588 6683

Amount of automatic draft

$30.80
by Apr 27

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

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Amount enclosed

BEXLEY CDD
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TAMPA FL 33614-8390

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

8891008588668300066000000000000000308000000030802

DUKE ENERGY.
duke-energy.com
877.372.8477

Account number **9100 8588 6683**

Your usage snapshot - Continued

Current electric usage for meter number 907227		
Actual reading on Apr 1		2059
Previous reading on Mar 3		- 2034
Energy Used		25 kWh
Billed kWh	25.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 907227	
Customer Charge	$17.92
Energy Charge	
25.000 kWh @ 9.566c	2.39
Fuel Charge	
25.000 kWh @ 4.422c	1.11
Asset Securitization Charge	
25.000 kWh @ 0.195c	0.05
Minimum Bill Adjustment	8.53
Total Current Charges	**$30.00**

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

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
16915 BALANCE CV
LAND O LAKES FL 34639

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8588 6849**

Billing summary

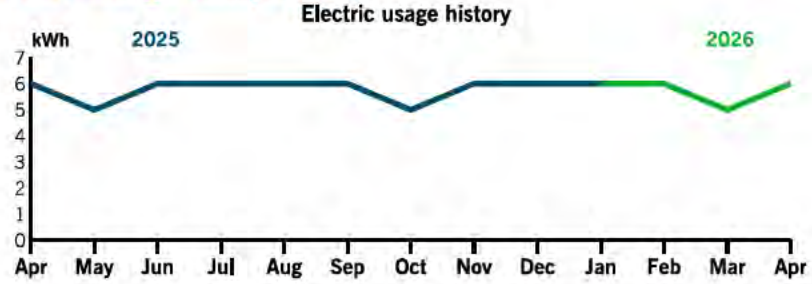
Previous Amount Due	$30.80
Payment Received Mar 25	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

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Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	6	6	69	6
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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

DUKE ENERGY.

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

Account number
9100 8588 6849

Amount of automatic draft

$30.80
by Apr 27

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

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3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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

8891008588684900066000000000000000308000000030802

Your usage snapshot - Continued

Current electric usage for meter number 4332645		
Actual reading on Apr 1	440	
Previous reading on Mar 3	- 434	
Energy Used		6 kWh
Billed kWh	6.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26		
Meter - 4332645		
Customer Charge	$17.92	
Energy Charge		
6.000 kWh @ 9.566c	0.58	
Fuel Charge		
6.000 kWh @ 4.422c	0.27	
Asset Securitization Charge		
6.000 kWh @ 0.195c	0.01	
Minimum Bill Adjustment	11.22	
Total Current Charges		**$30.00**

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

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
4468 BEXLEY VILLAGE DR
IRRIGATION

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8593 9093**

Billing summary

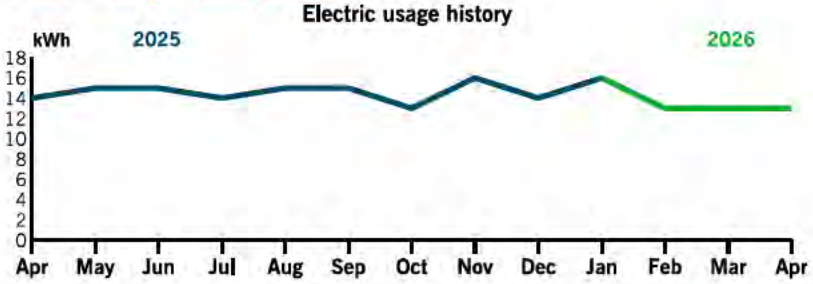
Previous Amount Due	$30.80
Payment Received Mar 25	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

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Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	13	14	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. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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DUKE ENERGY.

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

Account number
9100 8593 9093

Amount of automatic draft

$30.80
by Apr 27

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

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Amount enclosed

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TAMPA FL 33614-8390

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

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Your usage snapshot - Continued

Current electric usage for meter number 3508354		
Actual reading on Apr 1		1323
Previous reading on Mar 3		- 1310
Energy Used		13 kWh
Billed kWh	13.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26	
Meter - 3508354	
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
Total Current Charges	**$30.00**

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

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
18092 FRAME BND IRRIGATION
IRRIGATION

Bill date Apr 6, 2026
For service Mar 3 - Apr 1
30 days

Account number **9100 8593 9209**

Billing summary

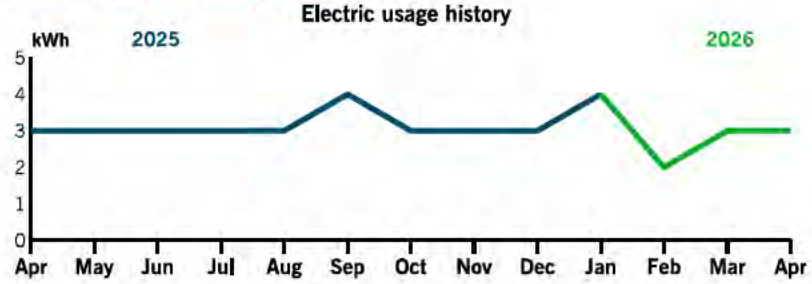
Previous Amount Due	$30.80
Payment Received Mar 25	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Apr 27	**$30.80**

Thank you for your payment.

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Your usage snapshot

Electric usage history



Average temperature in degrees

75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	3	37	3
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

DUKE ENERGY.

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

Account number
9100 8593 9209

Amount of automatic draft

$30.80
by Apr 27

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

$_____
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Amount enclosed

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

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

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Your usage snapshot - Continued

Current electric usage for meter number 4325648		
Actual reading on Apr 1	253	
Previous reading on Mar 3	- 250	
Energy Used		3 kWh
Billed kWh	3.000 kWh	

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

Billing details - Electric

Billing Period - Mar 03 26 to Apr 01 26		
Meter - 4325648		
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	
Total Current Charges		**$30.00**

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

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

Billing details - Taxes

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

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
18260 RAMBLE ON WAY
LAND O LAKES FL 34638

Bill date Mar 31, 2026
For service Feb 26 - Mar 27
30 days

Account number **9101 2436 6256**

Billing summary

Previous Amount Due	$19.35
Payment Received Mar 20	-19.35
Current Electric Charges	18.87
Taxes	0.50
Total Amount Due Apr 21	**$19.37**

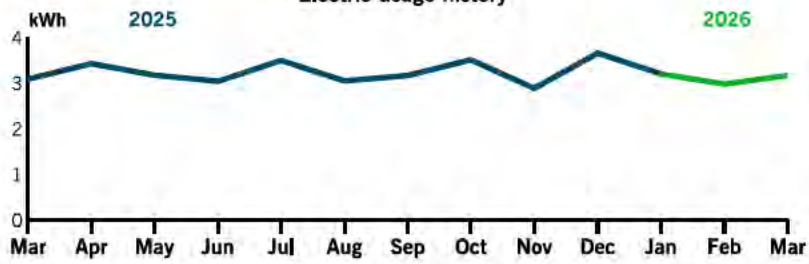
Thank you for your payment.

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.

Learn how to lower your bill with an online or free on-site Business Energy Check. This no-cost analysis provides you with specific tips on how to save energy and qualify for valuable rebates for energy-savings measures. You may also qualify for a FREE Commercial Energy Savings Kit. Go to duke-energy.com/FreeBizCheck or email prescriptiveincentives@duke-energy.com.

Your usage snapshot

Electric usage history



Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 70°

	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. 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.

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

Account number
9101 2436 6256

Amount of automatic draft

$19.37 *by Apr 21*	*After 90 days from bill date, a late charge will apply.*

$_____
Add here, to help others with a contribution to Share the Light

$_____
Amount enclosed

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

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

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Your usage snapshot - Continued

Current Electric Usage

Meter Number	Usage Type	Billing Period
8296760	Actual	Feb 26 - Mar 27

Usage Values	
Billed kWh	3.169 kWh
Billed Demand kW	0.012 kW
Load Factor	36.68 %

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

Billing details - Electric

Billing Period - Feb 26 26 to Mar 27 26

Meter - 8296760

Customer Charge	$18.47
Energy Charge	
3.169 kWh @ 3.411c	0.11
Fuel Charge	
3.169 kWh @ 4.422c	0.14
Demand Charge	
0.012 kW @ $11.69	0.14
Asset Securitization Charge	
3.169 kWh @ 0.172c	0.01
Total Current Charges	**$18.87**

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

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

Billing details - Taxes

Regulatory Assessment Fee	$0.02
Gross Receipts Tax	0.48
Total Taxes	**$0.50**

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
18186 RAMBLE ON WAY
LAND O LAKES FL 34638

Bill date Mar 25, 2026
For service Feb 21 - Mar 23
31 days

Account number **9101 2436 8224**

Billing summary

Previous Amount Due	$19.29
Payment Received Mar 17	-19.29
Current Electric Charges	18.82
Taxes	0.50
Total Amount Due Apr 15	**$19.32**

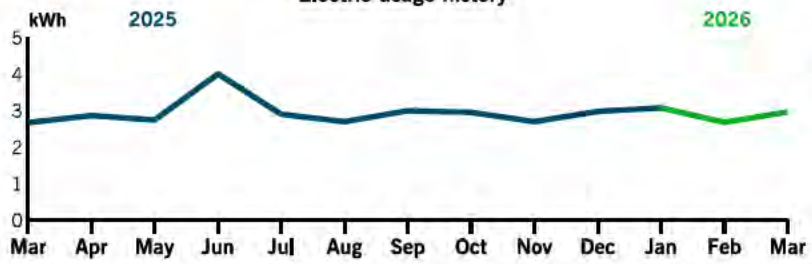
Thank you for your payment.

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Your usage snapshot

Electric usage history



Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 73°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	3	36	3
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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

DUKE ENERGY.

