



Rizzetta & Company

Lake Padgett Estates Independent Special District

Board of Supervisors Meeting October 16, 2025

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

www.lakepadgettisd.org

**LAKE PADGETT ESTATES
INDEPENDENT SPECIAL
DISTRICT**

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

Board of Supervisors	Steve Yarbrough	Chair
	Pam Carr	Vice Chair
	April Wakefield	Assistant Secretary
	Paul Wells	Assistant Secretary
	Tracee Ivins	Assistant Secretary
District Manager	Scott Brizendine	Rizzetta & Company, Inc.
District Manager	Sean Craft	Rizzetta & Company, Inc.
District Counsel	Tim Hayes	Law Offices of Timothy G, Hayes
District Engineer	John Mueller	Landis Evans & Partners

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.

LAKE PADGETT ESTATES INDEPENT SPECIAL DISTRICT
DISTRICT OFFICE – Wesley Chapel, Florida (813) 994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.lakepadgettisd.org

October 8, 2025

Board of Supervisors
Lake Padgett Estates
Independent Special District

AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Lake Padgett Estates Independent Special District will be held on **Thursday, October 16, 2025, at 6:30 p.m.** at the Lake Padgett Estates Stables Meeting Room, located at 3614 Stable Ridge Lane, Land O' Lakes, FL 34639. The following is the agenda for this meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. MAINTENANCE SUPERVISOR'S REPORT.....Tab 1**
- 4. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors
Regular Meeting held on September 18, 2025 Tab 2
 - B. Consideration of Operations & Maintenance
Expenditures for September 2025 Tab 3
- 6. STAFF REPORTS**
 - A. District EngineerTab 4
 - B. District Counsel
 - C. District Manager
 - i. Review of the District Manager's Report.....Tab 5
- 7. BUSINESS ITEMS**
 - A. Discussion of Appointment of New Liaison to
Research CD Rates for District
 - B. Consideration of Proposals for Reserve StudyTab 6
 - C. Consideration of Fourth Addendum to the Contract
for District Management ServicesTab 7
 - D. Consideration of Proposal for Comprehensive Testing
and Vegetation Removal (Under Separate Cover)
- 8. SUPERVISOR REQUESTS**
- 9. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact Sean Craft at scraft@rizzetta.com.

Sincerely,

Sean Craft

Sean Craft
District Manager

Tab 1

LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544
MAILING ADDRESS · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

- As well as general lawn and weed maintenance janitorial duties clerical work, and meeting with residents for new decals and gate keys, the following maintenance repairs have been completed from 9.6.25-10.4.25.

- At padgett park. pressure washed sidewalks and cabanas.
- At padgett park, replaced a damaged sprinkler head.
- At padgett park. Sanded and resealed the Dan Grammer Park sign.
- On the adamas trail. Removed yard debris thrown over by residents.
- At Padgett Park. Replaced a broken dock board.
- Contacted frontier for non-working phone lines to gates at Saxon and Stable ridge.
- Contacted gate repair for communication issues with stable Ridge gates.
- Pressure washed cabanas and sidewalks at laird park.
- Painted the meeting room exterior doors.
- Changed the engine oil and filter in the dodge truck.
- Removed front tractor tire, and replaced bad tire valve.
- At laird park, treated for wasp nests.
- At padgett park, treated shoreline and canal for torpedo grass and cattails.
- At laird park, met with the district engineer regarding placement of new play equipment.
- Removed swing sets at Laird and Lake Joyce prior to install of new play equipment.
- At laird park, repaired water line break, when the play equipment installers. Bored holes for the new play equipment.

- • • • •

Tab 2

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 person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

LAKE PADGETT INDEPENDENT SPECIAL DISTRICT

The Regular Meeting of the Board of Supervisors of Lake Padgett Estates Independent Special District was held on **Thursday, September 18, 2025, at 6:30 p.m.** at the Lake Padgett Estates Stables Meeting Room, located at 3614 Stable Ridge Lane, Land O' Lakes, FL 34639.

Present and constituting a quorum:

Steven Yarbrough	Board of Supervisor, Chairman
Pam Carr	Board of Supervisor, Vice-Chairman
Tracee Ivins	Board of Supervisor, Assistant Secretary
April Wakefield	Board of Supervisor, Assistant Secretary
Paul Wells	Board of Supervisor, Assistant Secretary

Also present were:

Sean Craft	District Manager, Rizzetta & Company, Inc.
Tim Hayes	District Counsel, Law Offices of Tim G. Hayes
John Mueller	District Engineer, Landis Evans & Partner
Steve Rowell	Maintenance Supervisor, Lake Padgett ISD
Reid Connor	Representative, A & B Aquatics (via call)

Audience	Present
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FIRST ORDER OF BUSINESS

Roll Call

Mr. Craft called the meeting to order and conducted roll call, confirming a quorum.

SECOND ORDER OF BUSINESS

Maintenance Supervisor Report

Mr. Rowell reviewed the maintenance report with the Board and informed the Board that the water levels at the Laird Park ramp are currently too high to perform the repairs needed but that they will be completed once the water levels subside. Mr. Rowell also received confirmation from the Board that alcohol is not permitted in any of the parks.

THIRD ORDER OF BUSINESS

Audience Comments

Mr. Mike Ford from the Swan Lake Community informed the Board that they are willing to donate \$2,500 towards the treatment of Lake Padgett this fiscal year and the Board

approved a motion stating that they are willing to accept the donation under that specific condition. Mr. Ford also indicated that they may be willing to donate an additional \$5,000 in January 2026 towards the same.

On a Motion by Ms. Carr and seconded by Ms. Ivins, with all in favor, the Board of Supervisors approved to accept the \$2,500 donation from the Swan Lake Community to be used towards the treatment of Lake Padgett this fiscal year, for the Lake Padgett Estates Independent Special District.

Mr. Mike Cherry also indicated that he has raised \$20,000 over the years for lake treatment and that he will dedicate those funds directly to the treatment of East Lake, hiring a harvester on an as needed basis until the \$20,000 is depleted. There were also several other audience members commenting on the conditions of the canals and waterways listed as follows:

- William Stivali – 3016 Lake Padgett Drive commented on the spraying of the lily pads.
- Christine Zimmer – 3615 Pinecone Court inquired about the feasibility of utilizing Roach Park for debris removal and questioning whether homeowners should be responsible for cleaning out the canals.
- Wes Mallory – 3536 East Lake Drive stated that hydrilla grass and sediment rising to the top, making it un-swimmable and unnavigable. He inquired as to whether a harvester could be purchased.
- Mike Evans – 3650 East Lake Drive stated that pond weed is growing at a rapid rate, much faster than it is being killed.
- Cindy Smith – 3817 Kramer Court inquired as to how many days of work would it take to clean up all the canals and at what cost.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Regular Meeting Held on August 21, 2025

On a Motion by Ms. Carr and seconded by Ms. Wakefield, with all in favor, the Board of Supervisors approved the August 21, 2025, regular meeting minutes, as presented, for the Lake Padgett Estates Independent Special District.

FIFTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for August 2025

On a Motion by Ms. Carr and seconded by Ms. Ivins, with all in favor, the Board of Supervisors approved the August 2025 (\$41,457.50) Operation Land Maintenance Expenditures, for the Lake Padgett Estates Independent Special District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Mueller shared his report with the Board and the Board stated that they wish to have him continue to attend meetings in full. Mr. Mueller also stated that new sidewalks will need to be installed to accompany the new playground equipment set for installation on October 1st, 2025.

B. District Counsel

The Board tabled the Resolution regarding reserve percentage amounts until further notice and directed Mr. Craft to obtain proposals for a reserve study, which are to be presented at the October meeting.

C. District Manager

Mr. Craft presented the District Manager's report to the Board and reminded them that the next meeting will be on Thursday, October 16, 2025, at 6:30 p.m. at the Lake Padgett Estates Stables Meeting Room, located at 3614 Stable Ridge Lane, Land O' Lakes, Florida 34639.

The Board defeated a motion to zero out the reserve contribution for fiscal year 2025-2026, leaving the budget which was adopted at the August meeting intact by a vote of 3-2 with Supervisors Yarbrough, Carr, and Wells voting against the motion.

The Board also gave direction to issue a one-time payment to Stephen Rowell and Tony Hendrix in the amount equivalent to 6% of each of their annual salaries for the purposes of contributing towards their retirement plans with those payments to be made after October 1st, 2025.

D. Review of Aquatic Reports

The Board reviewed the report. Mr. Reid Connor from A & B Aquatics stated that he would generate a "State of Lakes" report for distribution to the entire Board within the next week. Mr. Connor also stated that he will provide proposals for both comprehensive testing as well as vegetation removal, which will be added to the October agenda for Board consideration at that time.

SEVENTH ORDER OF BUSINESS

Consideration of EGIS Insurance Renewal Proposal

On a Motion by Ms. Carr and seconded by Ms. Ivins, with all in favor, the Board of Supervisors approved the proposal for EGIS insurance to renew their policy for the period of October 1, 2025, through October 1, 2026, for the Lake Padgett Estates Independent Special District.

EIGHTH ORDER OF BUSINESS

Discussion of East Lake Padgett Water Weed Control

This discussion was tabled by the Board.

NINTH ORDER OF BUSINESS

**Consideration of Proposal for Underwater
Weed Cutter/Aquatic Mower**

The Board tabled this proposal.

TENTH ORDER OF BUSINESS

**Consideration of Fourth Addendum to
Contract for District Management Services**

The Board tabled this Addendum until the October meeting, stating that they wish to have Pasco County Tax Collector Mike Fasano attend the next meeting either in person or on Teams for further discussion regarding the assessment roll.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

The Board approved a motion to have Mr. Craft work in conjunction with Supervisor Carr on obtaining a grant for playground equipment for the parks.

On a Motion by Mr. Yarbrough and seconded by Ms. Ivins, with all in favor, the Board of Supervisors approved to have Mr. Craft work in conjunction with Supervisor Carr on obtaining a grant for playground equipment for the parks, for the Lake Padgett Estates Independent Special District.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Craft stated that if there was no further business to come before the Board of Supervisors, then a motion to adjourn would be in order.

On a motion by Mr. Wells, and seconded by Ms. Ivins, the Board of Supervisors adjourned the meeting at 9.07 p.m., for the Lake Padgett Estates Independent Special District.

Assistant Secretary/Secretary

Chair/Vice Chair

Tab 3

LAKE PADGETT ESTATES ISD

District Office · Wesley Chapel, Florida · (813) 994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.lakepadgettisd.org

Operation and Maintenance Expenditures September 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **58,673.67**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

LAKE PADGETT ESTATES ISD

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
A&B Aquatics Operating, LLC	300133	202920529814	Monthly Spray Maintenance 09/25	\$ 1,875.00
ADP Easypay	20250905-1	699501736 ACH	PPE 08/24/25 PPD 08/29/25 Fees	\$ 134.16
ADP Easypay	20250919-1	700435472 ACH	PPE 09/07/25 PPD 09/12/25 Fees	\$ 134.16
ADP Easypay	20250911-1	PPE 09/07/25 PPD 09/12/25 ACH	PPE 09/07/25 PPD 09/12/25	\$ 3,964.67
ADP Easypay	20250925-1	PPE 09/21/25 PPD 09/26/25 ACH	PPE 09/21/25 PPD 09/26/25	\$ 3,968.11
April D Wakefield	300137	AW091825	Board of Supervisors Meeting 09/18/25	\$ 50.00
Duke Energy	20250929-1	9100 8816 3760 08/25 ACH	22140 Coldstream Rd 08/25	\$ 241.97
Duke Energy	20250908-1	9300 0001 2893 07/25 ACH	Electric / Lighting Services 07/25	\$ 1,185.29
Egis Insurance Advisors, LLC	300138	29381	Policy #100125630 10/01/25-10/01/26	\$ 27,369.00
Egis Insurance Advisors, LLC	300139	29382	Worker's Comp Policy #WC100125630 10/01/25-10/01/26	\$ 2,509.90
Florida Blue	20250911-2	77987390 ACH	Health Insurance 09/15/25-10/15/25	\$ 3,960.60
Florida Department of Revenue	20250915-2	61-8018349567-4 08/25 ACH	61-8018349567-4 Sales & Use Tax 08/25	\$ 13.08
Frontier Florida, LLC	20250915-1	210-043-0055-021920-5 09/25 ACH	210-043-0055-021920-5 09/25	\$ 974.15

LAKE PADGETT ESTATES ISD

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Frontier Florida, LLC	20250909-2	813-995-2205-041420-5	813-995-2205-041420-5 08/25	\$ 106.18
GLF Water, Inc.	300134	08/25 ACH 13076	Monthly Monitoring Services 08/25	\$ 85.00
Landis, Evans and Partners, Inc	300135	1537-17-103	Engineering Services 08/25	\$ 1,897.50
Lowe's	20250917-2	Monthly Summary 08/25	Miscellaneous Supplies 08/25	\$ 194.31
Pam Carr	300140	ACH 320 PC091825	Board of Supervisors Meeting 09/18/25	\$ 50.00
Pasco County Utilities	20250917-1	22950392 ACH	0361035 01104977 Civic Center Pkwy 07/25	\$ 48.20
Paul M. Wells	300141	PW091825	Board of Supervisors Meeting 09/18/25	\$ 50.00
Republic Services	20250909-1	0762-003868503 ACH	Waste Disposal Services 09/25	\$ 1,012.38
Rizzetta & Company, Inc.	300130	INV0000102251	District Management Fees 09/25	\$ 4,724.42
Southern Automated Access Services, LLC	300131	16929	Service Call - Stable Ridge 09/25	\$ 144.37
Southern Automated Access Services, LLC	300136	16961	Service Call - Stable Ridge 09/25	\$ 115.00
Steven Allen Yarbrough	300142	SY091825	Board of Supervisors Meeting 09/18/25	\$ 50.00
The Laker Lutz News	300144	94771	Acct# 33409 Legal Advertising 09/25	\$ 184.00

LAKE PADGETT ESTATES ISD

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Timothy G. Hayes & Associates	300132	25-93	Legal Services 08/25	\$ 2,080.00
Tracee L. Ivins	300143	TI091825	Board of Supervisors Meeting 09/18/25	\$ 50.00
Valley National Bank	20250926-1	CC083125-320 ACH	Credit Card Expenses 08/25	\$ 1,267.56
Verizon Wireless	20250929-2	6123035874 ACH	Staff Cell Phones 08/25	<u>\$ 234.66</u>
Report Totals				<u><u>\$ 58,673.67</u></u>



A&B Aquatics Buyer LLC

Lake Padgett ISD
Lake Padgett ISD
3434 Colwell Ave Suite 200
Tampa, FL 33614

(813) 230-2898
maintenance@lakepadgettisd.org

JOB	#202820529269-6
INVOICE	#202920529814
SERVICE DATE	Sep 15, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Sep 15, 2025
AMOUNT DUE	\$1,875.00

SERVICE ADDRESS

3125 Lake Padgett Dr
Land O' Lakes, FL 34639

CONTACT US

8511 Gunn Hwy
Odessa, FL 33556

(813) 239-7801
office@ab-aquatics.com

INVOICE

Services	qty
MONTHLY SERVICE - Monthly Spray Maintenance Agreement	1.0
Description: SEE ATTACHED MAP FOR REFERENCE	
Includes Blue Dye Application. A & B AQUATICS agrees to manage the ____3____ LAKES on site located at __Lake Padgett ISD____ on an ongoing basis, with a minimum of a (12) Twelve MONTH term, effective: __April 2025____ with execution of this Agreement in accordance with the Terms and Conditions of this Agreement. CUSTOMER understands that under agreement of this type, aquatic weeds can re-grow between treatments; therefore, no length of control is guaranteed. • CUSTOMER understands that work under this Agreement is contingent upon review and approval by the EPC and FWC and that any supplemental conditions imposed by the EPC and FWC may not be included in the contents of this Agreement. • CUSTOMER agrees to pay A & B AQUATICS monthly, its agents or assigns, the following amount for specified aquatic management services. Contract - Aquatic Services Agreement • Minimum of ____12____ inspections yearly with treatment as required. • Licensed aquatic spray applicator to visit property twelve (12) times per year to remove any visible garbage. • Specific Waterway Services: • Blue dye as needed • Control of all nuisance aquatic vegetation and algae (submersed, emersed & floating) • Control of shoreline grass • Usage of an Argo, (A neighborhood friendly amphibious vehicle that makes aquatic spraying ideal) • Note: Argos are quiet and can travel on land or water without causing any damage to the grass or shoreline. • Other equipment used: Airboat, four wheeler, side by side, jon-boat and backpack sprayers. Total Cost of Services Provided (Monthly): \$__1,875____ Please Note: Monthly Spray Does not include any manual removal of sprayed vegetation - SPRAY ONLY This agreement may be terminated by either party with a written notice provided at least 30 days in advance. During this 30-day period, the terminating party should specify the reasons for termination. The other party will then have a 30-day window to remedy the identified issues. No termination fees shall apply. Only open/due invoices for work performed will remain due upon termination.	