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

Account number
9101 2436 8224

Amount of automatic draft

$19.32 *by Apr 15*	*After 90 days from bill date, a late charge will apply.*

$_____
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$_____
Amount enclosed

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

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

8891012436822400066000000000000000193200000019324

Your usage snapshot - Continued

Current Electric Usage

Meter Number	Usage Type	Billing Period
8296759	Actual	Feb 21 - Mar 23

Usage Values

Billed kWh	2.963 kWh
Billed Demand kW	0.010 kW
Load Factor	39.83 %

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

Billing details - Electric

Billing Period - Feb 21 26 to Mar 23 26

Meter - 8296759

Customer Charge	$18.47
Energy Charge	
2.963 kWh @ 3.411c	0.10
Fuel Charge	
2.963 kWh @ 4.422c	0.13
Demand Charge	
0.010 kW @ $11.69	0.11
Asset Securitization Charge	
2.963 kWh @ 0.172c	0.01
Total Current Charges	**$18.82**

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

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

Billing details - Taxes

Regulatory Assessment Fee	$0.02
Gross Receipts Tax	0.48
Total Taxes	**$0.50**

DUKE ENERGY.

duke-energy.com
877.372.8477

MAR 27 2026

Your Energy Bill

Service address
BEXLEY CDD
17622 EVERLONG DR
LAND O LAKES FL 34638

Bill date Mar 24, 2026
For service Feb 20 - Mar 20
29 days

Account number **9101 2441 0047**

Billing summary

Previous Amount Due	$20.19
Payment Received Mar 16	-20.19
Current Electric Charges	19.70
Taxes	0.53
Total Amount Due Apr 14	**$20.23**

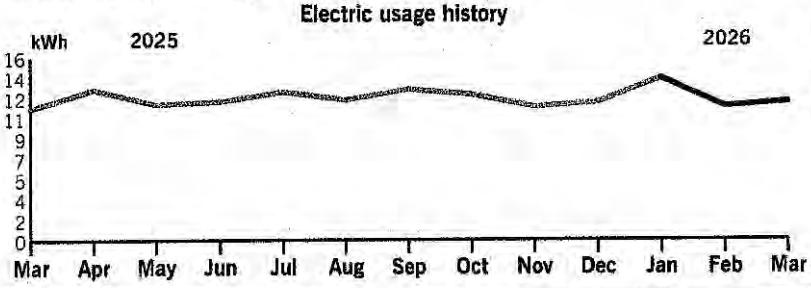
Thank you for your payment.

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Your usage snapshot

Electric usage history



Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 73°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	12	12	151	13
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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

DUKE ENERGY.

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

Account number
9101 2441 0047

$20.23
by Apr 14

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

027074 000001649

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

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

889101244100470006600000000000000002023000000020234

Your usage snapshot - Continued

Current Electric Usage

Meter Number	Usage Type	Billing Period
8297061	Actual	Feb 20 - Mar 20

Usage Values	
Billed kWh	12.107 kWh
Billed Demand kW	0.022 kW
Load Factor	79.07 %

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

Billing details - Electric

Billing Period - Feb 20 26 to Mar 20 26	
Meter - 8297061	
Customer Charge	$18.47
Energy Charge	
12.107 kWh @ 3.411c	0.41
Fuel Charge	
12.107 kWh @ 4.422c	0.54
Demand Charge	
0.022 kW @ $11.69	0.26
Asset Securitization Charge	
12.107 kWh @ 0.172c	0.02
Total Current Charges	**$19.70**

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

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

Billing details - Taxes

Regulatory Assessment Fee	$0.02
Gross Receipts Tax	0.51
Total Taxes	**$0.53**

fb.def.duke.bills.20260323222459.99.afp-54149-000001649

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
0 BEXLEY VILLAGE DR
LITE

Bill date Mar 17, 2026
For service Feb 14 - Mar 16
31 days

Account number **9101 3337 0336**

Billing summary

Previous Amount Due	$487.49
Payment Received Mar 09	-487.49
Current Lighting Charges	486.11
Taxes	1.35
Total Amount Due Apr 07	**$487.46**

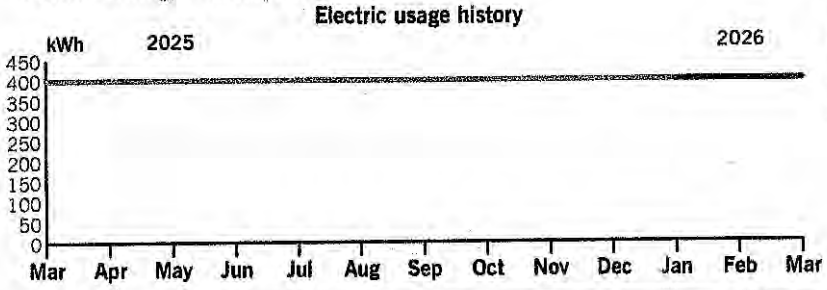
Thank you for your payment.

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.

Learn how to lower your bill with an online or free on-site Business Energy Check. This no-cost analysis provides you with specific tips on how to save energy and qualify for valuable rebates for energy-savings measures. You may also qualify for a FREE Commercial Energy Savings Kit. Go to duke-energy.com/FreeBizCheck or email prescriptiveincentives@duke-energy.com.

Your usage snapshot

Electric usage history



Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 73°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	400	400	4,800	400
Avg. Daily (kWh)	13	14	13	

12-month usage based on most recent history

fb.def.duke.bills.20260316212603.30.afp-55567-0000002644

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

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

DUKE ENERGY®

Account number
9101 3337 0336

$487.46
by Apr 7

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

027784 000002644

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

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

8891013337033600066000000000000004874600000487468

Your usage snapshot - Continued

Outdoor Lighting

Billing period Feb 14 - Mar 16

Description	Quantity	Usage
70W ACORN LED OPEN	16	400 kWh
Total	**16**	**400 kWh**

Billing details - Lighting

Billing Period - Feb 14 26 to Mar 16 26	
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 @ 0.054c	0.22
Fixture Charge	
70W ACORN LED OPEN	260.64
Maintenance Charge	
70W ACORN LED OPEN	32.64
Pole Charge	
16 SMOOTH DEC CNCRT/COLONIAL	
16 Pole(s) @ $9.790	156.64
Total Current Charges	**$486.11**

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

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

Billing details - Taxes

Regulatory Assessment Fee	$0.42
Gross Receipts Tax	0.93
Total Taxes	**$1.35**

fb.def.duke.bills.20260316212603.30.afp-55569-000002644

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
BEXLEY CDD
3659 CLAY POT DR
LAND O LAKES FL 34638

Bill date Mar 30, 2026
For service Feb 25 - Mar 26
30 days

Account number **9101 5252 7020**

Billing summary

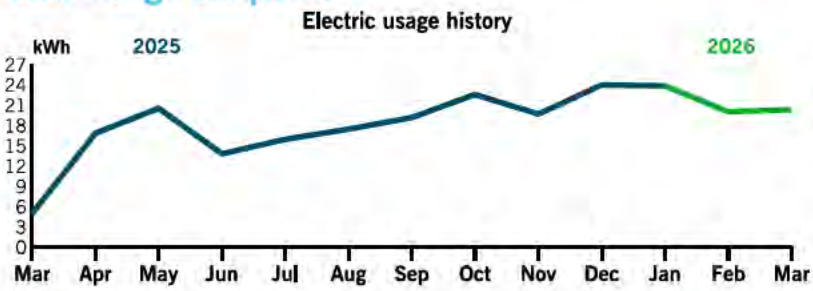
Previous Amount Due	$21.24
Payment Received Mar 19	-21.24
Current Electric Charges	20.73
Taxes	0.55
Total Amount Due Apr 20	**$21.28**

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.

Learn how to lower your bill with an online or free on-site Business Energy Check. This no-cost analysis provides you with specific tips on how to save energy and qualify for valuable rebates for energy-savings measures. You may also qualify for a FREE Commercial Energy Savings Kit. Go to duke-energy.com/FreeBizCheck or email prescriptiveincentives@duke-energy.com.

Your usage snapshot



Average temperature in degrees

68° 75° 81° 82° 84° 84° 81° 75° 67° 65° 60° 60° 71°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	20	5	231	19
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. 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.

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

Account number
9101 5252 7020

Amount of automatic draft

$21.28
by Apr 20

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

$_____
Add here, to help others with a contribution to Share the Light

$_____
Amount enclosed

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

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

8891015252702000066000000000000000212800000021280

Your usage snapshot - Continued

Current Electric Usage

Meter Number	Usage Type	Billing Period
8391480	Actual	Feb 25 - Mar 26

Usage Values

Billed kWh	20.057 kWh
Billed Demand kW	0.056 kW
Load Factor	49.74 %

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

Billing details - Electric

Billing Period - Feb 25 26 to Mar 26 26

Meter - 8391480

Customer Charge	$18.47
Energy Charge	
20.057 kWh @ 3.411c	0.69
Fuel Charge	
20.057 kWh @ 4.422c	0.89
Demand Charge	
0.056 kW @ $11.69	0.65
Asset Securitization Charge	
20.057 kWh @ 0.172c	0.03
Total Current Charges	**$20.73**

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

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

Billing details - Taxes

Regulatory Assessment Fee	$0.02
Gross Receipts Tax	0.53
Total Taxes	**$0.55**

FROM:

Florida Reserve Study and Appraisal, Inc.
12407 N. Florida Avenue
Tampa, FL 33612

Telephone Number: 813-932-1588 **Fax Number:** 813-388-4189

TO:

Bexley CDD
c/o Board of Supervisors

Telephone Number: **Fax Number:**
Alternate Number: **E-Mail:**

INVOICE

INVOICE NUMBER
03312026
DATE
03/31/2026

REFERENCE

Internal Order #:
Client File #:

Main File # on form:
Other File # on form:

Federal Tax ID:
Employer ID:

DESCRIPTION

Client: Bexley CDD
Property Address: 16950 Vibrant Way
City: Land O Lakes
County: Pasco **State:** FL **Zip:** 34638
Legal Description:

FEES	AMOUNT
Reserve Study for Bexley CDD	4,800.00
Please make check payable to Florida Reserve Study and Appraisal, Inc. EIN # 46-1213408	
SUBTOTAL	4,800.00

PAYMENTS			AMOUNT
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
		SUBTOTAL	
		TOTAL DUE	$ 4,800.00

SUNSHINE CITY LAW

Jane Graham, Esq.
16703 Early Riser Ave., Suite 272
Land O'Lakes, FL 34638
(727) 291-9526

April 15, 2026

Bexley Community Development District
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

INVOICE 2026415A

FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD June 1, 2025- April 13, 2026

Legal Fees:

Jane Graham Rate: $350

Total time: 28 hours

Total fees: $9800

***Note: This is 14 hours over what was authorized in the June 27, 2025 email confirmation of the board's vote. Of this time, 13 hours and 28 minutes occurred on March 22 and later upon discovery of new information made publicly available the day before that the County Staff had, without our knowledge and despite frequent communication, created a completely new hybrid alternative which was to be voted on just a few days later. As an emergency, I worked with Bexley CDD liaison Pettit and others to ensure the changes were adequately evaluated and that we responded in writing and as a group. It was acknowledged that this additional work would likely go over the approved cap of time, was needed as an emergency, and would be compensated. As a result of this work, we were successful in achieving a positive result with a March 24 vote by the BOCC to continue the decision for further evaluation and coordination with stakeholders.

TOTAL BALANCE DUE: $9800.00

Due: April 29, 2026 Payable by cash, check, or online through LawPay website.

SUNSHINE CITY LAW

Jane Graham, Esq.
16703 Early Riser Ave., Suite 272
Land O'Lakes, FL 34638
(727) 291-9526

Time Log for Jane Graham, Esq. with rate of $350/hour.

Date	Time	Description
7/22/25	19 minutes	Conferenced with Nancy to prep for Commissioner meeting
	2 hours	Met with Commissioner
7/23/25	26 minutes	Drafted email followup for client on next steps
8/3/25	1 hour, 15 minutes	Prepped for Commissioner meetings and conferenced with client
8/4/26	1 hour, 27 minutes	Met with Commissioner
	1 hour	Met with Commissioner
	15 minutes	Conferenced with Roark about meetings and analysis
	33 minutes	Conferenced with Pettit about strategy
8/6/25	45 minutes	Drafted followup email after meetings regarding next steps
8/8/25	43 minutes	Provided update and CDD meeting, drafted email to FDOT
8/25/25	13 minutes	Conferenced with Pettit
8/26/25	45 minutes	Met with Commissioner
8/28/25	23 minutes	



SUNSHINE CITY LAW

Jane Graham, Esq.
16703 Early Riser Ave., Suite 272
Land O'Lakes, FL 34638
(727) 291-9526

		Reviewed community email and followed up with county on status
8/29	15 minutes	Conferenced with Roark on FDOT strategy
	40 minutes	Emailed FDOT and conferenced with Pettit
9/19/25	48 minutes	Reviewed MPO list and comprehensive plan in preparation for Commissioner meeting
9/24/25	30 minutes	Met with Turnpike, Pettit, and Roark on Suncoast widening
9/30/25	35 minutes	Conferenced with Pettit about strategy
	1 hour, 20 minutes (do not bill)	Drive time to meeting in Dade City
1/23/26	17 minutes	Conferenced with Pettit about strategy
1/28/26	15 minutes	Attended CDD meeting in anticipation of Feb 12 county meeting
2/25/26	38 minutes	Conferenced with Pettit, drafted emails to county staff, turnpike, commissioner
3/3/26	30 minutes	Conferenced with Nancy about strategy for meeting
3/22/26	2 hours	Drafted email and bullet points for meeting, reviewed agenda materials
	30 minutes	Conferenced with Pettit

SUNSHINE CITY LAW

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Land O'Lakes, FL 34638
(727) 291-9526

3/23	30 minutes	Conferenced with Commissioner
	1 hour, 17 minutes	Conferenced with clients
	2 hours, 30 minutes	Drafted letter to Commission regarding new alternative
	3 hours	Preparation for hearing comments, coordinated with clients
3/24	4 hours (BILL AS 3)	Attended Commission meeting
3/28	30 minutes	Conferenced with client about strategy
4/7	11 minutes	Conferenced with client about strategy

Total time: 28 hours

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

March 31, 2026

Jillian Minichino
Bexley CDD
c/o Rizzetta & Company, Inc.
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3719150
2423-1

Re: General Counsel

For Professional Legal Services Rendered

02/03/26	A. Willson	0.30	102.00	Confer with Castoria regarding meeting follow up items and communication to Juniper; work session with Gillis regarding action items
02/04/26	J. Gillis	1.10	247.50	Draft addendum to proposal for reserve study; confer with staff regarding same; review previously adopted resolution prohibiting fishing; draft resolution rescinding prohibition on fishing and adopting a fishing policy; confer with staff regarding same
02/11/26	J. Gillis	0.70	157.50	Draft roadway repair construction services agreement with ACPLM
02/11/26	A. Willson	0.70	238.00	Confer with Castoria regarding meeting agenda items; prepare agreement for roadway repairs
02/12/26	A. Willson	0.20	68.00	Confer with Brletic regarding roadway repair agreement

02/17/26	A. Willson	0.20	68.00	Prepare addendum to reserve study proposal; confer with Castoria regarding same
02/18/26	A. Willson	0.30	102.00	Prepare fishing resolution
02/24/26	A. Willson	0.60	204.00	Review requested revisions to roadway repair agreement and addendum to reserve study agreement; confer with Castoria regarding same; confer with Duke regarding Juniper items; confer with Castoria regarding damage to district property
02/25/26	A. Willson	0.20	68.00	Confer with King regarding permit items
02/25/26	A. Willson	4.10	1,394.00	Confer with Duke; prepare materials for board meeting; attend board meeting; post meeting follow up
02/26/26	A. Willson	0.60	204.00	Meeting follow up; prepare special use agreement
TOTAL HOURS		9.00		

TOTAL FOR SERVICES RENDERED	$2,853.00
TOTAL CURRENT AMOUNT DUE	$2,853.00

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
12-52806

BEXLEY CDD

Service Address: **16821 VIBRANT WAY**
Bill Number: 24232565
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16874993	2/10/2026	37493	3/12/2026	37525	30	32

Usage History

Water	
March 2026	32
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

Transactions

Previous Bill		32.32
Payment 03/20/26		-32.32 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	32 Thousand Gals X $1.01	32.32
Total Current Transactions		32.32
TOTAL BALANCE DUE		**$32.32**

Please return this portion with payment

TO PAY ONLINE, VISIT 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
Total Balance Due	**$32.32**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

BEXLEY CDD
PO BOX 32414
Charlotte NC 28232

PASCO COUNTY UTILITIES
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DADE CITY (352) 521-4285

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Pay By Phone: 1-855-786-5344

1 0 1
12-52806

BEXLEY CDD

Service Address: **3894 GRAND LAKEVIEW WAY**
Bill Number: 24232566
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16874990	2/10/2026	12411	3/12/2026	12567	30	156

Usage History

	Water
March 2026	156
February 2026	148
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

Transactions

Previous Bill		149.48
Payment 03/20/26		-149.48 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	156 Thousand Gals X $1.01	157.56
Total Current Transactions		157.56
TOTAL BALANCE DUE		**$157.56**

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0966370
Customer #	01352715
Balance Forward	0.00
Current Transactions	157.56
Total Balance Due	**$157.56**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

BEXLEY CDD
PO BOX 32414
Charlotte NC 28232

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DADE CITY (352) 521-4285

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Pay By Phone: 1-855-786-5344

1 0 1
12-52806

BEXLEY CDD

Service Address: **3844 BEXLEY VILLAGE DR**
Bill Number: 24232567
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057041	2/10/2026	14430	3/12/2026	14557	30	127

Usage History

Water

March 2026	127
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

Transactions

Previous Bill		336.33
Payment 03/20/26		-336.33 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	127 Thousand Gals X $1.01	128.27
Total Current Transactions		128.27
TOTAL BALANCE DUE		**$128.27**

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0966375
Customer #	01352715
Balance Forward	0.00
Current Transactions	128.27
Total Balance Due	**$128.27**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

BEXLEY CDD
PO BOX 32414
Charlotte NC 28232

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NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
12-52806

BEXLEY CDD

Service Address: **4128 BEXLEY VILLAGE DR**
Bill Number: 24232568
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16874992	2/10/2026	43161	3/12/2026	43701	30	540

Usage History

Water	
March 2026	540
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

Transactions

Previous Bill		413.09
Payment 03/20/26		-413.09 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	540 Thousand Gals X $1.01	545.40
Total Current Transactions		545.40
TOTAL BALANCE DUE		**$545.40**

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0966380
Customer #	01352715
Balance Forward	0.00
Current Transactions	545.40
Total Balance Due	**$545.40**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

BEXLEY CDD
PO BOX 32414
Charlotte NC 28232

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

PASCO COUNTY UTILITIES
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NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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: 24232570
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16874996	2/10/2026	60433	3/12/2026	60900	30	467

Usage History

Water	
March 2026	467
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

Transactions

Previous Bill		552.47
Payment 03/20/26		-552.47 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	467 Thousand Gals X $1.01	471.67
Total Current Transactions		471.67
TOTAL BALANCE DUE		**$471.67**

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Account #	0966390
Customer #	01352715
Balance Forward	0.00
Current Transactions	471.67
Total Balance Due	**$471.67**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

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Service Address: **4273 BALLANTRAE BOULEVARD**
Bill Number: 24232571
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16874989	2/10/2026	36832	3/12/2026	37072	30	240

Usage History

Water	
March 2026	240
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

Transactions

Previous Bill		323.20
Payment 03/20/26		-323.20 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	240 Thousand Gals X $1.01	242.40
Total Current Transactions		242.40
TOTAL BALANCE DUE		**$242.40**

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Account #	0966395
Customer #	01352715
Balance Forward	0.00
Current Transactions	242.40
Total Balance Due	**$242.40**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

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BEXLEY CDD

Service Address: **4266 BALLANTRAE BOULEVARD**
Bill Number: 24232573
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

Account #	Customer #
0966415	01352715

Please use the 15-digit number below when making a payment through your bank

096641501352715

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	16874995	2/10/2026	31450	3/12/2026	31461	30	11

Usage History

	Water
March 2026	11
February 2026	0
January 2026	157
December 2025	4
November 2025	455
October 2025	577
September 2025	442
August 2025	334
July 2025	306
June 2025	305
May 2025	340
April 2025	187

Transactions

Current Transactions		
Reclaimed		
Reclaimed	11 Thousand Gals X $1.01	11.11
Total Current Transactions		11.11
TOTAL BALANCE DUE		**$11.11**

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Account #	0966415
Customer #	01352715
Balance Forward	0.00
Current Transactions	11.11
Total Balance Due	**$11.11**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

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BEXLEY CDD

Service Address: **4273 BALLANTRAE BOULEVARD**
Bill Number: 24232575
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	16853916	2/10/2026	98	3/12/2026	98	30	0

Usage History

	Water
March 2026	0
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

Transactions

Previous Bill	11.00
Payment 03/20/26	-11.00 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	11.00
Total Current Transactions	11.00
TOTAL BALANCE DUE	**$11.00**