Subtotal	\$1,875.00
Job Total	\$1,875.00
Amount Due	\$1,875.00

All invoices are subject to a 10% penalty of total invoice price for every 30 days that payment is late.

RECEIVED
09-16-2025

See our [Terms & Conditions](#)



ADVICE OF DEBIT

ADP, Inc.
PO Box 830272
Philadelphia PA 19182-0272

Client Name : LAKE PADGETT ESTATES
Client Number : 147842
Advice of Debit Number : 699501736
Advice of Debit Date : 08/29/2025
Advice of Debit Due Date : 09/05/2025
Total Debited This Invoice : \$134.16

i **Inquiries**
For Billing inquiries, please contact your client service rep at 866-873-0386

ROXANA QUIROZ
LAKE PADGETT ESTATES
5844 OLD PASCO RD
STE 100
WESLEY CHAPEL, FL 33544-4010

CURRENT CHARGES

RUN	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
COMPANY CODE 1710-2R-LZK IID 20031335					
Processing Charges for Period Ending Date: 08/24/2025 Check Date: 08/29/2025					
ADP Complete Payroll and HR Includes: Multiple Employee Pay Options Tax Filing and New Hire Reporting Electronic Reports Employee Access RUN Powered by ADP Mobile Payroll General Ledger Interface Garnishment Payment Service Unemployment Claims Service (SUI) Poster Compliance Update Service 24x7 Live Support HR Help Desk 5 Background Checks Employee Handbook Wizard Zip Recruiter - 1 Job Slot Job Description Wizard Advanced HR Toolkits Compliance Update and Training HR Forms and Documents 30.68% of the Per Pay Fee is Software	2	discount applies		\$190.92	

Sub Total Current Charges	\$190.92
29.73% Discount On Processing Charges	-\$56.76
TOTAL CHARGES FOR COMPANY CODE: 1710-2R-LZK	\$134.16

Total Debited	\$134.16
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WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.
This amount will be processed for debit from your account # XXXXXX6593 on 09/05/2025 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.



ADVICE OF DEBIT

ADP, Inc.
PO Box 830272
Philadelphia PA 19182-0272

Client Name : LAKE PADGETT ESTATES
Client Number : 147842
Advice of Debit Number : 700435472
Advice of Debit Date : 09/12/2025
Advice of Debit Due Date : 09/19/2025
Total Debited This Invoice : \$134.16

i Inquiries

For Billing inquiries, please contact your client service rep at 866-873-0386

ROXANA QUIROZ
LAKE PADGETT ESTATES
5844 OLD PASCO RD
STE 100
WESLEY CHAPEL, FL 33544-4010

CURRENT CHARGES

RUN	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
COMPANY CODE 1710-2R-LZK IID 20031335					
Processing Charges for Period Ending Date: 09/07/2025 Check Date: 09/12/2025					
ADP Complete Payroll and HR Includes: Multiple Employee Pay Options Tax Filing and New Hire Reporting Electronic Reports Employee Access RUN Powered by ADP Mobile Payroll General Ledger Interface Garnishment Payment Service Unemployment Claims Service (SUI) Poster Compliance Update Service 24x7 Live Support HR Help Desk 5 Background Checks Employee Handbook Wizard Zip Recruiter - 1 Job Slot Job Description Wizard Advanced HR Toolkits Compliance Update and Training HR Forms and Documents 30.68% of the Per Pay Fee is Software	2	discount applies		\$190.92	

Sub Total Current Charges	\$190.92
29.73% Discount On Processing Charges	-\$56.76
TOTAL CHARGES FOR COMPANY CODE: 1710-2R-LZK	\$134.16

Total Debited	\$134.16
---------------	----------

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX6593 on 09/19/2025 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

Payroll Liability

PAY FREQUENCY: Biweekly

Net Pay

Checks		0.00	
Subtotal Net Pay		0.00	
Taxes	Deposit Responsibility		Deposit Responsibility
	Client		ADP
	Agency	Rate	EE withheld ER contrib EE withheld ER contrib
Federal	Federal Income Tax		359.19 359.19
	Social Security		228.35 228.34 456.69
	Medicare		53.40 53.41 106.81
	Subtotal Federal		640.94 281.75 922.69
	Total Taxes		640.94 281.75 922.69
Other Transfers Full Service Direct Deposit (FSDD)		3,041.98	2 Employee Transactions

Total Biweekly Pay Frequency

Total Direct Deposit (FSDD)	\$3,041.98
Total Taxes	\$922.69
Total Amount ADP Debited from your Account(s)	\$3,964.67

Total For 9/12/2025 - Payroll 1

Total Direct Deposit (FSDD)	\$3,041.98
Total Taxes	\$922.69
Total Amount ADP Debited from your Account(s)	\$3,964.67

Payroll Liability

PAY FREQUENCY: Biweekly

Net Pay

Checks		0.00	
Subtotal Net Pay		0.00	
Taxes	Deposit Responsibility Client		Deposit Responsibility ADP
	Agency	Rate	EE withheld ER contrib
Federal	Federal Income Tax		359.57 359.57
	Social Security		228.54 228.54 457.08
	Medicare		53.45 53.45 106.90
	Subtotal Federal		641.56 281.99 923.55
	Total Taxes		641.56 281.99 923.55
Other Transfers Full Service Direct Deposit (FSDD)		3,044.56	2 Employee Transactions

Total Biweekly Pay Frequency

Total Direct Deposit (FSDD)	\$3,044.56
Total Taxes	\$923.55
Total Amount ADP Debited from your Account(s)	\$3,968.11

Total For 9/26/2025 - Payroll 1

Total Direct Deposit (FSDD)	\$3,044.56
Total Taxes	\$923.55
Total Amount ADP Debited from your Account(s)	\$3,968.11

Lake Padgett Estates ISD
Meeting Date: September 18, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Steven Yarbrough	☒
Pam Carr	☒
April Wakefield	☒
Paul Wells	☒
Tracee Ivins	☒

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
09-19-2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30
Meeting End Time:	9:07
Total Meeting Time:	2:37

Time Over (3) Hours:

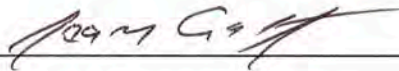
Total at \$175 per Hour:

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: _____





Your usage snapshot - Continued

Current electric usage for meter number 8031448	
Actual reading on Sep 3	38387
Previous reading on Aug 5	- 37153
Energy Used	1,234 kWh
Billed kWh	1,234.000 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

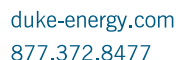
Billing Period - Aug 05 25 to Sep 03 25	
Meter - 8031448	
Customer Charge	\$17.32
Energy Charge	
1,234.000 kWh @ 12.173c	150.22
Fuel Charge	
1,234.000 kWh @ 3.925c	48.43
Asset Securitization Charge	
1,234.000 kWh @ 0.194c	2.39
Total Current Charges	\$218.36

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

State And Other Taxes	\$15.58
Regulatory Assessment Fee	0.19
Gross Receipts Tax	5.60
County Optional Tax	2.24
Total Taxes	\$23.61



Page 1 of 6

Bill date Aug 15, 2025
For service Jul 3 - Aug 7
36 days

Previous Amount Due	\$1,077.38
<i>Payment Received Aug 06</i>	-1,077.38
Current Electric Charges	692.75
Current Lighting Charges	383.89
Taxes	108.65
Total Amount Due Sep 05	\$1,185.29

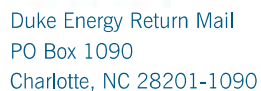
If you have questions, you can reach us at collectivebillingdef@duke-energy.com.



Account Number	Service Address	Totals
910089427496	0 LAKE PADGETT DR LAND O LAKES FL 34639	136.99
910089485470	3661 PARKWAY BLVD LAND O LAKES FL 34639	185.48
910089506618	3614 STABLE RIDGE LN LAND O LAKES FL 34639	33.25
910089538731	0 LAKE PADGETT DR LAND O LAKES FL 34639	140.94
910089574040	0 LAKE PADGETT DR LAND O LAKES FL 34639	33.25
910089602451	3169 LAKE SAXON DR LAND O LAKES FL 34639	50.41

Late payments are subject to a 1.5% late charge.

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



Collective account number
9300 0001 2893

\$1,185.29
by Sep 5

Your payment is scheduled to be made by monthly automatic draft on Sep 5

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

8893000001289300066000000000000000011852900001185297



duke-energy.com
877.372.8477

Account number **9300 0001 2893**

Account Number	Service Address	Totals
910089602899	O LAKE PADGETT DR LAND O LAKES FL 34639	33.25
910089613222	22140 COLDSTREAM RD LAND O LAKES FL 34639	414.13
910089660427	3125 LAKE PADGETT DR LAND O LAKES FL 34639	157.59
	Total Charges	\$1,185.29



Billing details

Account Information	Billing Details			Amounts		
910089427496 LAKE PADGETT ESTATES INDEPENDENT SP DIST LK PADGETT EST INDEP SP DIST O LAKE PADGETT DR LAND O LAKES FL 34639	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Jul 09 - Aug 07 MV RW 21000 632 MV OB 4000 44	Customer Charge	1.86	\$125.36		
		Energy Charge	45.83			
		Fuel Charge	25.88			
		Asset Securitization Charge	0.34			
		MV OB 4000	2.90			
		MV RW 21000	16.44			
		MV RW 21000	11.28			
		MV OB 4000	2.83			
		WOOD 30/35	18.00			
		State And Other Taxes	8.36		\$11.63	
Regulatory Assessment Fee	0.11					
Gross Receipts Tax	1.90					
County Optional Tax	1.26					
Total			\$136.99			
910089485470 LAKE PADGETT ESTATES INDEPENDENT SP DIST LK PADGETT EST INDEP SP DIST 3661 PARKWAY BLVD LAND O LAKES FL 34639	General Service Non-Demand Sec (GS-1) Meter Number: 4442901 Bill Period: Jul 03 - Aug 04 Present Read: 12840 Previous Read: 12612 Billed Usage: 228 Billed kWh 228.000	Customer Charge	17.32	\$54.44		
		Energy Charge	27.74			
		Fuel Charge	8.95			
		Asset Securitization Charge	0.43			
		Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Jul 03 - Aug 04 320W MH SHOEBOX P 378	Customer Charge		1.86	\$115.39
		Energy Charge	25.64			
		Fuel Charge	14.47			
		Asset Securitization Charge	0.19			
	320W MH SHOEBOX P	37.95	\$15.65			
	320W MH SHOEBOX P	13.11				
	35 TT CNCRT/N-FLD MOUNT/1-4FIX	22.17				
	State And Other Taxes	11.29				
	Regulatory Assessment Fee	0.15	\$15.65			
	Gross Receipts Tax	2.48				
	County Optional Tax	1.73				
	Total			\$185.48		
	910089506618 LAKE PADGETT ESTATES INDEPENDENT SP DIST LK PADGETT EST INDEP SP DIST 3614 STABLE RIDGE LN LAND O LAKES FL 34639	General Service Non-Demand Sec (GS-1) Meter Number: 7887136 Bill Period: Jul 03 - Aug 04 Present Read: 2858 Previous Read: 2816 Billed Usage: 42 Billed kWh 42.000	Customer Charge	17.32	\$30.00	
Energy Charge			5.11			
Fuel Charge			1.65			
Asset Securitization Charge			0.08			
Minimum Bill Adjustment			5.84			
State And Other Taxes			2.15	\$3.25		
Regulatory Assessment Fee			0.03			
Gross Receipts Tax			0.77			
County Optional Tax		0.30				
Total			\$33.25			



Billing details - continued

Account Information	Billing Details		Amounts
910089538731 LAKE PADGETT ESTATES INDEPENDENT SP DIST LK PADGETT EST INDEP SP DIST O LAKE PADGETT DR LAND O LAKES FL 34639	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.86
	Bill Period: Jul 09 - Aug 07	Energy Charge	32.15
	SV DRC27500 432	Fuel Charge	18.15
	SV RW 9500 42	Asset Securitization Charge	0.24
	SV RW 22000 0	SV RW 9500	4.15
		SV DRC27500	48.00
		SV RW 9500	2.87
		SV DRC27500	11.56
		WOOD 30/35	10.80
		State And Other Taxes	8.39
		Regulatory Assessment Fee	0.11
		Gross Receipts Tax	1.34
		County Optional Tax	1.32
		Total	\$140.94
910089574040 LAKE PADGETT ESTATES INDEPENDENT SP DIST LK PADGETT EST INDEP SP DIST O LAKE PADGETT DR LAND O LAKES FL 34639	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 225986	Energy Charge	1.71
	Bill Period: Jul 03 - Aug 04	Fuel Charge	0.55
	Present Read: 732	Asset Securitization Charge	0.03
	Previous Read: 718	Minimum Bill Adjustment	10.39
	Billed Usage: 14		
	Billed kWh 14.000		
		State And Other Taxes	2.15
		Regulatory Assessment Fee	0.03
		Gross Receipts Tax	0.77
		County Optional Tax	0.30
		Total	\$33.25
910089602451 LAKE PADGETT ESTATES INDEPENDENT SP DIST LK PADGETT EST INDEP SP DIST 3169 LAKE SAXON DR LAND O LAKES FL 34639	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 4455168	Energy Charge	21.06
	Bill Period: Jul 03 - Aug 04	Fuel Charge	6.79
	Present Read: 8680	Asset Securitization Charge	0.32
	Previous Read: 8507		
	Billed Usage: 173		
	Billed kWh 173.000		
		State And Other Taxes	3.25
		Regulatory Assessment Fee	0.04
		Gross Receipts Tax	1.17
		County Optional Tax	0.46
		Total	\$50.41
910089602899 LAKE PADGETT ESTATES INDEPENDENT SP DIST LK PADGETT EST INDEP SP DIST O LAKE PADGETT DR LAND O LAKES FL 34639	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 4455169	Energy Charge	8.64
	Bill Period: Jul 03 - Aug 04	Fuel Charge	2.79
	Present Read: 3525	Asset Securitization Charge	0.13
	Previous Read: 3454	Minimum Bill Adjustment	1.12
	Billed Usage: 71		
	Billed kWh 71.000		
		State And Other Taxes	2.14
			\$3.25



Billing details - continued

Account Information	Billing Details		Amounts
	Regulatory Assessment Fee		0.03
	Gross Receipts Tax		0.77
	County Optional Tax		0.31
	Total		\$33.25
910089613222 LAKE PADGETT ESTATES INDEPENDENT SP DIST LK PADGETT EST INDEP SP DIST 22140 COLDSTREAM RD LAND O LAKES FL 34639	General Service Non-Demand Sec (GS-1)		
	Meter Number:	4325657	
	Bill Period:	Jul 03 - Aug 04	
	Present Read:	80165	
	Previous Read:	78057	
	Billed Usage:	2108	
	Billed kWh	2108.000	
	Customer Charge		17.32
	Energy Charge		256.61
	Fuel Charge		82.74
	Asset Securitization Charge		3.94
			\$360.61
	Lighting Service Company Owned/ Maintained (LS-1)		
	Bill Period:	Jul 03 - Aug 04	
	SV RW 9500	42	
	Customer Charge		1.86
	Energy Charge		2.85
	Fuel Charge		1.61
	Asset Securitization Charge		0.02
	SV RW 9500		4.15
	SV RW 9500		2.87
			\$13.36
	State And Other Taxes		26.60
	Regulatory Assessment Fee		0.32
	Gross Receipts Tax		9.41
	County Optional Tax		3.83
	Total		\$414.13
910089660427 LAKE PADGETT ESTATES INDEPENDENT SP DIST LK PADGETT EST INDEP SP DIST 3125 LAKE PADGETT DR LAND O LAKES FL 34639	General Service Non-Demand Sec (GS-1)		
	Meter Number:	4437807	
	Bill Period:	Jul 03 - Aug 04	
	Present Read:	31963	
	Previous Read:	31196	
	Billed Usage:	767	
	Billed kWh	767.000	
	Customer Charge		17.32
	Energy Charge		93.36
	Fuel Charge		30.10
	Asset Securitization Charge		1.43
			\$142.21
	State And Other Taxes		10.14
	Regulatory Assessment Fee		0.12
	Gross Receipts Tax		3.65
	County Optional Tax		1.47
	Total		\$157.59
Total Amount Due			\$1,185.29



INVOICE

Customer	Lake Padgett Estates Independent Special District
Acct #	671
Date	09/16/2025
Customer Service	Yvette Nunez
Page	1 of 1

Lake Padgett Estates Independent Special District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Payment Information	
Invoice Summary	\$ 27,369.00
Payment Amount	\$27,369.00
Payment for:	Invoice#29381
100125630	

Thank You

Please detach and return with payment



Customer: Lake Padgett Estates Independent Special District

Invoice	Effective	Transaction	Description	Amount
29381	10/01/2025	Renew policy	Policy #100125630 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2025 Property \$16,391.00 Auto Liability \$1,651.00 Auto Physical Damage \$771.00 General Liability \$4,634.00 Public Officials Liability \$3,922.00 Per Sean 09-24-25	27,369.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

RECEIVED
09-19-2025

Total

\$ 27,369.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/16/2025



INVOICE

Customer	Lake Padgett Estates Independent Special District
Acct #	671
Date	09/16/2025
Customer Service	Yvette Nunez
Page	1 of 1

Lake Padgett Estates Independent Special District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Payment Information	
Invoice Summary	\$ 2,509.90
Payment Amount	\$2,509.90
Payment for:	Invoice#29382
WC100125630	

Thank You

Please detach and return with payment



Customer: Lake Padgett Estates Independent Special District

Invoice	Effective	Transaction	Description	Amount
29382	10/01/2025	Renew policy	Policy #WC100125630 10/01/2025-10/01/2026 FIA WC Workers Compensation - Renew policy Expense Constant & TRIA - Renew policy Due Date: 9/16/2025	2,341.61 168.29

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

RECEIVED
09-19-2025

Total

\$ 2,509.90

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/16/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	

Invoice Due Date 09/15/2025	Invoice # 77987390	Invoiced Amount \$3,960.60	Invoice Date 09/04/2025	Billing Period 09/15/2025-10/15/2025
Org Id 06250316517	Group S8266	Division 001		

BILLING SUMMARY	
Original Totals	
TOTAL BILLED AMOUNT	\$3,960.60
ON-BILL ADJUSTMENTS	\$0.00
AMOUNT DUE	\$3,960.60
Cash Balance	
Web	\$3,960.60
Outstanding Balance	\$0.00

For questions about your invoice, please contact your Florida Blue Service Advocate.

Health insurance is offered by Blue Cross and Blue Shield of Florida, Inc., D/B/A Florida Blue. HMO coverage is offered by Health Options Inc., D/B/A Florida Blue HMO, an HMO subsidiary of Blue Cross and Blue Shield of Florida. Dental, Life and Disability are offered by Florida Combined Life, an affiliate of Blue Cross and Blue Shield of Florida, Inc. These companies are Independent Licensees of the Blue Cross and Blue Shield Association.



State of Florida
Department of Revenue

[DOR Home](#)[e-Services Home](#)[Print Page](#)[Contacts](#)[Logout](#)Sales Tax - [Click for Help](#) NODE: 4

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 61-8018349567-4**Confirmation Number: 250912986354**

DR-15

Certificate Number

Collection Period

Confirm Date and Time

61-8018349567-4

08/2025

09/12/2025 09:50:37 AM ET

Location Address

3125 LAKE PADGETT DR
LAND O LAKES, FL 34639-5009

LAKE PADGETT ESTATES INDEPENDENT
SPECIAL
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Contact Information

Name

Roxana Quiroz

Phone

(813) 994 - 1001

Email

rquiroz@rizzetta.com

Debit Date:

9/15/2025

Amount for Check:

\$13.08

Name on Bank Account:

LAKE PADGETT
ESTATES
INDEPENDENT
SPECIAL

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:	Roxana Quiroz
Phone Number:	813-994-1001
Email Address:	rquiroz@rizzetta.com

	Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	\$ 186.92		\$ 0.00	\$ 186.92	\$ 13.08
B. Taxable Purchases				\$ 0.00	\$ 0.00
C. Commercial Rentals	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
C(a). Less Sales Tax Scholarship Credits					\$ 0.00
D. Transient Rentals	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
E. Food & Beverage Vending	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
			5. Total Amount of Tax Due		\$ 13.08
			6. Less Lawful Deductions		\$ 0.00
			7. Net Tax Due		\$ 13.08
			8. Less Est Tax Pd/DOR Cr Memo		\$ 0.00
			9. Plus Est. Tax Due Current Month		\$ 0.00
			10. Amount Due		\$ 13.08
You have chosen not to donate your collection allowance to education.			11. Less Collection Allowance		\$ 0.00
			12. Plus Penalty		\$ 0.00
			13. Plus Interest		\$ 0.00
			14. Amount Due with Return		\$ 13.08
			Payment you have authorized		13.08
15(a). Exempt Amount of Items Over \$5000 (included in Column 3)			15(a). \$		0.00
15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3)			15(b). \$		0.00
15(c). Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate (included in Column 3)			15(c). \$		0.00
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)			15(d). \$		1.87
16. Florida Tax Credit Scholarship Program Motor Vehicle Sales Tax Credits (included in Line 6)			16. \$		0.00
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)			17. \$		0.00
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)			18. \$		0.00
19. Taxable Sales from Amusement Machines (included in Line A)			19. \$		0.00
20. Rural or Urban High Crime Area Job Tax Credits			20. \$		0.00
21(a). Scholarship Funding Tax Credit			21(a). \$		0.00
21(b). Film and Entertainment Industry Credit			21(b). \$		0.00
21(c). Economic Energy Zone Credit			21(c). \$		0.00
21(d). Strong Families Tax Credit			21(d). \$		0.00
21(e). New Worlds Reading Initiative Tax Credit			21(e). \$		0.00
21(f). Child Care Tax Credits			21(f). \$		0.00
21. Other Authorized Credits			21. \$		0.00



LAKE PADGETT ESTATE ISD Account Number:
210-043-0055-021920-5

Billing Date:
Aug 19, 2025
Billing Period:
Aug 19 - Sep 18, 2025

Hi LAKE PADGETT ESTATE ISD,

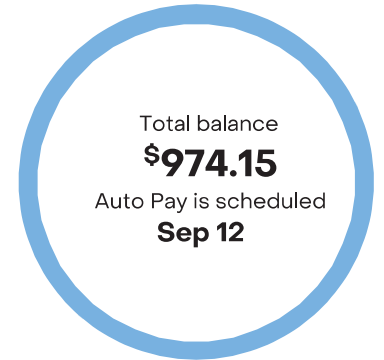
Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$970.06
Payment received by Aug 19, thank you	-\$970.06

Service summary

	Previous month	Current month
Bundle	\$509.93	↓\$486.94
Phone	\$359.90	↑\$362.40
Additional Services		\$23.99
One-Time Charges		\$0.10
Taxes and Fees	\$100.23	↑\$100.72
Total services	\$970.06	\$974.15
Total balance		\$974.15



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

6790 0107 DY RP 19 08202025 NNNNNNNN 01 000014 0042

LAKE PADGETT ESTATE ISD
CO RIZETTA & COMPANY INC
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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





LAKE PADGETT ESTATE ISD Account Number:

210-043-0055-021920-5

Billing Date:

Aug 19, 2025

Billing Period:

Aug 19 – Sep 18, 2025

WAYS TO PAY YOUR BILL



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PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/ctnetx-privacy.



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Master Summary Activity

Summary of charges by Account		
Phone Number		Amount
210-043-0055	0	\$0.00
813-235-6915	0	\$78.02
813-929-8166	0	\$106.68
813-995-0987	0	\$92.65
813-996-1319	0	\$218.85
813-996-1412	0	\$92.65
813-996-4315	0	\$77.92
813-996-4606	0	\$214.73
813-996-6572	0	\$92.65
Total current month charges		\$974.15
Account Payments		
Payment received from 210-043-0055		\$970.06

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*Standard package

business.frontier.com/unified-communications



LAKE PADGETT ESTATE ISD
CO RIZETTA & COMPANY INC
3434 COLWELL AVE
STE 200
TAMPA FL 336148390

Account Number:
210-043-0055-021920-5

Billing Date:
Aug 19, 2025
Billing Period:
Aug 19 - Sep 18, 2025

Total current month charges

\$0.00



LAKE PADGETT ESTATE ISD
3614 STABLE RIDGE LN
LAND O LAKES FL 34639

Account Number:
813-235-6915-021616-5

Billing Date:
Aug 19, 2025

Billing Period:
Aug 19 - Sep 18, 2025

Phone

Monthly Charges		
08.19-09.18	Business Line - 2 Yr Term	\$47.95
	Frontier Roadwork Recovery Surcharge	\$4.50
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
Phone Total		\$64.65

One-Time Charges

	Extended Area Service	\$0.10
One-Time Charges Total		\$0.10

Taxes and Fees

	Federal USF Recovery Charge	\$4.39
	Federal Excise Tax	\$1.95
	Federal Taxes	\$6.34
	FL State Communications Services Tax	\$3.40
	County Communications Services Tax	\$1.69
	FL State Gross Receipts Tax	\$1.25
	Pasco County 911 Surcharge	\$0.40
	FL State Gross Receipts Tax	\$0.11
	FL Telecommunications Relay Service	\$0.08
	State Taxes	\$6.93
Taxes and Fees Total		\$13.27

Total current month charges		\$78.02
Amount Transferred to 210-043-0055		\$78.02

Extended Calling Service

8132356915	# of calls	Minutes	Charge
Dial Day	0	0	\$0.00
Dial Evening	0	0	\$0.00
Dial Night	1	0	\$0.10
Allowance			\$0.00
Billed			\$0.10
Total			\$0.10



LAKE PADGETTE ESTATES ISD
3614 STABLE RIDGE LN
LAND O LAKES FL 34639

Account Number:
813-929-8166-022019-5

Billing Date:
Aug 19, 2025
Billing Period:
Aug 19 - Sep 18, 2025

Bundle

Monthly Charges		
08.19-09.18	FiberOptic Internet for Business 75/75	\$105.98
	Valued Customer Fiber 500 Upgrade	\$0.00
Bundle Total		\$105.98

Taxes and Fees

	FL State Sales Tax	\$0.60
	County Sales Tax	\$0.10
	State Taxes	\$0.70
Taxes and Fees Total		\$0.70

Total current month charges	\$106.68
Amount Transferred to 210-043-0055	\$106.68



LAKE PADGETT ESTATES ISD
 22140 COLDSTREAM RD
 LAND O LAKES FL 346396500

Account Number:
813-995-0987-061016-5

Billing Date:
Aug 19, 2025
 Billing Period:
Aug 19 - Sep 18, 2025

Phone

Monthly Charges

08.19-09.18	Business Line	\$61.00
	Frontier Roadwork Recovery Surcharge	\$4.50
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
Phone Total		\$77.70

Taxes and Fees

Federal USF Recovery Charge	\$4.39
Federal Excise Tax	\$2.34
Federal Taxes	\$6.73
FL State Communications Services Tax	\$4.04
County Communications Services Tax	\$2.01
FL State Gross Receipts Tax	\$1.56
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.13
FL Telecommunications Relay Service	\$0.08
State Taxes	\$8.22

Taxes and Fees Total	\$14.95
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Total current month charges	\$92.65
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Amount Transferred to 210-043-0055	\$92.65
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LAKE PADGET ESTATES ISD	Account Number:	Billing Date:
3125 LAKE PADGETT DR	813-996-1319-092607-5	Aug 19, 2025
LAND O LAKES FL 346395009		Billing Period:
		Aug 19 - Sep 18, 2025

Bundle

Monthly Charges		
08.19-09.18	Business Line	\$61.00
	Federal Subscriber Line Charge - Bus	\$6.50
	Frontier Roadwork Recovery Surcharge	\$4.50
	Access Recovery Charge-Business	\$2.50
	FiberOptic Internet for Business 25/25	\$130.98
Bundle Total		\$205.48

Taxes and Fees

	Federal USF Recovery Charge	\$3.24
	Federal Excise Tax	\$2.25
	Federal Taxes	\$5.49
	FL State Communications Services Tax	\$3.82
	County Communications Services Tax	\$1.90
	FL State Gross Receipts Tax	\$1.56
	Pasco County 911 Surcharge	\$0.40
	FL State Gross Receipts Tax	\$0.12
	FL Telecommunications Relay Service	\$0.08
	State Taxes	\$7.88
Taxes and Fees Total		\$13.37

Total current month charges	\$218.85
Amount Transferred to 210-043-0055	\$218.85

813-996-1319



LAKE PADGETT ESTATES ISD
 3700 PARKWAY BLVD
 LAND O LAKES FL 34639

Account Number:
813-996-1412-092607-5

Billing Date:
Aug 19, 2025
 Billing Period:
Aug 19 - Sep 18, 2025

Phone

Monthly Charges

08.19-09.18	Business Line	\$61.00
	Frontier Roadwork Recovery Surcharge	\$4.50
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
Phone Total		\$77.70

Taxes and Fees

Federal USF Recovery Charge	\$4.39
Federal Excise Tax	\$2.34
Federal Taxes	\$6.73
FL State Communications Services Tax	\$4.04
County Communications Services Tax	\$2.01
FL State Gross Receipts Tax	\$1.56
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.13
FL Telecommunications Relay Service	\$0.08
State Taxes	\$8.22

Taxes and Fees Total **\$14.95**

Total current month charges **\$92.65**

Amount Transferred to 210-043-0055 \$92.65



LAKE PADGETTE ESTATES ISD
3612 STABLE RIDGE LN
LAND O LAKES FL 346396507

Account Number:
813-996-4315-080214-5

Billing Date:
Aug 19, 2025

Billing Period:
Aug 19 - Sep 18, 2025

Phone

Monthly Charges

08.19-09.18	Business Line - 2 Yr Term	\$47.95
	Frontier Roadwork Recovery Surcharge	\$4.50
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
Phone Total		\$64.65

Taxes and Fees

Federal USF Recovery Charge	\$4.39
Federal Excise Tax	\$1.95
Federal Taxes	\$6.34
FL State Communications Services Tax	\$3.40
County Communications Services Tax	\$1.69
FL State Gross Receipts Tax	\$1.25
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.11
FL Telecommunications Relay Service	\$0.08
State Taxes	\$6.93

Taxes and Fees Total **\$13.27**

Total current month charges **\$77.92**

Amount Transferred to 210-043-0055 \$77.92



LAKE PADGETT ESTATE ISD Account Number:
 3169 LAKE SAXON DR **813-996-4606-092607-5**
 LAND O LAKES FL 34639

Billing Date:
Aug 19, 2025
 Billing Period:
Aug 19 - Sep 18, 2025

Bundle

Monthly Charges

08.19-09.18	FiberOptic Internet 100 Static IP	\$100.98
	Valued Customer Fiber 500 Upgrade	\$0.00
	Business Line	\$61.00
	Federal Subscriber Line Charge - Bus	\$6.50
	Frontier Roadwork Recovery Surcharge	\$4.50
	Access Recovery Charge-Business	\$2.50

Bundle Total **\$175.48**

Additional Services

Monthly Charges

08.19-09.18	Frontier Secure Business Security Pro Bundle	\$23.99
-------------	--	---------

Additional Services Total **\$23.99**

Taxes and Fees

Federal USF Recovery Charge	\$3.24
Federal Excise Tax	\$2.25

Federal Taxes **\$5.49**

FL State Communications Services Tax	\$3.82
County Communications Services Tax	\$1.90
FL State Sales Tax	\$1.62
FL State Gross Receipts Tax	\$1.56
Pasco County 911 Surcharge	\$0.40
County Sales Tax	\$0.27
FL State Gross Receipts Tax	\$0.12
FL Telecommunications Relay Service	\$0.08

State Taxes **\$9.77**

Taxes and Fees Total **\$15.26**

Total current month charges **\$214.73**

Amount Transferred to 210-043-0055	\$214.73
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LAKE PADGET ESTATES ISD Account Number:
 3125 LAKE PADGETT DR **813-996-6572-060210-5**
 LAND O LAKES FL 346395009

Billing Date:
Aug 19, 2025
 Billing Period:
Aug 19 - Sep 18, 2025

Phone

Monthly Charges

08.19-09.18	Business Line	\$61.00
	Frontier Roadwork Recovery Surcharge	\$4.50
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
Phone Total		\$77.70

Taxes and Fees

Federal USF Recovery Charge	\$4.39
Federal Excise Tax	\$2.34
Federal Taxes	\$6.73
FL State Communications Services Tax	\$4.04
County Communications Services Tax	\$2.01
FL State Gross Receipts Tax	\$1.56
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.13
FL Telecommunications Relay Service	\$0.08
State Taxes	\$8.22

Taxes and Fees Total **\$14.95**

Total current month charges **\$92.65**

Amount Transferred to 210-043-0055 \$92.65



LAKE PADGETT ESTATE ISD

Account Number:

210-043-0055-021920-5

Billing Date:

Aug 19, 2025

PIN:

7530

Billing Period:

Aug 19 - Sep 18, 2025

HURRICANE PREPAREDNESS - Hurricane Season is Jun 1 - Nov 30. We recommend you sign up for your community or county warning system. Please refer to the Texas Hurricane Center website gov.texas.gov/hurricane for making a plan to protect your family, pets and property, along with contact resources for staying safe during the storm. If you or anyone you know will need assistance in an emergency event, register with the State of Texas Emergency Assistance Registry (STEAR): stear.tdem.texas.gov or dial 2-1-1.