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Account #	0966445
Customer #	01352715
Balance Forward	0.00
Current Transactions	11.00
Total Balance Due	**$11.00**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

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BEXLEY CDD

Service Address: **4266 BALLANTRAE BOULEVARD**
Bill Number: 24232576
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	16550927	2/10/2026	78	3/12/2026	78	30	0

Usage History

	Water
March 2026	0
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

Transactions

Previous Bill	11.00
Payment 03/20/26	-11.00 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	11.00
Total Current Transactions	11.00
TOTAL BALANCE DUE	**$11.00**

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Account #	0966450
Customer #	01352715
Balance Forward	0.00
Current Transactions	11.00
Total Balance Due	**$11.00**
Due Date	**4/20/2026**

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BEXLEY PARCEL 3

Service Address: **16928 SOLACE RECLAIM RUN**
Bill Number: 24232791
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17473093	2/10/2026	24841	3/12/2026	25077	30	236

Usage History

Water	
March 2026	236
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

Transactions

Previous Bill		296.94
Payment 03/20/26		-296.94 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	236 Thousand Gals X $1.01	238.36
Total Current Transactions		238.36
TOTAL BALANCE DUE		**$238.36**

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Account #	0982070
Customer #	01363593
Balance Forward	0.00
Current Transactions	238.36
Total Balance Due	**$238.36**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

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BEXLEY PARCEL 3

Service Address: **16883 STORYLINE DR DRINKING FOUNTAIN**
Bill Number: 24232792
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14369838	2/10/2026	74	3/12/2026	74	30	0

Usage History

	Water
March 2026	0
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

Transactions

Previous Bill	11.00
Payment 03/20/26	-11.00 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	11.00
Total Current Transactions	11.00
TOTAL BALANCE DUE	**$11.00**

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Account #	0982065
Customer #	01363593
Balance Forward	0.00
Current Transactions	11.00
Total Balance Due	**$11.00**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

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BEXLEY PARCEL 3

Service Address: **3462 BEXLEY VILLAGE RECLAIM DR**
Bill Number: 24232793
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17473095	2/10/2026	44705	3/12/2026	45079	30	374

Usage History

Water	
March 2026	374
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

Transactions

Previous Bill		455.51
Payment 03/20/26		-455.51 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	374 Thousand Gals X $1.01	377.74
Total Current Transactions		377.74
TOTAL BALANCE DUE		**$377.74**

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Account #	0982080
Customer #	01363593
Balance Forward	0.00
Current Transactions	377.74
Total Balance Due	**$377.74**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

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BEXLEY PARCEL 3

Service Address: **16915 BALANCE RECLAIM COVE**
Bill Number: 24232794
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057060	2/10/2026	5409	3/12/2026	5441	30	32

Usage History

Water

March 2026	32
February 2026	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

Transactions

Previous Bill		18.18
Payment 03/20/26		-18.18 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	32 Thousand Gals X $1.01	32.32
Total Current Transactions		32.32
TOTAL BALANCE DUE		**$32.32**

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Account #	0982095
Customer #	01363593
Balance Forward	0.00
Current Transactions	32.32
Total Balance Due	**$32.32**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

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BEXLEY CDD

Service Address: **4908 BALLANTRAE BOULEVARD**
Bill Number: 24233089
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18488761	2/10/2026	2539	3/12/2026	2579	30	40

Usage History

Water

March 2026	40
February 2026	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

Transactions

Previous Bill		39.39
Payment 03/20/26		-39.39 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	40 Thousand Gals X $1.01	40.40
Total Current Transactions		40.40
TOTAL BALANCE DUE		**$40.40**

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Account #	1004190
Customer #	01352715
Balance Forward	0.00
Current Transactions	40.40
Total Balance Due	**$40.40**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

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BEXLEY CDD

Service Address: **4688 BEXLEY VILLAGE DR**
Bill Number: 24233092
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

Account #	Customer #
1004205	01352715

Please use the 15-digit number below when making a payment through your bank

100420501352715

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18809792	2/10/2026	31763	3/12/2026	32384	30	621

Usage History

	Water
March 2026	621
February 2026	0
January 2026	0
December 2025	0
November 2025	351
October 2025	426
September 2025	422
August 2025	405
July 2025	375
June 2025	370
May 2025	346
April 2025	411

Transactions

Current Transactions		
Reclaimed		
Reclaimed	621 Thousand Gals X $1.01	627.21
Total Current Transactions		627.21
TOTAL BALANCE DUE		**$627.21**

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Account #	1004205
Customer #	01352715
Balance Forward	0.00
Current Transactions	627.21
Total Balance Due	**$627.21**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

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BEXLEY CDD

Service Address: **4368 TOUR TRACE**
Bill Number: 24233093
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18605312	2/10/2026	28577	3/12/2026	28970	30	393

Usage History

Water	
March 2026	393
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

Transactions

Previous Bill		462.58
Payment 03/20/26		-462.58 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	393 Thousand Gals X $1.01	396.93
Total Current Transactions		396.93
TOTAL BALANCE DUE		**$396.93**

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Account #	1004210
Customer #	01352715
Balance Forward	0.00
Current Transactions	396.93
Total Balance Due	**$396.93**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

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Service Address: **4349 BROAD PORCH RUN**
Bill Number: 24233094
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	18742538	2/10/2026	2	3/12/2026	3	30	1

Usage History

	Water
March 2026	1
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

Transactions

Previous Bill		11.00
Payment 03/20/26		-11.00 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		11.00
Water Tier 1	1.0 Thousand Gals X $2.18	2.18
Total Current Transactions		13.18
TOTAL BALANCE DUE		**$13.18**

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Account #	1004215
Customer #	01352715
Balance Forward	0.00
Current Transactions	13.18
Total Balance Due	**$13.18**
Due Date	**4/20/2026**

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BEXLEY CDD

Service Address: **4177 TOUR TRACE**
Bill Number: 24233095
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18488764	2/10/2026	2490	3/12/2026	2521	30	31

Usage History

Water

March 2026	31
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

Transactions

Previous Bill		19.19
Payment 03/20/26		-19.19 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	31 Thousand Gals X $1.01	31.31
Total Current Transactions		31.31
TOTAL BALANCE DUE		**$31.31**

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Account #	1004220
Customer #	01352715
Balance Forward	0.00
Current Transactions	31.31
Total Balance Due	**$31.31**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

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BEXLEY CDD

Service Address: **4177 EPIC COVE**
Bill Number: 24233096
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18488757	2/10/2026	480	3/12/2026	485	30	5

Usage History

Water	
March 2026	5
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

Transactions

Previous Bill		6.06
Payment 03/20/26		-6.06 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	5 Thousand Gals X $1.01	5.05
Total Current Transactions		5.05
TOTAL BALANCE DUE		**$5.05**

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Account #	1004225
Customer #	01352715
Balance Forward	0.00
Current Transactions	5.05
Total Balance Due	**$5.05**
Due Date	**4/20/2026**

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Service Address: **16543 ACOUSTIC LOOP**
Bill Number: 24233097
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18488758	2/10/2026	3409	3/12/2026	3440	30	31

Usage History

Water

March 2026	31
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

Transactions

Previous Bill		28.28
Payment 03/20/26		-28.28 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	31 Thousand Gals X $1.01	31.31
Total Current Transactions		31.31
TOTAL BALANCE DUE		**$31.31**

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Account #	1004230
Customer #	01352715
Balance Forward	0.00
Current Transactions	31.31
Total Balance Due	**$31.31**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

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Service Address: **17878 JERSEY PASS**
Bill Number: 24233348
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101943	2/10/2026	4142	3/12/2026	4175	30	33

Usage History

Water	
March 2026	33
February 2026	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

Transactions

Previous Bill		47.47
Payment 03/20/26		-47.47 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	33 Thousand Gals X $1.01	33.33
Total Current Transactions		33.33
TOTAL BALANCE DUE		**$33.33**

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Account #	1029135
Customer #	01352715
Balance Forward	0.00
Current Transactions	33.33
Total Balance Due	**$33.33**
Due Date	**4/20/2026**

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BEXLEY CDD

Service Address: **4278 CADENCE LOOP**
Bill Number: 24233351
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101945	2/10/2026	6535	3/12/2026	6632	30	97

Usage History

	Water
March 2026	97
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

Transactions

Previous Bill		49.49
Payment 03/20/26		-49.49 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	97 Thousand Gals X $1.01	97.97
Total Current Transactions		97.97
TOTAL BALANCE DUE		**$97.97**

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Account #	1029160
Customer #	01352715
Balance Forward	0.00
Current Transactions	97.97
Total Balance Due	**$97.97**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

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BEXLEY CDD

Service Address: **17947 AERO AVENUE**
Bill Number: 24233352
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101951	2/10/2026	2722	3/12/2026	2762	30	40

Usage History

Water	
March 2026	40
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

Transactions

Previous Bill		11.11
Payment 03/20/26		-11.11 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	40 Thousand Gals X $1.01	40.40
Total Current Transactions		40.40
TOTAL BALANCE DUE		**$40.40**

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Account #	1029175
Customer #	01352715
Balance Forward	0.00
Current Transactions	40.40
Total Balance Due	**$40.40**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

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BEXLEY CDD

Service Address: **18092 FRAME BEND**
Bill Number: 24233353
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101938	2/10/2026	2075	3/12/2026	2089	30	14

Usage History

Water	
March 2026	14
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

Transactions

Previous Bill		11.11
Payment 03/20/26		-11.11 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	14 Thousand Gals X $1.01	14.14
Total Current Transactions		14.14
TOTAL BALANCE DUE		**$14.14**

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Account #	1029195
Customer #	01352715
Balance Forward	0.00
Current Transactions	14.14
Total Balance Due	**$14.14**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

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BEXLEY CDD

Service Address: **3746 TOUR TRACE**
Bill Number: 24233663
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190492043	2/10/2026	6546	3/12/2026	6627	30	81

Usage History

Water	
March 2026	81
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

Transactions

Previous Bill		92.92
Payment 03/20/26		-92.92 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	81 Thousand Gals X $1.01	81.81
Total Current Transactions		81.81
TOTAL BALANCE DUE		**$81.81**

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Account #	1100205
Customer #	01352715
Balance Forward	0.00
Current Transactions	81.81
Total Balance Due	**$81.81**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