Starting this month, the Road Recovery surcharge has increased to \$4.50. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to frontier.com/taxes-and-surcharges.

If your unresolved complaint involves FiberOptic TV, you may contact the Florida Department of Agriculture and Consumer Services, Florida Capital, Tallahassee, FL 32399-0800 or 1-800-435-7352. Your FCC Community ID is: FL1308



LAKE PADGETT ESTATE ISD

Account Number:

210-043-0055-021920-5

Billing Date:

Aug 19, 2025

Billing Period:

Aug 19 - Sep 18, 2025



LAKE PADGETT ESTATES ISD Account Number:
813-995-2205-041420-5

Billing Date:
Aug 14, 2025
 Billing Period:
Aug 14 - Sep 13, 2025

Hi LAKE PADGETT ESTATES ISD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$106.18
Payment received by Aug 14, thank you	-\$106.18

Service summary

	Previous month	Current month
Bundle	\$100.98	\$100.98
Other	\$4.50	\$4.50
Taxes and Fees	\$0.70	\$0.70
Total services	\$106.18	\$106.18
Total balance		\$106.18

Total balance

\$106.18

Auto Pay is scheduled

Sep 08

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

RECEIVED
 08-18-2025

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



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

6790 0107 DY RP 14 08152025 NNNNNNNN 01 000487 0002

LAKE PADGETT ESTATES ISD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

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





LAKE PADGETT ESTATES ISD Account Number:
813-995-2205-041420-5

Billing Date:
Aug 14, 2025

Billing Period:
Aug 14 – Sep 13, 2025



WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.



Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

08.14-09.13 FiberOptic Internet 100 Static IP \$100.98

Bundle Total \$100.98



Other Charges

Monthly Charges

08.14-09.13 Printed Bill Fee \$4.50

Other Charges Total \$4.50



Taxes and Fees

FL State Sales Tax \$0.60

County Sales Tax \$0.10

State Taxes \$0.70

Taxes and Fees Total \$0.70

Total current month charges \$106.18

**LET FRONTIER
BE YOUR
TECH SUPPORT**

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com



LAKE PADGETT ESTATES ISD

Account Number:

813-995-2205-041420-5

Billing Date:

Aug 14, 2025

Billing Period:

Aug 14 - Sep 13, 2025

GLF Water, Inc.

2604 Shipston Av.
New Port Richey, FL 34655

Phone: (727) 243-8998

Fax: (727) 942-7833

Billing questions: 727-243-8998 or

Email GLFWater@yahoo.com

Invoice

Date	Invoice #
9/12/2025	13076

Bill To
Lake Padgett Est, I.S.D. CO: Rizetta and Co. 3434 Colwell Ave. Suite 200 Tampa, FL 33614

\$85.00

Service Month	Description	Amount
August, 2025	Monthly Monitoring	85.00

RECEIVED
09-15-2025

	Total	\$85.00
All invoices are Due upon receipt. Past Due Balances are subject to a service charge of 1.5% per month.	Total Balance	\$170.00

Cut off and Submit with payment

Account Name: _____

Amount Paid: _____

Invoice #: _____

Invoice

Rizzetta & Co.
Lake Padgett Estates ISD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Billing Contact**Payable, Accounts****Client Project #****PO#****LANDIS EVANS
+ PARTNERS**

(813) 949-7449
3810 Northdale Blvd., Suite 100
Tampa, FL 33624
landisevans.com

September 11, 2025

Invoice No: 1537-17 - 103

Due Date: October 1, 2025

Client Manager

Project Manager John Mueller

Project 1537-17

Lake Padgett Independent Special District-General Services

Professional Services for the Period: July 27, 2025 to August 30, 2025

Billing Group CONTR1 Professional Services

Professional Personnel

		Hours	Rate	Amount
Senior Engineer				
Mueller, John	7/28/2025	.50	230.00	115.00
Site visit to review Palm Island work, Laird Park to inspect beach.				
Mueller, John	7/29/2025	.75	230.00	172.50
Upload photos from site visit, coord with Ryco for buttoning up Palm Island removal. Coord with Playground Boss.				
Mueller, John	7/31/2025	.25	230.00	57.50
Coord with structural eng for playground equipment.				
Mueller, John	8/4/2025	.25	230.00	57.50
Playground coord with PG and P Carr.				
Mueller, John	8/11/2025	.50	230.00	115.00
Monthly report and drive by of Palm Island to check status.				
Mueller, John	8/12/2025	.50	230.00	115.00
Coord with contractor regarding Palm Island stabilization, finalize monthly report and transmit.				
Mueller, John	8/20/2025	.25	230.00	57.50
Receive and review August beach test results. Update to BOS.				
Mueller, John	8/21/2025	3.00	230.00	690.00
Prep for and attend regular monthly meeting.				
Mueller, John	8/26/2025	1.00	230.00	230.00
Review comments from County for Laird Park comment, review section 240 Florida Accessibility Code, review and calculate playground elements, start email regarding comment.				
Mueller, John	8/27/2025	1.25	230.00	287.50
Prepare preliminary analysis of playground equipment for compliance with Section 240 of the Florida Building Code. Prepare email for client and Playground Boss to review.				
Totals		8.25		1,897.50
Total Labor				1,897.50

Billing Group CONTR2 Professional Services

Billing Group EXP Reimbursable expenses

Total Project Invoice Amount \$1,897.50**RECEIVED**
09-11-2025



Statement Date: 09/02/25 Page: 1 of 3

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LAKE PADGETT ESTATES ISD
ATTN: MATHEW HUBER
3434 COLWELL AVE
SUITE 200
TAMPA, FL 33614-8390

PLEASE INDICATE ADDRESS CHANGES

LAKE PADGETT ESTATES ISD 66028
ATTN: MATHEW HUBER
3434 COLWELL AVE
SUITE 200
TAMPA, FL 33614-8390

PAYMENT ADDRESS
Lowe's
P.O. Box 669821
Dallas TX 75266-0775

Customer Service Online at www.lowescredit.com
This account is already registered.
See Your Online Admin to get a User ID & Password

RECEIVED
09-11-2025

Account Balance Summary

Amount Due

Current Invoices & Returns	\$ 194.31
1-30 Days Past Due	\$ 0.00
31-60 Days Past Due	\$ 0.00
Over 60 Days Past Due	\$ 0.00
Unapplied Payments & Adjustments	\$ 0.00
Statement Balance	\$ 194.31

**NO PAYMENT
IS DUE**

AMOUNT ENCLOSED \$ _____

**FOR PAYMENT ENCLOSED
PLEASE CHECK ONE OF
THE FOLLOWING OPTIONS:**

- ☐ Payment is for entire amount billed.
Please apply to all invoices.
- ☐ Payment is for specific invoices.
Please indicate by ☒ beside the
invoices/returns/unapplied payments
you are paying/applying and return
the payment stub(s) with your check.
- ☐ Apply enclosed payment to oldest
invoice(s).

0 - 0



Send payments to:
Lowe's
P.O. Box 669821
Dallas TX 75266-0775



Send Billing/General Inquiries
to:
P.O. Box 71772
Philadelphia PA 19176-1772



For Customer Service: call 1-866-232-7443

Tear Here

0000000000

Purchases, returns, and payments made just prior to the statement date may not appear until the next month's statement. Any payments received after 5pm on any business day or on any day other than a business day, at the address above, will be credited on the next business day. If the payment is made at a location other than such address, credit may be delayed.

**PLEASE RETURN ALL STUBS
WITH YOUR PAYMENT**
Retain left portion for your records.

-Continue-



ACCOUNT ACTIVITY

Payments Received

Date	Reference	Amount	Description
08/11/25		\$ (399.48)	PAYMENT RECEIVED - THANK YOU

Current Invoices & Returns

Date	Invoice	Original Amount	Due Date	Store/City	Reference
08/13/25	985146 -PKERV	\$ 141.71	10/20/25	2238	NA
				LUTZ, FL	
8/14/25	989100 -PKJJAO	\$ 52.60	10/20/25	2238	NA
				LUTZ, FL	
Subtotal		\$ 194.31			

Invoice	Date & Amount Due	
Please Indicate by ☒ Invoices You are Paying		
985146	☐	08/13/25 \$ 141.71
989100	☐	08/14/25 \$ 52.60
Subtotal		\$ 194.31

0-0

Tear Here

Account Balance
Summary

Total
\$ 194.31

-Continue-



Current Invoice Details

Mail Payments to:		Lowe's P.O. Box 669821 Dallas TX 75266-0775			
LAKE PADGETT ESTATES ISD		Date of Sale: 08/13/25			
Store/City: 2238 / LUTZ, FL		Invoice: 985146 -PKERVD			
Buyer: ROWELL STEPHEN		P.O. / JOB: NA			

S.K.U.	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
xxxxxxx0048 9311	1-2-8 TREATED #1 PINE FS	1.00	EA	2.64	2.64
xxxxxxx0019 6087	2-4-8 TC TREATED #2 PRIME	1.00	EA	4.35	4.35
xxxxxxx0001 2473	24-96 ROOF 33G CR GLV ECN	3.00	EA	18.98	56.94
xxxxxxx0006 9137	1LB COMMON NAIL GALV 6D	1.00	EA	6.63	6.63
xxxxxxx0001 3617	GREAT STUFF 12-FL OZ GAP/	1.00	EA	4.26	4.26
xxxxxxx0027 6840	TEKS #9 X 1-1/2-IN S/P RO	1.00	EA	14.23	14.23
xxxxxxx0001 9345	11/32-4-8 4-IN OC RS PINE	2.00	PC	26.33	52.66
xxxxxxx0015 5670	PROMOTIONAL DISCOUNT APPL	1.00	EA	0.00	0.00
Subtotal: 141.71		Tax: 0.00		Balance Due: 141.71	

Mail Payments to:		Lowe's P.O. Box 669821 Dallas TX 75266-0775			
LAKE PADGETT ESTATES ISD		Date of Sale: 08/14/25			
Store/City: 2238 / LUTZ, FL		Invoice: 989100 -PKJJAO			
Buyer: ROWELL STEPHEN		P.O. / JOB: NA			

S.K.U.	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
xxxxxxx0001 2473	24-96 ROOF 33G CR GLV ECN	1.00	EA	18.98	18.98
xxxxxxx0030 9791	NIAGARA 32-CT PURIFIED WA	2.00	EA	6.16	12.32
xxxxxxx0045 6833	PTFE TAPE 1/2-IN X 43-FT	1.00	EA	1.41	1.41
xxxxxxx0249 1091	KB 5CT SAFETY UTILITY BL	1.00	EA	3.78	3.78
xxxxxxx0036 5654	KB RTRCTBLE UTILITY KNFE	1.00	EA	5.68	5.68
xxxxxxx0002 1500	3/4-IN SILLCOCK	1.00	EA	10.43	10.43
xxxxxxx0015 5670	PROMOTIONAL DISCOUNT APPL	1.00	EA	0.00	0.00
Subtotal:	52.60	Tax: 0.00		Balance Due:	52.60

0 - 0



PAYMENTS ADDRESS
LOWE'S
P.O. BOX 669821
DALLAS, TX 75266-0775

For Inquiries, call at :
866-232-7443

Invoice # : 985146 -PKERV D

Company Name : LAKE PADGETT ESTATES ISD
Address : ATTN: MATHEW HUBER
3434 COLWELL AVE
TAMPA, FL, 33614

Trans #:	426180946	P.O.#/Job Name:	na
Sale Date:	08/13/2025	Store:	2238
Due Date:	10/20/2025	Buyer Name:	ROWELL STEPHEN

SKU	Description	Qty	Unit	Price	Ex Price
000000000489311	1-2-8 TREATED #1 PINE FS	1	EA	\$2.64	\$2.64
000000000196087	2-4-8 TC TREATED #2 PRIME	1	EA	\$4.35	\$4.35
000000000012473	24-96 ROOF 33G CR GLV ECN	3	EA	\$18.98	\$56.94
000000000069137	1LB COMMON NAIL GALV 6D	1	EA	\$6.63	\$6.63
	SALES TAX	1	EA	\$0.00	\$0.00
000000000276840	TEKS #9 X 1-1/2-IN S/P RO	1	EA	\$14.23	\$14.23
000000000019345	11/32-4-8 4-IN OC RS PINE	2	PC	\$26.33	\$52.66
000000000155670	PROMOTIONAL DISCOUNT APPL	1	EA	\$0.00	\$0.00
000000000013617	GREAT STUFF 12-FL OZ GAP/	1	EA	\$4.26	\$4.26

Subtotal: **\$141.71**

Tax: **\$0.00**

Total Invoice: **\$141.71**

Adjustments: **\$0.00**

Payments Applied: **\$0.00**

Total Amount Outstanding: **\$141.71**



PAYMENTS ADDRESS
LOWE'S
P.O. BOX 669821
DALLAS, TX 75266-0775

For Inquiries, call at :
866-232-7443

Invoice # : 989100 -PKJJAO

Company Name : LAKE PADGETT ESTATES ISD
Address : ATTN: MATHEW HUBER
3434 COLWELL AVE
TAMPA, FL, 33614

Trans #:	426258713	P.O.#/Job Name:	na
Sale Date:	08/14/2025	Store:	2238
Due Date:	10/20/2025	Buyer Name:	ROWELL STEPHEN

SKU	Description	Qty	Unit	Price	Ex Price
000000000456833	PTFE TAPE 1/2-IN X 43-FT	1	EA	\$1.41	\$1.41
000000002491091	KB 5CT SAFETY UTILITY BL	1	EA	\$3.78	\$3.78
000000000365654	KB RTRCTBLE UTILITY KNFE	1	EA	\$5.68	\$5.68
	SALES TAX	1	EA	\$0.00	\$0.00
000000000155670	PROMOTIONAL DISCOUNT APPL	1	EA	\$0.00	\$0.00
000000000012473	24-96 ROOF 33G CR GLV ECN	1	EA	\$18.98	\$18.98
000000000309791	NIAGARA 32-CT PURIFIED WA	2	EA	\$6.16	\$12.32
000000000021500	3/4-IN SILLCOCK	1	EA	\$10.43	\$10.43
				Subtotal:	\$52.60

Tax:	\$0.00
Total Invoice:	\$52.60
Adjustments:	\$0.00
Payments Applied:	\$0.00
Total Amount Outstanding:	\$52.60

Lake Padgett ISD
8.13.25.-8.14.25.

Date	Payee	Amount	Description
8.13.25.	Lowes.	141.71.	materials for well house at padgett park.
8/14/25.	Lowes.	52.60.	materials for well house at padgett park.water.shop
			supplies .materials to replace leaking water faucet at
			the stables.
		TOTAL	194.31.

Receipts Attache 2

Requestor Signature: 

district manager.



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
16-70203

LAKE PADGETT ESTATES ISD

Service Address: **CIVIC CENTER - PARKWAY BOULEVARD**

Bill Number: 22950392

Billing Date: 8/27/2025

Billing Period: 7/15/2025 to 8/13/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
0361035	01104977
Please use the 15-digit number below when making a payment through your bank	
036103501104977	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	07469966	7/15/2025	242	8/13/2025	246	29	4

Usage History

	Water
August 2025	4
July 2025	6
June 2025	2
May 2025	1
April 2025	3
March 2025	2
February 2025	1
January 2025	0
December 2024	1
November 2024	0
October 2024	70
September 2024	1

Transactions

Previous Bill	52.40
Payment 08/14/25	-52.40 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	39.80
Water Tier 1 4.0 Thousand Gals X \$2.10	8.40
Total Current Transactions	48.20
TOTAL BALANCE DUE	\$48.20

RECEIVED
08-28-2025

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

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 # 0361035
Customer # 01104977
Balance Forward 0.00
Current Transactions 48.20

Total Balance Due \$48.20
Due Date 9/15/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 09/15/2025.**

LAKE PADGETT ESTATES ISD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139



8608 Arcola Ave
Hudson FL 34667-363737

Customer Service (727) 868-2566
Customer Service (800) 282-9820
RepublicServices.com/Support

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number 3-0762-1071274
Invoice Number 0762-003868503
Invoice Date August 17, 2025
Previous Balance \$1,012.38
Payments/Adjustments -\$1,012.38
Current Invoice Charges \$1,012.38

Total Amount Due \$1,012.38	Payment Due Date September 06, 2025
---------------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 08/06	5555555	-\$1,012.38

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Lake Padgett Estates Isd Fl 3700 Parkway Blvd CSA A205755520 Land O Lakes, FL 2 Waste Container 8 Cu Yd, 2 Lifts Per Week				
Pickup Service 09/01-09/30		2.0000	\$498.69	\$997.38
Unlock/Lock Fee 09/01-09/30			\$15.00	\$15.00
CURRENT INVOICE CHARGES				\$1,012.38

RECEIVED
08-19-2025

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RepublicServices.com today.



8608 Arcola Ave
Hudson FL 34667-363737

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

LAKE PADGETT ESTATES ISD
LAKE PADGETT ESTATES ISD
3434 COLWELL AVE
STE 200
TAMPA FL 33614-8390

Total Amount Due	\$1,012.38
Payment Due Date	September 06, 2025
Account Number	3-0762-1071274
Invoice Number	0762-003868503



For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

REPUBLIC SERVICES #762
PO BOX 71068
CHARLOTTE NC 28272-1068

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
9/2/2025	INV0000102251

Bill To:

LAKE PADGETT ESTATES ISD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
September	Upon Receipt	00320

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,587.92	\$1,587.92
Administrative Services	1.00	\$523.58	\$523.58
Email Accounts, Admin & Maintenance	6.00	\$20.00	\$120.00
Management Services	1.00	\$2,381.92	\$2,381.92
Website Compliance & Management	1.00	\$100.00	\$100.00
Postage - August Agenda - Wakefield	1.00	\$11.00	\$11.00
		Subtotal	\$4,724.42
		Total	\$4,724.42

RECEIVED
08-28-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/2/2025	16929

Bill To

Lake Padgett ISD
5844 Old Pasco Rd.
Wesley Chapel, FL 33544

			Job Name	Terms
			STABLE RIDGE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Report that the nothing had power. Power module fuse blown. Replaced the fuse and found that the transformer was bad. Replaced transformer, system resumed normal operation.			
1	Transformer	33.74		33.74
	Quarterly maintenance part discount.	-10.00%		-3.37
1	4 amp fuse	10.00		10.00
	Quarterly maintenance part discount.	-10.00%		-1.00
1	Hourly tech rate for quarterly maintenance customer.	105.00		105.00
	Sales Tax	6.00%		0.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			\$144.37	
			Payments/Credits	
			\$0.00	
			Balance Due	
			\$144.37	

RECEIVED
09-02-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/15/2025	16961

Bill To

Lake Padgett ISD
5844 Old Pasco Rd.
Wesley Chapel, FL 33544

			Job Name	Terms
			STABLE RIDGE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Report that data transfers are failing. Installed a loaner circuit board and Steve was able to send data successfully. I will send the board in to see if it can be repaired. Hourly Tech Charge Sales Tax	115.00 6.00%		115.00 0.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$115.00	
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits \$0.00	
			Balance Due \$115.00	

RECEIVED
09-16-2025

The LAKER / Lutz NEWS

TEXAS STREET MEDIA, LLC
2400 CENTRAL PKWY STE I
HOUSTON, TX 77092
813 and 7800

Invoice

Acct # 33409
Invoice # 94771
Invoice Date: 9/15/2025
Due Date: DUE ON RECEIPT

Total DUE ON RECEIPT:
\$184.00

Lynn Hayes
Lake Padgett Estates ISP / Rizzetta and
Company, Inc.
5844 Old Pasco Rd, Ste 100
Wesley Chapel FL 33544

Date	Pub	Type	Description	Price	Disc	Applied	Total
09/15/25	LZ	Sale	Class XL-Notice of Public Meeting Dates L/L- Class Display X-Large:	\$92.00			\$92.00
09/15/25	WCL	Sale	Class XL-Notice of Public Meeting Dates L/L- Class Display X-Large:	\$92.00			\$92.00

Total Charges \$184.00
Discount
Payments Applied
Current Invoice Due \$184.00

Please make check payable to THE LAKER / LUTZ NEWS
2400 CENTRAL PWKY STE I, HOUSTON, TX 77092-7712

RECEIVED
09-19-2025

Please return this portion with your payment.

CC#: _____ Exp. Date: _____

Invoice Date: 9/15/2025

Invoice # 94771

Account # 33409

Name on Card: _____

Billing address: _____

City: _____ ST: _____ Zip: _____

Cardholder's Signature: _____

Remit Payment to:
THE LAKER / LUTZ NEWS
2400 CENTRAL PKWY STE I
HOUSTON, TX 77092

Amount Enclosed _____

Total DUE ON RECEIPT: \$184.00

Publisher's Affidavit
Laker / Lutz News
Published Weekly
Pasco & Hillsborough County, Florida

State of Florida
County of Pasco and Hillsborough, ss.

Before me the undersigned authority personally appeared, Mary Jane Weeks, who on oath says she is a Senior Account Manager for the Laker / Lutz News, a weekly newspaper published in Pasco & Hillsborough County, Florida; that the attached copy of advertisement

Being a : X-Large Classified Display - Legal Notice of Public Meeting Dates

In the matter of: Rizzetta & Company / Lake Padgett Estates ISD

was published in said newspapers in the issues of: 9/17/2025.

Affiant further says that the said Laker / Lutz News is a newspaper published in Pasco and Hillsborough County, Florida, and that the said newspaper has heretofore been continuously published in said Pasco and Hillsborough County, Florida, for a period of at least one year preceding the first publication of the attached copy of advertisement; and affiant further says that she neither paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

X Mary Jane Weeks Date: 9/19/25

I, Rachel Lee Thompson, a Notary Public for the State of Florida in Pasco County, do certify that Mary Jane Weeks personally appeared before me this day, or has Florida Drivers License _____ for identification and acknowledged the due execution of the forgoing instrument.

Sworn to and subscribed before me, this 19th day of September, 2025.

Notary Public

Rachel Lee Thompson



Community Classifieds

Call 813-909-2800 to advertise or
email RachelLutz@lakerlutznews.com

GAME PAGE ANSWERS



Post
your
AD
here

LEGAL

NOTICE OF DEMOLITION

August 25, 2025

Parker, Erin F, MGR
7300 14th St NE
St. Petersburg, FL 33702
Registered Agent for Parker Properties I, LLC

RE: 38641 & 38645 6th Ave Zephyrhills FL 33542
Parcel ID: 11-26-21-0010-19600-0011
Blighted or Slum Structure

Dear Ms. Parker:

The structure at the above-referenced location has been determined by the City of Zephyrhills Building Official and in accordance with City of Zephyrhills **Code of Ordinances Section 157.04** to be a blighted /slum structure meeting the criteria for demolition due to the existence of the following criteria:

- The structure, or a portion thereof has been extensively damaged by fire, flood, wind, or other natural phenomena such that the building or structure is substantially destroyed or poses an immediate and manifest danger to the life, health, or safety of the general public or occupant.
- The structure is so unsanitary or so utterly fails to provide the amenities essential to decent living that it is manifestly unfit for human habitation, or is likely to cause sickness or disease, so as to work injury to the life, health, or safety of the general public or occupant.
- The condition of the structure, or a portion thereof, poses an immediate threat to life or property by fire or other causes.
- The site to be cleared by demolition consists of the remains, debris, wall, chimney, or floors of or left from a building or structure that has partially or completely collapsed, fallen, or been torn down.
- The structural parts have become so dilapidated, decayed, or deteriorated, or there is an unusual sagging or leaning out of plumb of the building or any part thereof caused by deterioration or over-stressing of the structure or structural parts, that the structure is manifestly unsafe.

This structure poses an immediate and manifest danger to the life, health, or safety of the public or occupant. Legal description hereto as **Exhibit "A"**.

THIS STRUCTURE SHALL BE VACATED AND SHALL NOT BE OCCUPIED.

The owner(s) of this structure shall demolish this structure and clear the entire site. The owner(s) or any other interested party may appeal this finding within **30 days** of the date of the order. The appeal shall be by written petition to: **City Manager, 5335 8th Street, Zephyrhills, FL 33542**, and include a **\$400.00**- dollar fee per structure.

Failure to appeal within **30 days** will cause the City of Zephyrhills to have this structure demolished and cleared at the owner's expense. expense without further notice or hearing, and shall result in a claim of lien for the associated costs being filed against the property. Demolition and clearance will include all structures and all tangible personal property on site. If you have any questions, please call this office (813) 780-0020.

Sincerely,

Kalvin Switzer, building Official
CODE CASE # 2378 – 2025

City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542

NOTICE OF PUBLIC MEETING DATES

LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT

As required by chapters 189 and 190 of Florida Statutes, notice is hereby given that the Board of Supervisors of Lake Padgett Estates Independent Special District will hold their regular monthly meetings for Fiscal Year 2025-2026 at the Lake Padgett Estates Stables Meeting Room, located at 3614 Stable Ridge Lane, Land O' Lakes, Florida 34639 at 6:30 p.m. on the following dates:

October 16, 2025
November 20, 2025
December 18, 2025
January 15, 2026
February 19, 2026
March 19, 2026
April 16, 2026
May 21, 2026
June 18, 2026
July 16, 2026
August 20, 2026
September 17, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. A copy of the agenda for the meetings listed above may be obtained from Rizzetta and Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 or at (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings because of a disability or physical impairment should contact the District's management office, Rizzetta & Company at (813) 994-1001, at least 2 business days prior to the date of the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1 (800) 955-8770 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings 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 such appeal is to be based.

Lake Padgett Estates Independent District
Sean Craft
District Manager

Fictitious name notice? Job to post?
Room for rent? Obituary?
Garage or yard sale?
Get the word out in *The Laker/Lutz News!*
Call 813-909-2800



Trust the Nation's #1 Roofing Contractor
Award-Winning Roofing and Customer Service

Erie Roofing Since 1976

LIMITED TIME OFFER
50% OFF
Installation

FREE ESTIMATE
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CALL TODAY! 1.833.370.1234

New orders only. Does not include material costs. Cannot be combined with any other offer. Minimum purchase required. Other restrictions may apply. This is an advertisement placed on behalf of Erie Construction Mid-West, Inc ("Erie"). Offer terms and conditions may apply and the offer may not be available in your area. If you call the number provided, you consent to being contacted by telephone, SMS text message, email, pre-recorded messages by Erie or its affiliates and service providers using automated technologies notwithstanding if you are on a DO NOT CALL list or register. Please review our Privacy Policy and Terms of Use on homeservicescompliance.com. All rights reserved. License numbers available at erielicenses.com

Donate Your Car to Veterans Today! Help and Support our Veterans. Fast - FREE pick up. 100% tax deductible. Call 800-245-0398

Old guitars wanted! Gibson, Fender, Martin, Etc. 1930's to 1980's. Top dollar paid. Call 866-433-8277

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SunSetter. America's #1 awning! Instant shade at the touch of a button. Transform your deck or patio into an outdoor oasis. Up to 10-year limited warranty. Call now and save \$350! 855-914-1148

We buy houses for cash as is! No repairs or fuss. Any condition. Easy 3-step process: Call, get cash offer, get paid. Get your fair cash offer today. Liz Buys Houses: 844-877-5833

Portable oxygen concentrator may be covered by Medicare! Reclaim independence & mobility w/the compact design & long-lasting battery. Inogen One free info kit! 877-305-1535 (not available in AL)

Consumer Cellular - same reliable, nationwide coverage as large carriers. No long-term contract or hidden fees, free activation. All plans unlimited talk & text starting at just \$20/mo. 877-751-0866

Become a published author. We want to read your book! Dorrance Publishing trusted since 1920. Consultation, production, promotion & distribution. Free author's guide 877-729-4998 or dorranceinfo.com/ads

No cleaning gutters guaranteed! LeafFilter - most advanced gutter protection, backed by a no-clog guarantee & lifetime warranty. 833-610-1936 schedule free inspection & estimate. Get 75% off install & \$250 bonus discount! Limited time. Restrictions apply, see rep for warranty & details. (not avail. in AK, AZ, ID, MT, ND, NM, NV, SD)

Replace your roof w/the best looking & longest lasting material steel from Erie Metal Roofs! 3 styles/multiple colors available. Guaranteed to last a lifetime! Limited time offer up to 50% off install + additional 10% off install military, health & 1st responders. 833-370-1234

ADS ADVERTISING
DISTRIBUTION
SERVICES

www.communitypublishers.com/category/all-products



2025 Summer Home Protection Event!

LIFETIME TRANSFERABLE WARRANTY

End Cleaning Out Gutters!

Zero Clogged Gutters Guaranteed

Without LeafFilter **With LeafFilter**

Promo Code: 285

CALL 855-595-2102 FOR A FREE INSPECTION!

*Promotional offer includes 20% off plus an additional 10% off for qualified veterans and/or seniors. One coupon per household. No obligation estimate valid for 1 year. *See Representative for full warranty details. See website for all license and registration numbers. AZ: ROC 344027, CA: 1035795, CT: HIC0671520, FL: CBC056678, IA: C127230, ID: RCE-S1604, LA: 559544, MA: 176447, MD: MHC111225, MI: 262300173, 262300316, 262300328, 262300329, 262300330, 262300331, MN: IR731804, MT: 226192, ND: 47304, NE: 50145-22, 50145-23, NJ: 13VH0953900, NM: 408893, NV: 86990, NY: H-19114, H-2229, OR: 218294, PA: 179645, 050983, RI: CC-4154, TN: 10981, UT: 10783658-5501, VA: 2705169445, WA: LEAFNNW8232, WV: WV056912.

Limited time only!* **Bonus offer!***

75% OFF + \$250

Installation Discount

Transform Your Bathroom and Change Your Life.



FREE TOILET + \$1,500 OFF*

For your **FREE** information kit and our Senior Discounts, Call Today Toll-Free
1-855-417-1306



*Free toilet with purchase and installation of a walk-in tub or walk-in shower only. Offer available while supplies last. No cash value. Must present offer at time of purchase. Cannot be combined with any other offer. Market restrictions may apply. Offer available in select markets only. CSLB 1082165 NSCB 0082999 0083445 13VH1096000



BATH REMODEL

Safety. Style. Stress-Free Installation.

CALL NOW 866.753.9521

SPECIAL OFFER

Waiving All Installation Costs!



Add'l terms apply. Offer subject to change and vary by dealer. Expires 9/28/25.

LAW OFFICES OF TIMOTHY G. HAYES, P.A.