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BEXLEY CDD

Service Address: **4744 TOUR TRACE**
Bill Number: 24233664
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101946	2/10/2026	10314	3/12/2026	10552	30	238

Usage History

	Water
March 2026	238
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

Transactions

Previous Bill		147.46
Payment 03/20/26		-147.46 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	238 Thousand Gals X $1.01	240.38
Total Current Transactions		240.38
TOTAL BALANCE DUE		**$240.38**

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Account #	1100210
Customer #	01352715
Balance Forward	0.00
Current Transactions	240.38
Total Balance Due	**$240.38**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

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BEXLEY CDD

Service Address: **4967 WINGED PAGE PLACE**
Bill Number: 24233665
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190492038	2/10/2026	184	3/12/2026	186	30	2

Usage History

Water	
March 2026	2
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

Transactions

Previous Bill		3.03
Payment 03/20/26		-3.03 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	2 Thousand Gals X $1.01	2.02
Total Current Transactions		2.02
TOTAL BALANCE DUE		**$2.02**

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Account #	1100220
Customer #	01352715
Balance Forward	0.00
Current Transactions	2.02
Total Balance Due	**$2.02**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

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BEXLEY CDD

Service Address: **18260 RAMBLE ON WAY**
Bill Number: 24233872
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	210789088	2/10/2026	4966	3/12/2026	5005	30	39

Usage History

	Water
March 2026	39
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

Transactions

Previous Bill		50.50
Payment 03/20/26		-50.50 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	39 Thousand Gals X $1.01	39.39
Total Current Transactions		39.39
TOTAL BALANCE DUE		**$39.39**

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Account #	1167220
Customer #	01352715
Balance Forward	0.00
Current Transactions	39.39
Total Balance Due	**$39.39**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

BEXLEY CDD
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BEXLEY CDD

Service Address: **18186 RAMBLE ON WAY**
Bill Number: 24233874
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	210789086	2/10/2026	279	3/12/2026	283	30	4

Usage History

Water	
March 2026	4
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

Transactions

Previous Bill		3.03
Payment 03/20/26		-3.03 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	4 Thousand Gals X $1.01	4.04
Total Current Transactions		4.04
TOTAL BALANCE DUE		**$4.04**

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Account #	1167260
Customer #	01352715
Balance Forward	0.00
Current Transactions	4.04
Total Balance Due	**$4.04**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

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BEXLEY CDD

Service Address: **CLAY POT DR**
Bill Number: 24233951
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	220306258	2/10/2026	4089	3/12/2026	4182	30	93

Usage History

Water	
March 2026	93
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

Transactions

Previous Bill		147.46
Payment 03/20/26		-147.46 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	93 Thousand Gals X $1.01	93.93
Total Current Transactions		93.93
TOTAL BALANCE DUE		**$93.93**

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Account #	1176160
Customer #	01352715
Balance Forward	0.00
Current Transactions	93.93
Total Balance Due	**$93.93**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

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BEXLEY CDD

Service Address: **CLAY POT AND BALANCE COVE**
Bill Number: 24234194
Billing Date: 4/1/2026
Billing Period: 2/10/2026 to 3/12/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101935	2/10/2026	1726	3/12/2026	1740	30	14

Usage History

Water	
March 2026	14
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

Transactions

Previous Bill		13.13
Payment 03/20/26		-13.13 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	14 Thousand Gals X $1.01	14.14
Total Current Transactions		14.14
TOTAL BALANCE DUE		**$14.14**

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Account #	1229980
Customer #	01352715
Balance Forward	0.00
Current Transactions	14.14
Total Balance Due	**$14.14**
Due Date	**4/20/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 04/20/2026.

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Bexley

B032026

	Date: March 2026	
Description of services and area to be cleaned		
Description	**Unit Price**	**Weekly/Monthly**
Pick up station maintenance weekly: removal of pet waste, replace can liner, and fill pick up bags for43 pet waste stations **once** weekly. Waste collected and placed in community dumpster.	48 @ $4.95each	$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		$214.94/$931.40
	Monthly service fee	$2174.30

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Invoice details
Invoice no.: 33800
Terms: Due on receipt
Invoice date: 04/06/2026
Due date: 04/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.16.26 4326 Epic Cover The decoder and solenoid were bad, and a stuck valve was replaced.			
2.		**Sales**	2" Hunter valve	1	$375.00	$375.00
3.		**Sales**	Hunter Solenoid	1	$61.00	$61.00
4.		**Sales**	Hunter decoder	1	$262.50	$262.50
5.		**Sales**	labor-technician	2	$75.00	$150.00
			Total			**$848.50**

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Invoice details
Invoice no.: 33805
Terms: Due on receipt
Invoice date: 04/06/2026
Due date: 04/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 12.12.26 Repairs at Fender Way Park.			
2.		**Sales**	1/2" Threaded Cap	1	$1.00	$1.00
3.		**Sales**	Drip coupling	3	$0.50	$1.50
4.		**Sales**	Drip line	2	$1.00	$2.00
5.		**Sales**	labor-technician	0.5	$75.00	$37.50
			Total			**$42.00**

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Invoice details
Invoice no.: 33811
Terms: Due on receipt
Invoice date: 04/01/2026
Due date: 04/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 12.16.26 Fenders way Park. Drip repairs.			
2.		**Sales**	Drip coupling	46	$0.50	$23.00
3.		**Sales**	drip pipe	40	$1.00	$40.00
4.		**Sales**	drip staples	24	$0.35	$8.40
5.		**Sales**	labor-technician	4	$75.00	$300.00

Total **$371.40**

Overdue 04/01/2026

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Invoice details
Invoice no.: 33830
Terms: Due on receipt
Invoice date: 04/07/2026
Due date: 04/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.23.26 4758 Bexley Village Drive Cleaned the grass around 3 spray heads and replaced one clogged nozzle.			
2.		**Sales**	nozzle	1	$2.88	$2.88
3.		**Sales**	labor-technician	0.5	$75.00	$37.50
			Total			**$40.38**

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Invoice details
Invoice no.: 33841
Terms: Due on receipt
Invoice date: 04/08/2026
Due date: 04/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.24.26 Timer 4 Replaced a bad decoder and solenoid for zone 21.			
2.		**Sales**	ICD-100 Decoder	1	$250.00	$250.00
3.		**Sales**	Hunter Solenoid	1	$96.00	$96.00
4.		**Sales**	Wire nut	2	$5.50	$11.00
5.		**Sales**	DBY	2	$6.30	$12.60
6.		**Sales**	labor-technician	1	$75.00	$75.00
			Total			**$444.60**

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Invoice details
Invoice no.: 33897
Terms: Due on receipt
Invoice date: 04/20/2026
Due date: 04/20/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 4.3.26 Timer 8 The timer was down; had to track down and find the bad decoders in zones 30 & 37.			
2.		**Sales**	ICD-100 Decoder- Single station	1	$125.14	$125.14
3.		**Sales**	DBY	20	$2.63	$52.60
4.		**Sales**	labor-technician	1	$75.00	$75.00
			Total			**$252.74**

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Invoice details
Invoice no.: 33939
Terms: Due on receipt
Invoice date: 04/21/2026
Due date: 04/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Installation**	Controller - Park on Ramble On Way: Scope of Work: *The controller located at Ramble On Way is a Hunter ICORE (10 zones) and is not capable of having communications. We recommended replacing this controller with a Hunter ICC2 with Cellular Communications and a new Rain/Freeze Sensor. Materials: *(1) Hunter ICC2 Controller Plastic Wall Mount. *(1) Hunter Cellular Communication Module. *(1) Hunter Wireless Rain/Freeze Sensor. *(1) Hunter Communication Yearly fee. *(1) ICC2 Expansion Module. *Labor Included.	1	$2,818.38	$2,818.38

Total **$2,818.38**

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Invoice details
Invoice no.: 33940
Terms: Due on receipt
Invoice date: 04/21/2026
Due date: 04/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Installation**	Controller - Tea Leaf Park Scope of Work: *The controller located at Tea Leaf Park is a Hunter ICC2; a Hunter communications module will be installed for internet communications. Materials: *(1) Hunter Cellular Communication Module. *(1) Hunter Communication Yearly fee. Labor included.	1	$1,592.50	$1,592.50

Total **$1,592.50**

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Invoice details
Invoice no.: 33941
Terms: Due on receipt
Invoice date: 04/21/2026
Due date: 04/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Installation**	Controller 4 - Solace Run Scope of work: *Controller 4 is a 2017 Two-Wire Hunter ACC2 controller and cannot be rebuilt. A new Hunter ACC2 pedestal controller must be installed to accept communications. Materials: *(1) Hunter ACC2 Plastic Pedestal Controller. *(1) Hunter ACC2 Cellular Communication Module. *(1) Hunter Wireless Rain/Freeze Sensor. *(1) Hunter Communication Yearly Fee. *Miscellaneous parts. *Labor Included.	1	$9,527.20	$9,527.20

Total **$9,527.20**

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Invoice details
Invoice no.: 33942
Terms: Due on receipt
Invoice date: 04/21/2026
Due date: 04/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Installation**	Controller 8 - Broad Porch Run Scope of work: *Controller 8 is a 2018 Two-Wire Hunter ACC controller and does not support communications. It will need to be retrofitted to an ACC2 controller with a communications module. Materials: *(1) Hunter Wireless Rain/Freeze Sensor. *(1) Hunter Plastic Face Plate Bezel. *(1) Hunter ACC2 Replacement Face Plate. *(1) Hunter Deck Lid and PCU for AC2 75DXX. *(1) Hunter Cellular Communications Module. *(1) Hunter Communication Yearly Fee. *(1) Hunter Ribbon Cable. *Miscellaneous parts. *Labor Included.	1	$3,628.42	$3,628.42

Total **$3,628.42**

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Invoice details
Invoice no.: 33943
Terms: Due on receipt
Invoice date: 04/21/2026
Due date: 04/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Installation**	Controller 10 - Off Epic Cove in the open area. Scope of work: *Controller 10 is a 2018 Hunter ACC2 pedestal controller and cannot support communications. It will need to be retrofitted to an ACC2 controller with a communications module. Materials: *(1) Hunter Wireless Rain Sensor. *(1) Hunter Plastic Face Plate Bezel. *(1) Hunter ACC2 Replacement Face Plate. *(1) HunterDeck Lid and PCU for AC2 75DXX. *(1) Hunter Cellular Communications Module. *(1) Hunter Cellular Communication Yearly Fee. *(1) Hunter Ribbon Cable. *Miscellaneous parts. *Labor Included.	1	$3,628.42	$3,628.42