13336 Lake George Lane
Tampa, Florida 33618

Telephone: (813) 482-4263
tghayes@mindspring.com

INVOICE

Date: 08/31/2025

Invoice #: 25-93

Matter: LPEISD District Legal Counsel

File #: 822

Lake Padgett Estates ISD
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Due Date: 09/20/2025

Payments received after 08/31/2025 are not reflected in this statement.

Date	Details	Hours
08/07	Email from S. Brijmohan Re: Tentative Agenda confirm attendance	0.1
08/11	Email to and from C. Zimmer Re: Reservation of clubhouse	0.1
08/11	Email from R. Quiroz; Review July LPEISD Financials	0.4
08/13	Email from S. Brijmohan Re: August meeting packet	0.1
08/15	Email from and to S. Rowell Re: Padgett Park gate damage	0.2
08/16	Review August Board mtg packet in prep. for 8/21st mtg.; review proposed budget	0.6
08/19	Emails from and to S. Craft Re: prior resolutions re: Chairman's spending authority; Review 2009 and 2014 LPEISD records	1.2
08/19	Emails from S. Craft & S. Yarborough Re: Termination of Stealth Sec.	0.2
08/20	Emails to and from S. Craft Re: 2007, 2010, & 2014 Resolutions; review Board minutes for 2007, 2010 and 2014	1.0
08/21	Telephone Conf. S. Craft Re: lightning strike on gates and that the	

	the proposed resolution Re: Chairman does not supersede others	0.2
08/21	Preparation of Memo to Bord Re: Prior Resolutions regarding expenditures without prior Board approval, with attachments	1.0
08/21	Attend August LPEISD Board Meeting	3.6
08/21	Email from S. Craft Re SAAS invoice for gate repairs.	0.1
08/21	Emails from and to A. Bruening, LPERC, Re: clubhouse use	0.3
08/22	Email from S. Craft; review board meeting summary	0.2
08/25	Prepare 30 day notice of termination of Stealth Security; emails to and from S. Craft	0.5
08/27	Email to and from K. Zimmer, Email to M. Huber Re: Assessment charges; Review meeting notes	0.5
08/28	Email to Stealth Security Re: Termination	0.1

Total Hours	10.4
--------------------	-------------

10.4 hrs X \$200.00 per hr. = \$2,080.00



Invoice Amount:	\$2,080.00
Balance Due:	\$2,080. 00

Retainer Balance (as of 07/31/2025) \$0.00



CC083125-320

0 0

ACCOUNT SUMMARY

Credit Limit \$10,000.00
Credit Available \$8,732.00
Statement Closing Date August 31, 2025
Days in Billing Cycle 31
Previous Balance \$639.51
Payments & Credits \$639.51
Purchases & Other Charges \$1,267.56
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$1,267.56
Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance \$1,267.56
Minimum Payment Due \$1,267.56
Payment Due Date September 25, 2025

RECEIVED
09-16-2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$639.51-	
08/25	08/25	F1515007D00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	639.51-
		MICHELLE WHITE	\$0.00	
		STEPHEN ROWELL	\$1,267.56	
07/31	08/01	82117556LEHMDVP3B	EVERGLADES EQUIP GROUP WELLINGTON FL	773.98
			MCC: 5599 MERCHANT ZIP:	
08/01	08/01	55316586NQEXFBG43	BP#6737985GIANT OILQPS LAND O LAKES FL	53.12
			MCC: 5542 MERCHANT ZIP: 34639	
08/01	08/01	82711166MEHMDXWLF	FLBLUE* ACA JACKSONVILLE FL	34.47
			MCC: 6300 MERCHANT ZIP:	
08/01	08/01	82711166MEHME5R6P	FLBLUE* ACA JACKSONVILLE FL	34.47
			MCC: 6300 MERCHANT ZIP:	
08/09	08/09	55316586YQPKS5KVM	BP#6737985GIANT OILQPS LAND O LAKES FL	35.92
			MCC: 5542 MERCHANT ZIP: 34639	
08/09	08/09	55316586YQPKS5KVX	BP#6737985GIANT OILQPS LAND O LAKES FL	79.00
			MCC: 5542 MERCHANT ZIP: 34639	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date September 25, 2025
New Balance \$1,267.56
Minimum Payment Due \$1,267.56
Past Due Amount \$0.00

Amount Enclosed:

\$

Make Check
Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

0 0

LAKE PADGETT ESTATES INDEPENDENT S
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
08/16	08/16	553165875QZ5AVNXQ	BP#6737985GIANT OILQPS LAND O LAKES FL MCC: 5542 MERCHANT ZIP: 34639	77.10
08/20	08/20	553165879D3BN00NX	BP#6737985GIANT OILQPS LAND O LAKES FL MCC: 5542 MERCHANT ZIP: 34639	53.10
08/29	08/29	55316587JDDYGDSMW	BP#6737985GIANT OILQPS LAND O LAKES FL MCC: 5542 MERCHANT ZIP: 34639	35.85
08/29	08/29	55316587JDDYGDSNE	BP#6737985GIANT OILQPS LAND O LAKES FL MCC: 5542 MERCHANT ZIP: 34639	90.55

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,267.56 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 09/25/25. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$4.47	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$3.17	\$0-\$500,000 = 0.25%
New Cashback Balance	\$7.64	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Mar 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing. See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

Lake Padgett Estates ISD
Credit Card - Stephen Rowell
Closing Date
Payment Date

August 31, 2025
September 25, 2025

All Expenditures must be supported by receipts in order to be eligible for reimbursement.
Attach all receipts to this form.

				Parks & Recreation	Parks & Recreation	Parks & Recreation	TOTAL
				Health Insurance	Equipment Maint & Repair	Vehicle Maintenance	
				57200-3307	57200-4402	57200-4660	
Date	Vendor Name	Description	Amount				
8/1/2025	Everglades	Two New Chainsaws	773.98		773.98		773.98
8/1/2025	Rosemart	Diesel for Lawn Mower and Tractor	53.12		53.12		53.12
8/1/2025	Florida Blue	Dental Insurance August 2025- Steve	34.47	34.47			34.47
8/1/2025	Florida Blue	Dental Insurance August 2025- Tony	34.47	34.47			34.47
8/9/2025	Rosemart	Chevy Truck Gas, Two Stroke Gas, Trash Pump Gas	79.00			79.00	79.00
8/9/2025	Rosemart	Diesel for Lawn Mower and Tractor	35.92		35.92		35.92
8/16/2025	Rosemart	Dodge Gas, Two Stroke Gas	77.10			77.10	77.10
8/20/2025	Rosemart	Diesel for Lawn Mower and Tractor	53.10		53.10		53.10
8/29/2025	Rosemart	Diesel for Lawn Mower and Tractor	35.85		35.85		35.85
8/29/2025	Rosemart	Chevy Truck Gas, Two Stroke Gas	90.55			90.55	90.55
	TOTAL		1,267.56	68.94	951.97	246.65	1,267.56
				57200-3307	57200-4402	57200-4660	



If this is an Account order, please use the following options to remit payment:
 * Check: please mail to PO Box 1160, Loxahatchee FL 33470.
 * NEW - MAKE A PAYMENT TO YOUR ACCOUNT ONLINE- <http://PAY.EFE1963.COM/> - you can Pay with Credit Card, ACH, Apple Pay, or Google Pay

Invoice P0670162 | Order Date: 07/31/2025 | Invoice Date: 07/31/2025

Customer Info

Customer Name Lake Padgett Estates Ltd
Phone Number (813) 230-2898

Customer Account PADGE045
Email

Billing Address

5844 Old Pasco rd Suite 100
 Wesley Chapple, FL 33544

Delivery Address

2240 Success Dr
 Odessa, FL 34655

Order Info

Invoice # P0670162
Payment Type Credit Card
 ...5912
Order Type In-store

PO #
PO Details
In-store Store Odessa
Salesperson Mallory Fantauzzi
 mfantauzzi@efe1963.com

Everglades Equipment Group Odessa
 2240 Success Dr
 Odessa, FL 34655
 Call or text 727-842-8618

Product	Price	Quantity	Issued	Backorder	P/U	Subtotal
MS250KIT 18 - Chain Saw ? 546945268 546923037 (STIH01) picked up 07/31/2025 09:58am	\$429.99	2	2	0	☒	\$859.98
CUSTDISCOUNT - Discount (GL) picked up 07/31/2025 09:58am	\$43.00	-2	-2	0	☒	\$-86
Total						\$773.98

Return Policy:

Special Order Parts must be returned within 14 days. STOCK Parts may be returned within 60 days of purchase with the original invoice. Items must be new, in saleable condition and in the unopened original packaging. Electrical parts, cut-to-length items, paint, chemicals, generators, and gas-powered equipment are non-returnable. All returns are subject to a 25% or higher restocking fee. Freight and delivery charges are non-refundable.

*** New location in Winter Park, FL ***

Everglades Tariff Statement: Currently, tariffs on parts are not passed on to customers. We continue to monitor the situation.



Please scan the QR code to leave us a review.

THANK YOU FOR
SHOPPING AT ROSEMART
4109 Land O Lakes
BLVD
THANK YOU
HAVE A NICE DAY

DATE 8/1/25 9:04
TRAN#9020132
PUMP# 02
SERVICE LEVEL: SELF
PRODUCT: DIESEL
GALLONS: 14.883
PRICE/G: \$3.569
FUEL SALE \$53.12
CREDIT \$53.12
SALE Receipt

Mastercard
*****5912
Entry:Contactless IC
C
Auth #: 001496
Resp Code: 000
Stan: 19517971949
Invoice #: 477431

AuthNet: MASTERC
MODE: Issuer
AID: A0000000041010
BP SITE ID: 6737985
MASTERCARD

PRINT TABLE 03



Florida Combined Life

An Independent Licensee of the
Blue Cross and Blue Shield Association

Enrollment & Billing Department
P.O. Box 44236
Jacksonville, FL 32231-4236

Billing Statement

Due Date	08/01/2025
Total Amount Due	\$34.47

You're setup for AutoPay. If you don't get emails about your payment, please log in to update.

Stephen Rowell
5844 OLD PASCO RD STE 100
WESLEY CHAPEL, FL 33544-4010

Member ID:H27676704

Plan Information	Billing Details	Amount Due
BlueDental Choice QF		
Previous Balance Amount:	\$0.00	
Coverage Period: 08/01/2025 – 08/31/2025	\$34.47	
Amount Due:		\$34.47

Thank you for your last payment of \$34.47.

Statement created: 07/08/2025



Florida Combined Life

An Independent Licensee of the
Blue Cross and Blue Shield Association

Enrollment & Billing Department
P.O. Box 44236
Jacksonville, FL 32231-4236

Billing Statement

Due Date	08/01/2025
Total Amount Due	\$34.47

You're setup for AutoPay. If you don't get emails about your payment, please log in to update.

Tony L Hendrix
5844 OLD PASCO RD STE 100
WESLEY CHAPEL, FL 33544-4010

Member ID:H27668974

Plan Information	Billing Details	Amount Due
BlueDental Choice QF		
Previous Balance Amount:	\$0.00	
Coverage Period: 08/01/2025 – 08/31/2025	\$34.47	
Amount Due:		
		\$34.47

Thank you for your last payment of \$34.47.

Statement created: 07/08/2025

ROSEMART
Land O Lakes
BLVD
Giant 175
4109 Land O Lakes
Land O Lakes FL
34639

DATE 8/9/25 7:57
TRAN#9020144
PUMP# 02
SERVICE LEVEL: SELF
PRODUCT: DIESEL
GALLONS: 9.710
PRICE/G: \$3.699
FUEL SALE \$35.92
CREDIT \$35.92
SALE Receipt

Mastercard
*****5912
Entry:Contactless IC
C
Auth #: 009046
Resp Code: 000
Stan: 19597984970
Invoice #: 487394

AuthNet: MASTERC
MODE: Issuer
AID: A0000000041010
BP SITE ID: 6737985
MASTERCARD

THANK YOU
HAVE A NICE DAY

WELCOME TO
ROSEMART
4109 LAND O LAKES BLVD.
LAND O LAKES, FL
6737985
Giant 175
4109 Land O Lakes
Land O Lakes FL 34639

< DUPLICATE RECEIPT >

Description	Qty	Amount
UNLDT CR #04	26.6986	79.00
SELF @ 2.959/ G		
Subtotal		79.00
TOTAL		79.00
CREDIT \$		79.00

SALE Receipt

Mastercard
*****5912
Entry:Chip Read
Auth #: 009769
Resp Code: 000
Stan: 19597984979
Invoice #: 487406

PIN Bypassed

AuthNet: MASTERC
MODE: Issuer
AID: A0000000041010
BP SITE ID: 6737985
MASTERCARD

THANKS, COME AGAIN

ST#175
CSH: 0

DR#1 TRAN#9040688
8/9/25 8:04:21 AM

THANK YOU FOR
SHOPPING AT ROSEMART
4109 Land O Lakes
BLVD
THANK YOU
HAVE A NICE DAY

DATE 7/16/11 8:03
TRAN# 071707
PUMP# 07
SERVICE LEVEL: SELF
PRODUCT: JIL
GALLONS: 14.719
PRICE/G: \$3.119
FUEL SALE \$77.10
CREDIT \$77.10
SALE RECEIPT

Mastercard
*****5912
Entry: Contactless IC
C
Auth #: 011017
Resp Code: 000
Stan: 19708002554
Invoice #: 501719

AuthNet: MASTERCARD
MODE: Issuer
AID: A00000000041010
BP SITE ID: 6737985
MASTERCARD

PRINT TABL 03

THANK YOU FOR
SHOPPING AT ROSEMART
4109 Land O Lakes
BLVD
Giant 175
4109 Land O Lakes
Land O Lakes FL
34639

DATE 8/20/25 13:31
TRAN#9020159
PUMP# 02
SERVICE LEVEL: SELF
PRODUCT: DIESEL
GALLONS: 14.753
PRICE/G: \$3.599
FUEL SALE \$53.10
CREDIT \$53.10
SALE Receipt

Mastercard
*****5912
Entry: Contactless IC
C
Auth #: 020847
Resp Code: 000
Stan: 19708002554
Invoice #: 501719

AuthNet: MASTERCARD
MODE: Issuer
AID: A00000000041010
BP SITE ID: 6737985
MASTERCARD

THANK YOU
HAVE A NICE DAY

THANK YOU FOR
SHOPPING AT ROSEMART
4109 Land O Lakes
BLVD
Giant 175
4109 Land O Lakes
Land O Lakes FL
34639

DATE 8/29/25 10:02
TRAN#9020176
PUMP# 02
SERVICE LEVEL: SELF
PRODUCT: DIESEL
GALLONS: 9.962
PRICE/G: \$3.599
FUEL SALE \$35.85
CREDIT \$35.85
SALE Receipt

Mastercard
*****5912
Entry:Contactless IC
C
Auth #: 029975
Resp Code: 000
Stan: 19798017074
Invoice #: 513562

AuthNet: MASTERC
MODE: Issuer
AID: A00000000041010
BP SITE ID: 6737985
MASTERCARD

THANK YOU
HAVE A NICE DAY

THANK YOU FOR
SHOPPING AT ROSEMART
4109 Land O Lakes
BLVD
Giant 175
4109 Land O Lakes
Land O Lakes FL
34639

DATE 8/29/25 10:07
TRAN#3040852
PUMP# 04
SERVICE LEVEL: SELF
PRODUCT: UNLD1
GALLONS: 29.601
PRICE/G: \$3.059
FUEL SALE \$90.55
CREDIT \$90.55
SALE Receipt

Mastercard
*****5912
Entry:Contactless IC
C
Auth #: 029573
Resp Code: 000
Stan: 19798017083
Invoice #: 513568

AuthNet: MASTERC
MODE: Issuer
AID: A00000000041010
BP SITE ID: 6737985
MASTERCARD

THANK YOU
HAVE A NICE DAY

7.30.25.-7.31.25.

Date	Payee	Amount	Description
7.31.25.	everglades.	773.98.	two new chainsaws.
8/1/25.	rosemart gas.	53.12.	diesel for lawn mower and tractor.
	TOTAL	827.10.	

Receipts Attache

2

Requestor Signature:
district manager.

Lake Padgett ISD
8.9.25.