Total **$3,628.42**

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Invoice details
Invoice no.: 33944
Terms: Due on receipt
Invoice date: 04/21/2026
Due date: 04/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Installation**	Controller 12 - Tour Trace Scope of Work: *Controller 12 has already been upgraded to a Hunter ACC2. The communications are 3G and are being phased out in favor of 4G modules. We recommend replacing the communications module with the new Hunter ACC2 communications module. Materials: *(1) Hunter Cellular Communication Module. *(1) Hunter Communication Yearly Fee. *Labor included.	1	$2,042.50	$2,042.50

Total **$2,042.50**

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Invoice details
Invoice no.: 33945
Terms: Due on receipt
Invoice date: 04/21/2026
Due date: 04/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Installation**	Controller 14 - Terrazzo Way Scope of Work: *Controller 14 is a 2018 Two-wire Hunter ACC controller and cannot support communications. It will need to be retrofitted to an ACC2 controller with a communications module. Materials: *(1) Hunter Wireless Rain/Freeze Sensor. *(1) Hunter Plastic Face Plate Bezel. *(1) Hunter ACC2 Replacement Face Plate. *(1) HunterDeck Lid and PCU for AC2 75DXX. *(1) Hunter Cellular Communications Module. *(1) Hunter Cellular Communication Yearly Fee. *(1) Hunter Ribbon Cable. *Miscellaneous parts. *Labor Included.	1	$3,628.42	$3,628.42

Total **$3,628.42**

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Invoice details
Invoice no.: 33946
Terms: Due on receipt
Invoice date: 04/21/2026
Due date: 04/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Installation**	Controller 19 - Brighton Lake Road Scope of Work: *Controller 19 is a 2022 Two-wire Hunter ACC2 pedestal controller and cannot support communications. This controller is no longer manufactured and should be replaced before it malfunctions. We recommend replacing it with a Hunter ACC2 pedestal controller with communications and a new Rain/Freeze Sensor. Materials: *(1) Hunter ACC2 Plastic Pedestal Controller.. *(1) Hunter ACC2 Cellular Communication Module. *(1) Hunter Wireless Rain/ Freeze Sensor. *(1) Hunter Cellular Communication Yearly Fee. *Miscellaneous parts. *Labor Included.	1	$9,527.20	$9,527.20

Total **$9,527.20**

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Invoice details
Invoice no.: 33947
Terms: Due on receipt
Invoice date: 04/21/2026
Due date: 04/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Installation**	Controller 20 - Jensen Lane Scope of Work: *Controller 20 is a 2016 Two-wire Hunter ACC2 pedestal controller and cannot support communications. This controller is no longer manufactured and should be replaced before it malfunctions. We recommend replacing it with a Hunter ACC2 pedestal controller with communications and a new Rain/Freeze Sensor. Materials: *(1) Hunter ACC2 Plastic Pedestal Controller.. *(1) Hunter ACC2 Cellular Communication Module. *(1) Hunter Wireless Rain/ Freeze Sensor. *(1) Hunter Cellular Communication Yearly Fee. *Miscellaneous parts. *Labor Included.	1	$9,527.20	$9,527.20

Total **$9,527.20**

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Invoice details
Invoice no.: 33948
Terms: Due on receipt
Invoice date: 04/21/2026
Due date: 04/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Installation**	Controller 21 - Dog Park on Terrazzo Way Scope of Work: *Controller 21 is a 2015 Two-wire Hunter ACC2 pedestal controller and cannot support communications. This controller is no longer manufactured and should be replaced before it malfunctions. We recommend replacing it with a Hunter ACC2 pedestal controller with communications and a new Rain/Freeze Sensor. Materials: *(1) Hunter ACC2 Plastic Pedestal Controller.. *(1) Hunter ACC2 Cellular Communication Module. *(1) Hunter Wireless Rain/ Freeze Sensor. *(1) Hunter Cellular Communication Yearly Fee. *Miscellaneous parts. *Labor Included.	1	$9,527.20	$9,527.20

Total **$9,527.20**

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733-8799
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.: 33949
Terms: Due on receipt
Invoice date: 04/21/2026
Due date: 04/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Installation**	Controller 23 - Bud Bexley Parkway & Ballentrae Boulevard. Scope of Work: *Controller 23 is a 2024 Two-wire Hunter ACC2 pedestal controller and cannot support communications. A Hunter Materials: *(1) Hunter Cellular Communication Module. *(1) Hunter Cellular Communication Yearly Fee. *Labor Included.	1	$2,042.50	$2,042.50

Total **$2,042.50**

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
4/2/2026	INV0000108075

Bill To:

BEXLEY CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
April	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

Subtotal	$6,481.41
Total	$6,481.41

Spectrum BUSINESS

March 24, 2026
Invoice Number: 1410986032426
Account Number: **8337 13 062 1410986**

Service At: 16950 VIBRANT WAY BLDG DOG
LAND O LAKES FL 34638-3532

Auto Pay Notice

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary
Service from 03/24/26 through 04/23/26 details on following pages

Previous Balance	130.00
Payments Received -Thank You!	-130.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	130.00
Other Charges	0.00
Current Charges	$130.00
YOUR AUTO PAY WILL BE PROCESSED 04/10/26	
Total Due by Auto Pay	**$130.00**

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.

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.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 24 03252026 NNNNNNNN 01 001408 0005

BEXLEY HOME OWNERS - DOG PARK
BEXLEY CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

March 24, 2026

BEXLEY HOME OWNERS - DOG PARK

Invoice Number: 1410986032426
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

March 24, 2026

BEXLEY HOME OWNERS - DOG PARK

Invoice Number: 1410986032426

Account Number: 8337 13 062 1410986

Spectrum BUSINESS

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 24 03252026 NNNNNNN 01 001408 0005

Charge Details

Previous Balance		130.00
EFT Payment	03/10	-130.00
Remaining Balance		**$0.00**

Payments received after 03/24/26 will appear on your next bill.

Service from 03/24/26 through 04/23/26

Spectrum Business™ Internet

Static IP 1	20.00
Spectrum Business Internet Premier	130.00
Promotional Discount	-20.00
	$130.00
Spectrum Business™ Internet Total	$130.00

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Other Charges Total	$0.00
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 for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Local Spectrum Store: 3302 Redeemer Way, New Port Richey FL 34655 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support

Spectrum BUSINESS

For questions or concerns, please call 1-866-519-1263.

Stantec

INVOICE

Invoice Number	2539431
Invoice Date	March 20, 2026
Purchase Order	172609055
Customer Number	181828
Project Number	172609055

Bill To
Bexley Community Development District
Accounts Payable
3434 Colwell Ave
Suite 200
Tampa FL 33614
United States

Alternative Remit To
Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID 11-2167170

Project Description: Maintenance & Monitoring Bexley South 4.4 & North 3.1 Mitigation Areas

Stantec Project Manager:	Moore, Mitchell
Authorization Amount:	$78,607.56
Authorization Previously Billed:	$17,207.34
Authorization Billed to Date:	$18,837.02
Current Invoice Due:	$1,629.68
Bill Through Date:	March 13, 2026

Email To:	RizzettaCDDInvoices@avidbill.com
CC:	Matthew Huber - MHuber@rizzetta.com
CC:	Lisa Castoria - LCastoria@rizzetta.com

Net Due in 30 Days or in accordance with terms of the contract
Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Invoice Number 2539431
Project Number 172609055

Top Task 300 Maintenance - January 2026

Progress Charge

	Total Invoiced	Previously Invoiced	Current Amount
48,890.51 X 23.33 % Complete	11,407.76	9,778.08	1,629.68
Progress Charge Subtotal			**1,629.68**

Top Task 300 Total **1,629.68**

Total Fees & Disbursements	$1,629.68
INVOICE TOTAL (USD)	**$1,629.68**

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00567P **Date 03/20/2026**

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 # 26-00567P **Request for Proposals** **RE:** Bexley Request for Proposals for Annual Audit Services **Published:** 3/20/2026	$61.25

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$61.25**

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

BEXLEY COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Bexley Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than June 30, 2027.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) digital copy of their proposal to Lisa Castoria Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200 Tampa, FL 33614 (813) 933-5571 (or by email lcastoria@rizzetta.com) ("District Manager"), in an envelope marked on the outside "Auditing Services, Bexley Community Development District." Proposals must be received by 12:00 p.m. on April 3, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager
March 20, 2026 26-00567P

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.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00667P **Date 03/27/2026**

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 # 26-00667P **Request for Proposals** **RE:** Bexley Request for Proposals for Annual Audit Services **Published:** 3/27/2026	$61.25

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$61.25**

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Sarasota, FL 34236
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District Manager
March 27, 2026 26-00667P

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.

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Business Observer

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Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00760P **Date 04/10/2026**

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 # 26-00760P **Public Board Meetings** **RE:** Bexley Board of Supervisors Meeting on April 22, 2026 **Published:** 4/10/2026	$61.25

Important Message	Paid	()
Please include our Serial # on your check **Pay by credit card online: https://legals.businessobserverfl.com/send-payment/**	**Total**	**$61.25**

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.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

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 April 22, 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
April 10, 2026 26-00760P

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.

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U.S. Department of Agriculture
Animal and Plant Health Inspection Service (APHIS)

CUSTOMER NUMBER:	3408642
BILL NUMBER:	3005648139
P.O. NUMBER:	
BILL DATE:	04/01/2026
SALES ORDER NUMBER:	6100039114

Due Date: 05/01/2026

BEXLEY COMMUNITY DEVELOPMENT DIS
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-0000

PRINCIPAL:	$	2,011.74
INTEREST:	$	0.00
PENALTY:	$	0.00
ADMINISTRATIVE COSTS:	$	0.00
CURRENT CHARGES:	$	2,011.74
ADVANCE APPLIED:	$	0.00
Amount Due:	**$**	**2,011.74**

For inquiries, write to the address on page 2 or contact:

ABSHELPLINE@USDA.GOV

Failure to make payment by the due date will result in the assessment of late payment charges (interest, penalty charges, and/or administrative costs) in accordance with your contract, permit or the debt collection act of 1982, as amended. Postmarks are not honored. Late fees do not apply for billings in advance of receipt of goods or services.

Current charges on this invoice include unbilled activity through 02/28/2026

Description	**Current Charges**
Personnel Compensation	1,582.19
Program Support	429.55
Total Charges	**2,011.74**

Agency Reference: 25-7212-8112-Q AP.RA.RX12.72.0208/25XX

Payment Coupon

BEXLEY COMMUNITY DEVELOPMENT DIS
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-0000

* Payer Code/Customer Vendor Number: **3408642**
* Bill Number/Document Number: **3005648139**

Due Date: 05/01/2026

AMOUNT ENCLOSED:
$

Make checks payable to the U.S. Department of Agriculture.
To ensure proper credit, include the Payer Code/Customer Number and Bill Number on all payments and correspondence.

REMIT TO:

USDA, APHIS, General
PO Box 979043
St Louis MO 63197-9000

OR electronically via Pay.gov

https://www.pay.gov/public/form/start/25982092

U.S. Department of Agriculture
Animal and Plant Health Inspection Service (APHIS)

CUSTOMER NUMBER:	3408642
BILL NUMBER:	3005648177
P.O. NUMBER:	
BILL DATE:	04/01/2026
SALES ORDER NUMBER:	6100041684

Due Date: 05/01/2026

BEXLEY COMMUNITY DEVELOPMENT DIS
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-0000

PRINCIPAL:	$	9,530.64
INTEREST:	$	0.00
PENALTY:	$	0.00
ADMINISTRATIVE COSTS:	$	0.00
CURRENT CHARGES:	$	9,530.64
ADVANCE APPLIED:	$	0.00
Amount Due:	**$**	**9,530.64**

For inquiries, write to the address on page 2 or contact:

ABSHELPLINE@USDA.GOV

Failure to make payment by the due date will result in the assessment of late payment charges (interest, penalty charges, and/or administrative costs) in accordance with your contract, permit or the debt collection act of 1982, as amended. Postmarks are not honored. Late fees do not apply for billings in advance of receipt of goods or services.

Current charges on this invoice include unbilled activity through 03/31/2026

Description	**Current Charges**
Personnel Compensation	7,425.59
Supplies and Materials	70.00
Program Support	2,035.05
Total Charges	**9,530.64**

Agency Reference: 26-7212-8112-Q AP.RA.RX12.72.0208/26XX

Payment Coupon

BEXLEY COMMUNITY DEVELOPMENT DIS
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-0000

* Payer Code/Customer Vendor Number: **3408642**
* Bill Number/Document Number: **3005648177**

Due Date: 05/01/2026

AMOUNT ENCLOSED:
$

Make checks payable to the U.S. Department of Agriculture.
To ensure proper credit, include the Payer Code/Customer Number and Bill Number on all payments and correspondence.

REMIT TO:

USDA, APHIS, General
PO Box 979043
St Louis MO 63197-9000

OR electronically via Pay.gov

https://www.pay.gov/public/form/start/25982092

Valley

CC033126-547

0 BEXLEY CDD 0

ACCOUNT SUMMARY

Credit Limit	$10,000.00
Credit Available	$7,886.00
Statement Closing Date	March 31, 2026
Days in Billing Cycle	31
Previous Balance	$3,114.48
Payments & Credits	$3,114.48
Purchases & Other Charges	$2,113.48
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$2,113.48

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	$2,113.48
Minimum Payment Due	**$2,113.48**
Payment Due Date	**April 27, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			$3,114.48-	
03/25	03/25	F151500F400CHGDDA	AUTOMATIC PAYMENT - THANK YOU	3,114.48-
		MICHELLE WHITE	**$0.00**	
		JESSICA ROSA-MELENDEZ	**$2,113.48**	
03/04	03/04	5543286EF5SPV7TYJ	LOWES #02238* LUTZ FL	21.57
			MCC: 5200 MERCHANT ZIP: 33549	
03/06	03/06	5543286EH5VD0HW7P	LOWES #02238* LUTZ FL	356.65
			MCC: 5200 MERCHANT ZIP: 33549	
03/06	03/06	5550036EJKH7HGAGF	RACETRAC 2458 LUTZ FL	76.67
			MCC: 5542 MERCHANT ZIP: 33558	
03/14	03/14	5543286ET5Y2W24PG	LOWES #02238* LUTZ FL	31.31
			MCC: 5200 MERCHANT ZIP: 33549	
03/18	03/18	5550036EYKXVK9K94	RACETRAC 2458 LUTZ FL	84.63
			MCC: 5542 MERCHANT ZIP: 33558	
03/18	03/18	8230509EXEHNPKERF	1-800-GOT-JUNK TAMPA TAMPA FL	100.00

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date	**April 27, 2026**
New Balance	**$2,113.48**
Minimum Payment Due	$2,113.48
Past Due Amount	$0.00

Amount Enclosed: $

Make Check Payable to:

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: 4900 MERCHANT ZIP:	
03/18	03/18	5270715EY09FZ44B9	THE HOME DEPOT #0245 TAMPA FL	654.00
			MCC: 5200 MERCHANT ZIP: 33618000	
03/20	03/20	5543286EZ5ZZVBLED	LOWES #02238* LUTZ FL	48.58
			MCC: 5200 MERCHANT ZIP: 33549	
03/22	03/22	5543286F160NGN7PX	AMAZON MKTPL*BD8668600 SEATTLE WA	285.21
			MCC: 5942 MERCHANT ZIP:	
03/24	03/24	5270715F409G14HYN	THE HOME DEPOT #0245 TAMPA FL	369.00
			MCC: 5200 MERCHANT ZIP: 33618000	
03/27	03/27	5543286F66298ZDNV	LOWES #02238* LUTZ FL	28.85
			MCC: 5200 MERCHANT ZIP: 33549	
03/30	03/30	5550036FALANARX12	RACETRAC 2458 LUTZ FL	57.01
			MCC: 5542 MERCHANT ZIP: 33558	

IMPORTANT ACCOUNT INFORMATION

$0 - $2,113.48 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 04/27/26. 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	$0.00	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$5.28	$0-$500,000 = 0.25%
New Cashback Balance	$5.28	$500,001-$1,500,000 = 0.60%
Your cashback will be award on	Feb 2027	$1,500,00-$4,000,000 = 0.75%
		$4,000,001-$12,500,000 = 0.90%
		$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	**ANNUAL PERCENTAGE RATE (APR)**	Balance Subject to Interest Rate	Days in Billing Cycle	**Interest Charge**
Purchases	14.25% (v)	$0.00	31	$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Bexley CDD
Crdit Card - J.R. Melendez

Closing Date 31-Mar-26
Payment Date 25-Apr-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
3/4/2026	LOWES	Supplies	21.57		21.57
3/6/2026	LOWES	Supplies	356.65		356.65
3/6/2026	RaceTrac	Gas	76.67	76.67	
3/14/2026	LOWES	Supplies	31.31		31.31
3/18/2026	RaceTrac	Gas	84.63	84.63	
3/18/2026	1-800-GOT-Junk Tampa	Removal of Trash/ Junk	100.00		100.00
3/18/2026	The Home Depot	Supplies	654.00		654.00
3/20/2026	LOWES	Supplies	48.58		48.58
3/22/2026	Amazon	Supplies	285.21		285.21
3/24/2026	The Home Depot	Supplies	369.00		369.00
3/27/2026	LOWES	Supplies	28.85		28.85
3/30/2026	RaceTrac	Gas	57.01	57.01	
	TOTAL		**$ 2,113.48**	**$ 218.31**	**$ 1,895.17**
				57200-4528	**57900-6409**

CDD TRASH CAN
1X4 LUMBER

LOWE'S®

LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S2230KV0 3659169 TRANS#: 308508477 03-04-26

7992146 1-2-8 SYP STRIP		20.16
12 @	1.68	

SUBTOTAL:	20.16
TOTAL TAX:	1.41
INVOICE 80492 TOTAL:	21.57
M/C:	21.57

MC: XXXXXXXXXXXX2451 AMOUNT: 21.57 AUTHCD: 004086
CHIP REFID:223803492609 03/04/26 08:27:30
TVR : 0000009000
TSI : E800 AID : A0000000041010

STORE: 2230 TERMINAL: 03 03/04/26 08:27:54
OF ITEMS PURCHASED: 12
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

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PARA SER UNO DE LOS CINCO GANADORES DE $500!

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WITHIN ONE WEEK AT: www.lowes.com/survey
Y O U R I D #804922 223800 635060

NO PURCHASE NECESSARY TO ENTER OR WIN.

Dog Park repairs

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LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

-- SALE --
SALES#: S2238EJN 4286102 TRANS#: 61617738 03-06-26

3464759 16X16 JASMINE CLASSIC BOR	319.36
52 @ 9.98	
68306 BH FH PHIL NG 8X3/4 100CT	13.96
2 @ 6.98	
SUBTOTAL:	333.32
TOTAL TAX:	23.33
INVOICE 39507 TOTAL:	356.65
M/C:	356.65

MC: XXXXXXXXXXXX2451 AMOUNT: 356.65 AUTHCD: 006314
CHIP REFID:223839507219 03/06/26 09:09:32
CUSTOMER CODE: BEXLY CDD/HOA
TVR : 0000008000
TSI : E800 AID : A0000000041010

STORE: 2238 TERMINAL: 39 03/06/26 09:09:51
OF ITEMS PURCHASED: 34
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

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Y O U R I D 0095070 223860 650536

TRK REFILL

RaceTrac

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: 03/06/26
Time: 07:46:37

Invoice: 1894

Pump	Gallons	Price
2	21.911	$ 3.499

Product	Amount
Fuel Regul	$ 76.67

Loyalty Card #:
****655677

Mastercard $ 76.67
TOTAL SALE $ 76.67

MERCH. ID: 215243
TERM. ID: 00000052
PURCHASE $76.67

CHIP CONTACTLESS
**********2451

MC

Seq#: 1894
REF#: 189401
ApprCode: 006243
APPROVED

ARQC - E0AB63C2ED68C

Mode: Issuer
AID: A0000000041010
TVR: 0000008001
IAD: 0110A0400122000
TSI: E800 ARC: 00

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GUEST@RACETRAC.COM

Tools benches, trash cans
project

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LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S2238SIG 4153525 TRANS#: 15569530 03-14-26