Date	Payee	Amount	Description
8.9.25.	rosemart gas.	79.00.	chevy truck gas ,two stroke gas. Trash pump gas.
8/9/25.	rosemart gas.	35.92.	diesel for lawn mower and tractor.
	TOTAL	114.92.	

Receipts Attache

2

Requestor Signature:
district manager.

Lake Padgett ISD
8.16.25.-8.20.25.

Date	Payee	Amount	Description
8/16/25.	rosemart gas.	77.18.	dodge gas ,two stroke gas.
8/20/25.	rosemart gas.	53.10.	diesel for lawn mower and tractor.
TOTAL		130.28.	

Receipts Attache 2

Requestor Signature: 

district manager.

Lake Padgett ISD
8.29.25.

Date	Payee	Amount	Description
8/29/25.	rosemart .	35.85.	diesel for lawn mower and tractor.
8/29/2025.	rosemart.	90.55.	chevy truck gas and two stroke gas.
TOTAL		126.40.	

Receipts Attache

2

Requestor Signature:  _____
district manager.



PO BOX 489
NEWARK, NJ 07101-0489

Invoice: 6123035874
Billing period: Aug 9 - Sep 8, 2025
Due date: 09/30/25

KEYLINE



LAKE PADGETT ESTATES INDEPENDENCE
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Manage your account at
verizon.com/mybusiness

We updated the design of your bill. Learn
more about these updates at
verizon.com/business/billupdates

We appreciate your business with this account since 01/07/2020.

Snapshot of your bill

(details on page 5)

Balance from last bill	\$101.00
Payment - Thank You	-\$101.00
Balance Forward	\$0.00
This month's charges due by Sep 30, 2025	\$234.66
Total due	\$234.66

Auto Pay is scheduled for 09/28/25 - Thank You.

09-15-2025



LAKE PADGETT ESTATES INDEPENDENCE
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Bill Date September 08, 2025

Invoice Number 6123035874

Total Amount Due

Deducted from bank account on 09/28/25
DO NOT MAIL PAYMENT

\$234.66

PO BOX 16810
NEWARK, NJ 07101-6810





Payment Summary

Previous Balance	\$101.00
Payment - Thank You	
Payment Received 08/28/25	-\$101.00
Total Payments	-\$101.00
Balance Forward	\$0.00

Invoice: 6123035874

Billing period: Aug 9 - Sep 8, 2025

Due date: 09/30/25

Questions about your bill?

verizon.com/business/support
800-922-0204

You may be eligible for a discount by enrolling in Auto Pay and paper-free billing, depending on your plan.

See eligible plans at verizon.com/business/payoptions

You can enroll in Auto Pay by:

1. Logging in or Registering for My Business at verizon.com/mybusiness.
2. Calling our Automated Payment Option Enrollment system at 866-868-3882.
3. Signing the remit slip below and mailing with check.

You can enroll in paper-free billing by:

1. Logging into your My Business Account > Billing > Manage payments > Paper-free billing.

Eligible payment methods for potential discount include:

1. Bank Account
2. Verizon Business Mastercard

Written notations included with or on your payment will not be reviewed or honored. Please send correspondence to:

Verizon Wireless Attn: Correspondence Team P O Box 15069 Albany, NY 12212

Automatic Payment Enrollment for Account: 842326036-00001 LAKE PADGETT ESTATES INDEPENDENCE

By signing below, you authorize Verizon Wireless to electronically debit your bank account each month for the total balance due on your account. The check you send will be used to setup Automatic Payment. You will be notified each month of the date and amount of the debit 10 days in advance of the payment. You agree to receive all Auto Pay related communications electronically. I understand and accept these terms. This agreement does not alter the terms of your existing Customer Agreement. I agree that Verizon Wireless is not liable for erroneous bill statements or incorrect debits to my account. To withdraw your authorization you must call Verizon Wireless. Check with your bank for any charges.

1. Check this box.

2. Sign name in box below, as shown on the bill and date.

3. Return this slip with your payment. Do not send a voided check.





Your September bill is \$234.66

Due Sep 30

Invoice: 6123035874

Billing period: Aug 9 - Sep 8, 2025

Due date: 09/30/25

Changes since your last bill

Last month you paid \$101.00.

Your bill increased by \$133.66.

Review details online at verizon.com/mybusiness/bill.

Bill summary (details on page 4)

Balance Forward	\$0.00
Monthly charges	\$58.88
Equipment charges	\$174.96
Usage & Purchase Charges	
Messaging	\$0.00
Surcharges and Other charges & credits	\$0.82
Taxes, Governmental Surcharges & Fees	\$0.00
Total Current charges due by 09/30/25	\$234.66
Total Charges	\$234.66

Auto Pay is scheduled for 09/28/25 - Thank You.

Ways to pay



My Verizon for Business App

You can check your bill easily with the My Verizon for Business app available in App Store or Google Play.



Scan the QR code to download the app



Online via My Business Portal

Go to verizon.com/mybusiness and sign in to review and pay your bill.



Scan the QR code to log in



By Phone

Simply dial #PMT (#768) on your Verizon phone and follow the prompts to pay.



In Person

Go to verizon.com/stores to find a Verizon store near you.

Invoice: 6123035874
Billing period: Aug 9 - Sep 8, 2025
Due date: 09/30/25

Explanation of Charges:

Account Charges and Line Charges

	Page Number	Monthly Charges	Usage and Purchase Charges	Equipment Charges	Surcharges & Other Charges and Credits	Taxes, Governmental Surcharges & Fees	Third-Party Charges (includes Tax)	Total Charges	Voice Plan Usage	Msg Usage	Data Usage	Voice Roaming	Msg Roaming	Data Roaming
Lines Charges														
813-230-2898 Steven Yarbrough	5	\$29.44	--	\$87.48	\$0.41	--	--	\$117.33	168	81	2.562GB	—	--	—
813-629-4661 Steven Yarbrough	10	\$29.44	--	\$87.48	\$0.41	--	--	\$117.33	14	47	.874GB	—	--	—
Total Charges		\$58.88	\$0.00	\$174.96	\$0.82	\$0.00	\$0.00	\$234.66						

Invoice: 6123035874
Billing period: Aug 9 - Sep 8, 2025
Due date: 09/30/25

Charges by line details

Steven Yarbrough
813-230-2898
Galaxy S24 128 Gry

\$117.33

Monthly Charges **\$29.44**

Includes proration due to changes during the last bill cycle

Plan

Previous Plan				
4G NW UNL Min&MSG+Email&Data Refund	08/22 - 09/08			-\$29.03
\$50.00 per month / 18 days refunded				
New Plan				
NW UNL Min&MSG+Email&Data	08/22 - 09/08			\$21.48
\$36.99 per month / 18 days on new plan				
Month in Advance				
NW UNL Min&MSG+Email&Data	09/09 - 10/08			\$36.99

Features & Add Ons

5G Ultra Wideband Access	08/26 - 09/08			\$0.00
\$.00 per month / full month on new service				
5G Ultra Wideband Access	09/09 - 10/08			\$0.00

These are the normal monthly charges billed in advance.

Equipment Charges **\$87.48**

Equipment Purchase	08/22			\$87.48
West Area BSC	007100709			

Usage and Purchase Charges **\$0.00**

Voice		Allowance	Used	Billable	Cost
Previous Calling Plan (08/09 - 08/21)	minutes	unlimited	126	--	--
New Calling Plan (08/22 - 09/08)	minutes	unlimited	42	--	--
Mobile to Mobile (08/09 - 09/08)	minutes	unlimited	49	--	--
Night/Weekend (08/09 - 09/08)	minutes	unlimited	17	--	--
Total Voice					\$0.00

Messaging		Allowance	Used	Billable	Cost
Text (08/09 - 09/08)	messages	unlimited	35	--	--

Your Plan

Plan from 8/9 - 8/21
4G NW UNL
Min&MSG+Email&Data
 \$50.00 monthly charge
 Unlimited monthly minutes

UNL Text Messaging
 Unlimited M2M Text
 Unlimited Text Message

Plan from 8/22 - 9/8
NW UNL Min&MSG+Email&Data
 \$36.99 monthly charge
 Unlimited monthly minutes

UNL Text Messaging
 Unlimited M2M Text
 Unlimited Text Message

Email & Web Unlimited
 Unlimited monthly gigabyte

M2M National Unlimited
 Unlimited monthly Mobile to Mobile

UNL Night & Weekend Min
 Unlimited monthly OFFPEAK

UNL Picture/Video MSG
 Unlimited monthly Picture & Video

Charges by line details (continued)

Steven Yarbrough
813-230-2898
Galaxy S24 128 Gry

Invoice: 6123035874

Billing period: Aug 9 - Sep 8, 2025

Due date: 09/30/25

Usage and Purchase Charges, continued

Messaging		Allowance	Used	Billable	Cost
Unlimited M2M Text (08/09 - 09/08)	messages	unlimited	34	—	--
Picture & Video - Sent (08/09 - 09/08)	messages	unlimited	3	—	--
Picture & Video - Rcv'd (08/09 - 09/08)	messages	unlimited	9	—	--
Total Messaging					\$0.00

Data		Allowance	Used	Billable	Cost
5G Ultra Wideband Usage(08/09 - 09/08)	gigabytes	unlimited	.328	—	--
Gigabyte Usage(08/09 - 09/08)	gigabytes	unlimited	2.234	—	--
Total Data					\$0.00

Usage and Purchase Charges

Usage and Purchase Charges consist of charges resulting from usage outside of your plan or feature allowance. It may also include international charges.

Surcharges and Other Charges **\$0.41**

Surcharges

Fed Universal Service Charge	\$0.20
Regulatory Charge	\$0.21

Total Current Charges for 813-230-2898 \$117.33

Charges by line details (continued)

Steven Yarbrough
813-230-2898
Galaxy S24 128 Gry

Invoice: 6123035874

Billing period: Aug 9 - Sep 8, 2025

Due date: 09/30/25

Detail for Steven Yarbrough: 813-230-2898

Voice

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
8/09	9:13A	813-244-1909	Off-Peak	N&W	Land O Lak FL	Tampa FL	11	—	—	—
8/14	11:07A	800-921-8101	Peak	PlanAllow	Hamilton OH	Toll-Free CL	47	—	—	—
8/14	12:30P	813-244-1909	Peak	PlanAllow	Hamilton OH	Tampa FL	6	—	—	—
8/14	12:40P	813-731-3066	Peak	PlanAllow	Hamilton OH	Tampa FL	2	—	—	—
8/14	12:43P	813-447-4106	Peak	PlanAllow	Hamilton OH	Tampa FL	3	—	—	—
8/14	12:46P	813-244-1909	Peak	PlanAllow	Lutz FL	Tampa FL	3	—	—	—
8/14	2:36P	813-863-0219	Peak	PlanAllow	Lutz FL	Tampawst FL	1	—	—	—
8/15	9:47A	800-921-8101	Peak	PlanAllow	Land O Lak FL	Toll-Free CL	1	—	—	—
8/15	10:19A	800-921-8101	Peak	PlanAllow	Lutz FL	Toll-Free CL	33	—	—	—
8/15	12:35P	813-838-5470	Peak	PlanAllow	Lutz FL	Zephyrhills FL	9	—	—	—
8/15	12:44P	813-714-1430	Peak	M2MAllow	Hamilton OH	Zephyrhills FL	2	—	—	—
8/15	12:47P	813-842-7331	Peak	PlanAllow	Hamilton OH	Tampa FL	2	—	—	—
8/16	9:09A	813-468-4555	Off-Peak	M2MAllow	Lutz FL	Tampacen FL	1	—	—	—
8/16	9:10A	813-468-4555	Off-Peak	M2MAllow	Lutz FL	Tampacen FL	2	—	—	—
8/16	11:32A	813-727-3123	Off-Peak	N&W	Land O Lak FL	Tampa FL	2	—	—	—
8/16	12:33P	813-838-5470	Off-Peak	N&W	Hamilton OH	Zephyrhills FL	1	—	—	—
8/16	2:10P	813-838-5470	Off-Peak	N&W	Hamilton OH	Zephyrhills FL	1	—	—	—
8/20	7:22A	813-996-4606	Peak	PlanAllow	Lutz FL	Tampanth FL	1	—	—	—
8/20	7:58A	813-714-1430	Peak	M2MAllow	Lutz FL	Zephyrhills FL	1	—	—	—
8/20	7:59A	813-714-1430	Peak	M2MAllow	Lutz FL	Zephyrhills FL	1	—	—	—
8/20	8:01A	813-714-1430	Peak	M2MAllow	Lutz FL	Incoming CL	3	—	—	—
8/21	8:09A	727-505-4714	Peak	PlanAllow	Port Riche FL	Nwptrichey FL	2	—	—	—
8/21	8:12A	813-714-1430	Peak	M2MAllow	Port Riche FL	Zephyrhills FL	4	—	—	—
8/21	8:23A	727-260-2213	Peak	M2MAllow	Port Riche FL	Clearwater FL	1	—	—	—
8/21	8:43A	727-260-2213	Peak	M2MAllow	Port Riche FL	Incoming CL	3	—	—	—
8/21	8:47A	727-505-4714	Peak	PlanAllow	Port Riche FL	Nwptrichey FL	1	—	—	—
8/21	9:30A	813-714-1430	Peak	M2MAllow	Port Riche FL	Zephyrhills FL	1	—	—	—
8/21	12:30P	813-363-4869	Peak	M2MAllow	Lutz FL	Tampacen FL	4	—	—	—
8/21	12:37P	617-953-9531	Peak	M2MAllow	Lutz FL	Brookline MA	1	—	—	—
8/21	12:38P	617-953-9531	Peak	M2MAllow	Lutz FL	Brookline MA	1	—	—	—
8/21	12:39P	352-238-4432	Peak	PlanAllow	Lutz FL	VM Deposit CL	2	—	—	—
8/21	4:20P	813-235-6915	Peak	PlanAllow	Lutz FL	Tampanth FL	1	—	—	—
8/21	4:20P	813-235-6915	Peak	PlanAllow	Lutz FL	Tampanth FL	1	—	—	—
8/21	4:29P	813-235-6915	Peak	PlanAllow	Hamilton OH	Tampanth FL	1	—	—	—
8/21	4:30P	813-235-6915	Peak	PlanAllow	Hamilton OH	Tampanth FL	1	—	—	—
8/21	4:31P	813-235-6915	Peak	PlanAllow	Hamilton OH	Tampanth FL	1	—	—	—
8/21	4:32P	813-235-6915	Peak	PlanAllow	Hamilton OH	Tampanth FL	1	—	—	—
8/21	4:33P	813-235-6915	Peak	PlanAllow	Hamilton OH	Tampanth FL	1	—	—	—
8/21	4:34P	813-235-6915	Peak	PlanAllow	Hamilton OH	Tampanth FL	1	—	—	—
8/21	4:35P	813-235-6915	Peak	PlanAllow	Hamilton OH	Tampanth FL	1	—	—	—
8/21	4:36P	813-235-6915	Peak	PlanAllow	Hamilton OH	Tampanth FL	1	—	—	—
8/21	4:36P	813-235-6915	Peak	PlanAllow	Hamilton OH	Tampanth FL	1	—	—	—
8/21	5:42P	813-235-6915	Peak	PlanAllow	Lutz FL	Tampanth FL	1	—	—	—

Charges by line details (continued)