117759 KB 12IN PRY BAR	14.28
2636075 KB 2002 STEEL SMOOTH FACE	14.98
SUBTOTAL:	29.26
TOTAL TAX:	2.05
INVOICE 71079 TOTAL:	31.31
M/C:	31.31

MC: XXXXXXXXXXX2451 AMOUNT: 31.31 AUTHCD: 014320
TAP REFID:223044079746 03/14/26 11:19:26
CUSTOMER CODE: BEXLY COD TOOLS
TVR : 0000008001
AID : A0000000041010

STORE: 2238 TERMINAL: 44 03/14/26 11:19:40
OF ITEMS PURCHASED: 2
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

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WITHIN ONE WEEK AT: www.lowes.com/survey
Y O U R I D #710794 223800 734438

Gas for Truck

RaceTrac 2458
16707 FL-54
Land O' Lakes, FL 34

Date: 03/18/26
Time: 07:25:29

Invoice: 93

Pump	Gallons	Price
5	21.164	$ 3.999

Product	Amount
Fuel Regul	$ 84.63

Loyalty Card #:
****655677

Mastercard	$ 84.63
TOTAL SALE	$ 84.63

MERCH. ID: 215243
TERM. ID: 00000055
PURCHASE $84.63

CHIP CONTACTLESS
**********2451

MC

Seq#: 93
REF#: 9301
ApprCode: 018595
APPROVED

ARQC - F3B4FDCC279D2

Mode: Issuer
AID: A0000000041010
TVR: 0000008001
IAD: 0110A04001220000
TSI: E800 ARC: 00

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1-800-GOT-JUNK?
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Receipt

8006 Benjamin Road
Tampa, Florida 33634
Tel: 8138805865
Email: tampametro@1800gotjunk.com

Job ID
18256606
Receipt Date: 03/18/2026
Service Date: 03/18/2026

CONTACT DETAILS

PICKUP CONTACT	BOOKED BY	BILLED TO
Jessica Melendez Bexley CDD 16950 Vibrant Wy Land O' Lakes, Florida 34638 Phone: 8135986926 Mobile: (813) 598-6926 Office: 8135986926 Email: bexley@rizzetta.com	Jessica Melendez Bexley CDD 16950 Vibrant Way Land O Lakes, Florida 34638 Mobile: (813) 598-6926 Office: 8135986926 Email: bexley@rizzetta.com	Jessica Melendez Bexley CDD 16950 Vibrant Way Land O Lakes, Florida 34638 Mobile: (813) 598-6926 Office: 8135986926 Email: bexley@rizzetta.com

JOB DETAILS

PRODUCT	QUANTITY	DESCRIPTION	PRICE
Min Charge	1.00		$150.00
Additional Discount	1.00		$(50.00)

| Tax ID 2: 20-1747428

***Removal of fridge and trash dumped on CDD land

Subtotal	$150.00
Discount	$50.00
Tax	$0.00
Total	**$100.00**

PAYMENTS

Mastercard	-$100.00

Brackerts for
Bench and trash can repairs project

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Order # WH25532570
Invoice Number(s) # 9901870

PO/Job Name: Bexley CDD - Dog Park

Buy Online Deliver From Store

Ordered
3/18/2026
Delivered
3/18/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
4 ft. x 50 ft. Galvanized Steel Black PVC Coated Welded Wire SKU 757247	6	$109.00	$0.00	$0.00	$654.00

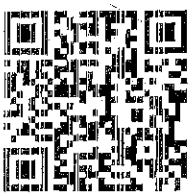
Subtotal	$654.00
Discount	$0.00
Shipping	$0.00
Delivery Charge	$0.00
Sales Tax	$0.00
Order Total	**$654.00**

Printed On: April 2, 2026 10:30:43 EDT

Utility Markers
Post repairs.

broken by landscapers





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LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

-- SALE --
SALES#: S2236LXN 3872273 TRANS#: 98850557 03-20-26

29268 3-IN PVC DWV COUPLING		9.44
4 @	2.36	
839679 NTN BF 4-1/2-IN X 0.045 A		35.96
2 @	17.98	
SUBTOTAL:		45.40
TOTAL TAX:		3.18
INVOICE 99959 TOTAL:		48.58
M/C:		48.58

MC: XXXXXXXXXXXX2451 AMOUNT: 48.58 AUTHCD: 020919
TAP REFID:223339959834 03/20/26 08:31:36
CUSTOMER CODE: 0EXLY CDD
TVR : 0000008001
AID : A0000000041010

STORE: 2236 TERMINAL: 39 03/20/26 08:31:50
OF ITEMS PURCHASED: 6
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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* *
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* WITHIN ONE WEEK AT: www.lowes.com/survey *

amazon.com

Final Details for Order #112-9846235-0451463

Order Placed: March 17, 2026
PO number : Bexley CDD - 3/17/26
Amazon.com order number: 112-9846235-0451463
Order Total: $285.21

Business order information

Project code: Dog Park Repairs
Department: CDD Expense

Shipped on March 17, 2026

Items Ordered	Price
4 of: *XINGO 11.8 inch Black Metal Zip Ties (200 Pack), 304 Stainless Steel Heavy Duty Zip Ties, 300lbs Tensile Strength, Multi -Purpose Self-locking Cable Ties for Exhaust Wrap, Outdoor and Canopy Etc* Sold by: XINGO Official Store (seller profile) Business Price Condition: New	$14.61

Shipping Address:
BEXLEY CDD c/o Jessica Rosa Melendez
16950 VIBRANT WAY
LAND O LAKES, FL 34638-3532
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$58.44
Shipping & Handling:	$0.00
Total before tax:	$58.44
Sales Tax:	$4.08
Total for This Shipment:	**$62.52**

Shipped on March 17, 2026

Items Ordered	Price
1 of: *Inspire HEAVY DUTY 6Mil ORIGINAL Quality Stretch Nitrile Gloves Black Disposable Latex Free | Food, Industrial, Mechanic Tattoo (6Mil Black, Large)* Sold by: Soho Living (seller profile) Business Price Condition: New	$85.49

Shipping Address:
BEXLEY CDD c/o Jessica Rosa Melendez
16950 VIBRANT WAY
LAND O LAKES, FL 34638-3532
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$85.49
Shipping & Handling:	$0.00
Total before tax:	$85.49
Sales Tax:	$0.00
Total for This Shipment:	**$85.49**

Shipped on March 18, 2026

Items Ordered	Price
2 of: *Reli. 40 to 45 Gallon Trash Bags Heavy Duty | 250 Trash Bags | Super Sizeable, Black, Garbage for Serious Cleanup* Sold by: Reli. (seller profile) Business Price Condition: New	$56.99

Shipping Address: BEXLEY CDD c/o Jessica Rosa Melendez 16950 VIBRANT WAY LAND O LAKES, FL 34638-3532 United States	Item(s) Subtotal: $113.98 Shipping & Handling: $0.00 --- Total before tax: $113.98 Sales Tax: $7.98 --- **Total for This Shipment: $121.96** ---
Shipping Speed: FREE Prime Delivery	

Shipped on March 22, 2026

Items Ordered	Price
1 of: *XINGO 8 inch Black Metal Zip Ties (200 Pack), 304 Stainless Steel Heavy Duty Zip Ties, 300lbs Tensile Strength, Multi-Purpose Self-locking Cable Ties for Exhaust Wrap, Outdoor and Canopy Etc* Sold by: XINGO Official Store (seller profile) Business Price Condition: New	$14.24

Shipping Address: BEXLEY CDD c/o Jessica Rosa Melendez 16950 VIBRANT WAY LAND O LAKES, FL 34638-3532 United States	Item(s) Subtotal: $14.24 Shipping & Handling: $0.00 --- Total before tax: $14.24 Sales Tax: $1.00 --- **Total for This Shipment: $15.24** ---
Shipping Speed: FREE Prime Delivery	

Payment information

Payment Method: MasterCard | Last digits: 2451	Item(s) Subtotal: $272.15 Shipping & Handling: $0.00 ---
Billing address BEXLEY HOA HOA c/o Jessica Rosa Melendez 16950 VIBRANT WAY LAND O LAKES, FL 34638-3532 United States	Total before tax: $272.15 Estimated Tax: $13.06 --- **Grand Total: $285.21**
Credit Card transactions	MasterCard ending in 2451: March 22, 2026: $285.21

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

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Learn More



Feedback

Order #WH26096554

Placed on: Mar 24, 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			
Olympic Maximum 5 gal. ST-2023 Rustic Cedar Semi-Transparent Exterior Stain and Sealer in One Low VOC **Expect it on Mar, 24 2026** **6am - 8pm**	$205.00	2	$410.00

Stain for trash cans and benches

Subtotal	**$410.00**
Sales Tax	$0.00
Total	**$369.00**
You Saved	$41.00

Need help?
Online Customer Support:
1-800-430-3376

Call 7 days a week:
6 a.m. to 2 a.m. EST

Brackets for trash cans



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LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S2238LXN 3872273 TRANS#: 149079376 03-27-26

5217430 RB 1-IN ZN CORNER BRACE 2	11.48
3632118 RB 1.5-IN ZN CORNER BRACE	15.48
SUBTOTAL:	26.96
TOTAL TAX:	1.89
INVOICE 78478 TOTAL:	28.85
M/C:	28.85

MC: XXXXXXXXXXX2451 AMOUNT: 28.85 AUTHCD: 027430
TAP REFID:223040478073 03/27/26 08:36:35
CUSTOMER CODE: cdd trashcans
TVR : 0000008001
AID : A0000000041010

STORE: 2238 TERMINAL: 40 03/27/26 08:37:44
OF ITEMS PURCHASED: 2
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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Gas for blowers and pressure washer

RaceTrac 2458
16707 FL-54
Land O' Lakes, FL 34

Date: 03/30/26
Time: 14:28:31

Invoice: 4727

Pump	Gallons	Price
18	13.261	$ 4.299

Product	Amount
Fuel Regul	$ 57.01

Mastercard	$ 57.01
TOTAL SALE	$ 57.01

MERCH. ID: 215243
TERM. ID: 00000068
PURCHASE $57.01

CHIP READ
**********2451

MC

Seq#: 4727
REF#: 472701
ApprCode: 030745
APPROVED

ARQC - D8E5F133481DA

ROSA-MELENDEZ/ JESSI
Mode: Issuer
AID: A0000000041010
TVR: 0080008000
IAD: 0110A04001220000
TSI: E800 ARC: 00

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