Steven Yarbrough
813-230-2898
Galaxy S24 128 Gry

Invoice: 6123035874
Billing period: Aug 9 - Sep 8, 2025
Due date: 09/30/25

Detail for Steven Yarbrough: 813-230-2898

Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
8/21	7:16P	813-235-6915	Peak	PlanAllow	Hamilton OH	Tampanth FL	1	—	—	—
8/22	9:10A	813-924-0402	Peak	M2MAIlow	Hamilton OH	Tampa FL	2	—	—	—
8/22	9:48A	813-838-5470	Peak	PlanAllow	Lutz FL	Zephyrhills FL	2	—	—	—
8/26	11:16A	813-838-5470	Peak	PlanAllow	Hamilton OH	Incoming CL	1	—	—	—
8/26	4:01P	000-000-0086	Peak	PlanAllow,CalIVM	Port Riche FL	Voice Mail CL	2	—	—	—
8/27	11:10A	000-000-0086	Peak	PlanAllow,CalIVM	Lutz FL	Voice Mail CL	2	—	—	—
8/27	11:12A	813-382-7990	Peak	M2MAIlow	Hamilton OH	Tampa FL	2	—	—	—
8/27	11:21A	508-414-7777	Peak	PlanAllow	Lutz FL	Worcester MA	1	—	—	—
8/27	11:23A	508-414-7777	Peak	PlanAllow	Lutz FL	Incoming CL	3	—	—	—
8/27	11:28A	000-000-0086	Peak	PlanAllow,CalIVM	Lutz FL	Voice Mail CL	4	—	—	—
8/27	11:34A	813-382-7990	Peak	M2MAIlow	Lutz FL	Tampa FL	1	—	—	—
8/27	11:55A	813-714-1430	Peak	M2MAIlow	Lutz FL	Zephyrhills FL	2	—	—	—
8/27	12:23P	727-260-2213	Peak	M2MAIlow	Lutz FL	Clearwater FL	1	—	—	—
8/27	12:31P	727-260-2213	Peak	M2MAIlow	Lutz FL	Incoming CL	2	—	—	—
8/27	12:51P	508-414-7777	Peak	PlanAllow	Lutz FL	Incoming CL	1	—	—	—
8/27	1:14P	813-924-0402	Peak	M2MAIlow	Lutz FL	Incoming CL	3	—	—	—
8/27	1:41P	508-414-7777	Peak	PlanAllow	Lutz FL	Incoming CL	1	—	—	—
8/28	8:11A	813-244-1909	Peak	PlanAllow	Lutz FL	Tampa FL	2	—	—	—
8/28	8:21A	813-244-1909	Peak	PlanAllow	Lutz FL	Tampa FL	1	—	—	—
8/28	8:42A	813-244-1909	Peak	PlanAllow	Hamilton OH	Incoming CL	2	—	—	—
8/28	8:53A	813-244-1909	Peak	PlanAllow	Land O Lake FL	Tampa FL	1	—	—	—
8/28	11:49A	813-244-1909	Peak	PlanAllow	Land O Lak FL	Tampa FL	3	—	—	—
8/28	1:58P	813-629-4661	Peak	M2MAIlow	Hamilton OH	Incoming CL	1	—	—	—
8/28	2:41P	000-000-0086	Peak	PlanAllow,CalIVM	Lutz FL	Voice Mail CL	1	—	—	—
8/28	3:04P	000-000-0086	Peak	PlanAllow,CalIVM	Land O Lak FL	Voice Mail CL	1	—	—	—
8/28	3:05P	813-363-4869	Peak	M2MAIlow	Land O Lak FL	Tampacen FL	1	—	—	—
8/29	9:32A	813-838-5470	Peak	PlanAllow	Lutz FL	Zephyrhills FL	3	—	—	—
9/02	9:38A	000-000-0086	Peak	PlanAllow,CalIVM	Land O Lake FL	Voice Mail CL	1	—	—	—
9/02	10:02A	000-000-0086	Peak	PlanAllow,CalIVM	Land O Lake FL	Voice Mail CL	1	—	—	—
9/02	11:27A	000-000-0086	Peak	PlanAllow,CalIVM	Lutz FL	Voice Mail CL	1	—	—	—
9/02	1:33P	813-629-4661	Peak	M2MAIlow	Lutz FL	Incoming CL	3	—	—	—
9/02	1:43P	813-629-4661	Peak	M2MAIlow	Hamilton OH	Incoming CL	1	—	—	—
9/02	1:48P	813-714-1430	Peak	M2MAIlow	Hamilton OH	Zephyrhills FL	2	—	—	—
9/02	1:54P	813-714-1430	Peak	M2MAIlow	Hamilton OH	Zephyrhills FL	1	—	—	—
9/02	2:00P	813-714-1430	Peak	M2MAIlow	Hamilton OH	Zephyrhills FL	1	—	—	—
9/02	3:56P	813-629-4661	Peak	M2MAIlow	Port Riche FL	Tampa FL	1	—	—	—
9/02	3:57P	000-000-0086	Peak	PlanAllow,CalIVM	Port Riche FL	Voice Mail CL	1	—	—	—
9/02	4:24P	727-505-4714	Peak	PlanAllow	Port Riche FL	Nwptridchey FL	1	—	—	—
9/02	7:23P	727-505-4714	Peak	PlanAllow	Port Riche FL	Incoming CL	2	—	—	—
9/04	9:51A	813-244-1909	Peak	PlanAllow	Land O Lake FL	Tampa FL	1	—	—	—
9/04	12:08P	000-000-0086	Peak	PlanAllow,CalIVM	Lutz FL	Voice Mail CL	1	—	—	—



Charges by line details (continued)

Steven Yarbrough
813-230-2898
Galaxy S24 128 Gry

Invoice: 6123035874
Billing period: Aug 9 - Sep 8, 2025
Due date: 09/30/25

Detail for Steven Yarbrough: 813-230-2898

Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
9/05	11:57A	000-000-0086	Peak	PlanAllow,CallVM	Lutz FL	Voice Mail CL	2	—	—	—
9/06	7:54A	000-000-0086	Off-Peak	N&W,CallVM	Lutz FL	Voice Mail CL	1	—	—	—
9/06	10:48A	813-263-9484	Off-Peak	N&W	Hamilton OH	Tampa FL	1	—	—	—

Invoice: 6123035874
Billing period: Aug 9 - Sep 8, 2025
Due date: 09/30/25

Charges by line details

Steven Yarbrough
813-629-4661
Galaxy S24 128 Gry

\$117.33

Monthly Charges **\$29.44**

Includes proration due to changes during the last bill cycle

Plan

Previous Plan				
4G NW UNL Min&MSG+Email&Data Refund	08/22 - 09/08			-\$29.03
\$50.00 per month / 18 days refunded				
New Plan				
NW UNL Min&MSG+Email&Data	08/22 - 09/08			\$21.48
\$36.99 per month / 18 days on new plan				
Month in Advance				
NW UNL Min&MSG+Email&Data	09/09 - 10/08			\$36.99

Features & Add Ons

5G Ultra Wideband Access	08/26 - 09/08			\$0.00
\$.00 per month / full month on new service				
5G Ultra Wideband Access	09/09 - 10/08			\$0.00

These are the normal monthly charges billed in advance.

Equipment Charges **\$87.48**

Equipment Purchase	08/22			\$87.48
West Area BSC	007100709			

Usage and Purchase Charges **\$0.00**

Voice		Allowance	Used	Billable	Cost
Previous Calling Plan (08/09 - 08/21)	minutes	unlimited	1	--	--
New Calling Plan (08/22 - 09/08)	minutes	unlimited	13	--	--
Mobile to Mobile (08/09 - 09/08)	minutes	unlimited	13	--	--
Night/Weekend (08/09 - 09/08)	minutes	unlimited	20	--	--
Total Voice					\$0.00

Messaging		Allowance	Used	Billable	Cost
Text (08/09 - 09/08)	messages	unlimited	17	--	--

Your Plan

Plan from 8/9 - 8/21
4G NW UNL
Min&MSG+Email&Data
 \$50.00 monthly charge
 Unlimited monthly minutes

UNL Text Messaging
 Unlimited M2M Text
 Unlimited Text Message

Plan from 8/22 - 9/8
NW UNL Min&MSG+Email&Data
 \$36.99 monthly charge
 Unlimited monthly minutes

UNL Text Messaging
 Unlimited M2M Text
 Unlimited Text Message

Email & Web Unlimited
 Unlimited monthly gigabyte

M2M National Unlimited
 Unlimited monthly Mobile to Mobile

UNL Night & Weekend Min
 Unlimited monthly OFFPEAK

UNL Picture/Video MSG
 Unlimited monthly Picture & Video

Charges by line details (continued)

Steven Yarbrough
813-629-4661
Galaxy S24 128 Gry

Invoice: 6123035874

Billing period: Aug 9 - Sep 8, 2025

Due date: 09/30/25

Usage and Purchase Charges, continued

Messaging		Allowance	Used	Billable	Cost
Unlimited M2M Text (08/09 - 09/08)	messages	unlimited	17	—	--
Picture & Video - Sent (08/09 - 09/08)	messages	unlimited	1	—	--
Picture & Video - Rcv'd (08/09 - 09/08)	messages	unlimited	12	—	--
Total Messaging					\$0.00

Data		Allowance	Used	Billable	Cost
5G Ultra Wideband Usage(08/09 - 09/08)	gigabytes	unlimited	.039	—	--
Gigabyte Usage(08/09 - 09/08)	gigabytes	unlimited	.835	—	--
Total Data					\$0.00

Usage and Purchase Charges

Usage and Purchase Charges consist of charges resulting from usage outside of your plan or feature allowance. It may also include international charges.

Surcharges and Other Charges **\$0.41**

Surcharges

Fed Universal Service Charge	\$0.20
Regulatory Charge	\$0.21

Total Current Charges for 813-629-4661 \$117.33

Charges by line details (continued)

Steven Yarbrough
813-629-4661
Galaxy S24 128 Gry

Invoice: 6123035874

Billing period: Aug 9 - Sep 8, 2025

Due date: 09/30/25

Detail for Steven Yarbrough: 813-629-4661

Voice

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min.	Airtime Chrgs	LD/Other Chrgs	Total
8/13	11:37P	727-505-4714	Off-Peak	N&W	Tarpon Spr FL	Nwptrichey FL	1	—	—	—
8/18	2:38P	727-505-4714	Peak	PlanAllow	Lutz FL	Nwptrichey FL	1	—	—	—
8/20	3:28P	813-917-5227	Peak	M2MAllow	Hamilton OH	Tampa FL	1	—	—	—
8/20	9:17P	727-505-4714	Off-Peak	N&W	Tarpon Spr FL	Incoming CL	1	—	—	—
8/25	9:26A	813-714-1430	Peak	M2MAllow	Lutz FL	Zephyrhills FL	1	—	—	—
8/25	11:21A	813-763-6377	Peak	M2MAllow	Land O LA FL	Incoming CL	2	—	—	—
8/25	11:28A	813-714-1430	Peak	M2MAllow	Hamilton OH	Zephyrhills FL	1	—	—	—
8/25	11:33A	813-714-1430	Peak	M2MAllow	Land O lake FL	Incoming CL	1	—	—	—
8/26	2:32P	813-838-5470	Peak	PlanAllow	Lutz FL	Zephyrhills FL	2	—	—	—
8/27	11:34A	813-731-7028	Peak	PlanAllow	Lutz FL	Tampa FL	1	—	—	—
8/28	1:58P	813-230-2898	Peak	M2MAllow	Tarpon Spr FL	Tampa FL	1	—	—	—
8/28	2:03P	727-688-7598	Peak	PlanAllow	Tarpon Spr FL	Clearwater FL	1	—	—	—
8/28	2:07P	727-688-7598	Peak	PlanAllow	Tarpon Spr FL	Incoming CL	1	—	—	—
8/30	11:55A	813-731-7028	Off-Peak	N&W	Tarpon Spr FL	Tampa FL	1	—	—	—
8/31	10:42A	719-396-9938	Off-Peak	N&W	Hamilton OH	Peyton CO	2	—	—	—
8/31	12:20P	727-688-7598	Off-Peak	N&W	Lutz FL	Clearwater FL	2	—	—	—
8/31	2:20P	719-396-9938	Off-Peak	N&W	Lutz FL	VM Deposit CL	1	—	—	—
9/01	5:33P	727-505-4714	Peak	PlanAllow	Clearwater FL	Nwptrichey FL	1	—	—	—
9/02	1:33P	813-230-2898	Peak	M2MAllow	Hamilton OH	Tampa FL	3	—	—	—
9/02	1:43P	813-230-2898	Peak	M2MAllow	Hamilton OH	Tampa FL	1	—	—	—
9/03	1:23P	813-230-4059	Peak	PlanAllow	Lutz FL	Tampa FL	1	—	—	—
9/03	1:23P	727-688-7598	Peak	PlanAllow	Lutz FL	Clearwater FL	2	—	—	—
9/03	3:51P	813-230-4059	Peak	PlanAllow	Lutz FL	Tampa FL	2	—	—	—
9/07	1:39P	727-688-7598	Off-Peak	N&W	Hamilton OH	Incoming CL	3	—	—	—
9/07	1:42P	727-688-7598	Off-Peak	N&W	Hamilton OH	Incoming CL	9	—	—	—
9/08	4:28P	330-329-4146	Peak	M2MAllow	Odessa FL	Incoming CL	2	—	—	—
9/08	6:10P	727-688-7598	Peak	PlanAllow	Tarpon Spr FL	Clearwater FL	1	—	—	—
9/08	6:58P	727-688-7598	Peak	PlanAllow	Tarpon Spr FL	Incoming CL	1	—	—	—

Invoice: 6123035874

Billing period: Aug 9 - Sep 8, 2025

Due date: 09/30/25

Need-to-Know Information

More On Wireless Taxes And Surcharges

Your total charges for this month's bill cycle are \$234.66.

This includes charges for one or more bundled Verizon service plans that include voice, messaging, data, or other services for which you pay a monthly plan charge.

This bill cycle, your fixed monthly plan charges were \$58.88 (before applying any discounts or credits, and excluding other charges such as overage, late payment, taxes, Verizon surcharges, and equipment).

To accurately bill taxes and Verizon surcharges, we regularly look at past network usage by you and other customers with similar plans to allocate this fixed monthly plan charge among the services included in the bundle.

In this bill cycle, we have allocated this amount as follows: \$3.14 for voice, \$0.66 for messaging, \$55.08 for data, and \$0.00 for other services.

For more information, please go to vzw.com/taxesandsurcharges.

Bankruptcy Information

If you are or were in bankruptcy, this bill may include amounts for pre-bankruptcy charges. You should not pay pre-bankruptcy amounts; they are for your information only. In the event Verizon receives notice of a bankruptcy filing, pre-bankruptcy charges will be adjusted in future invoices. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.

Explanation of Surcharges

Surcharges include (i) a Regulatory Charge (which helps defray various government charges we pay including government number administration and license fees); (ii) a Federal Universal Service Charge (and, if applicable, a State Universal Service Charge) to recover charges imposed on us by the government to support universal service; and (iii) an Administrative Charge, which helps defray certain expenses we incur, including: charges we, or our agents, pay local telephone companies for delivering calls from our customers to their customers; fees and assessments on our network facilities and services; property taxes; and the costs we incur responding to regulatory obligations. **Please note that these are Verizon Wireless charges, not taxes. These charges, and what's included, are subject to change from time to time.**

Effective January 11, 2023, the definition of the Administrative Charge will be modified to help defray and recover certain direct and indirect costs we or our agents incur, including: (a) costs of complying with regulatory and industry obligations and programs, such as E911, wireless local number portability, and wireless tower mandate costs; (b) property taxes; and (c) costs associated with our network, including facilities (e.g. leases), operations, maintenance and protection, and costs paid to other companies for network services.

Please note that this surcharge is a Verizon Wireless charge, not a tax or government-imposed fee. This charge, and what's included, is subject to change from time to time.

California - Questions About Your Bill?

Call Customer Service at 800.922.0204. Send written disputes to: Verizon, PO Box 409, Newark, NJ 07101-0409. If you are disputing a charge because you contend it was not authorized, and we need time to investigate the complaint, you are not required to pay the disputed amount while our investigation is pending. If you have a complaint you cannot resolve with us, submit a complaint to the California Public Utilities Commission at Consumer Affairs Branch, 505 Van Ness Ave. Rm. 2003, San Francisco, CA 94102, or at <http://www.cpuc.ca.gov/complaints>, or call 800.649.7570. If you have hearing or speaking limitations and need California Relay Service, dial 711 (visit <http://ddtp.cpuc.ca.gov/> for further information). If you need to contact your wireless phone insurance provider, call 888.881.2622

Device Payment Schedule

Listed below are the dates of your future payments for device payment VZEDGE_NEW_AGREEMENT_NUMBER.

Schedule Of Future Payments Due

VZEDGE_NEW_SCHEDULE_DATES

Verizon Wireless Regulatory Charge

Effective September 1, 2025, the monthly Verizon wireless Regulatory Charge for voice-capable devices increased from \$0.19 to \$0.21 per line. The charge for data-only devices remains at \$0.02 per line. Please note that this is a Verizon wireless surcharge, not a tax. This charge, and what's included, are subject to change from time to time. For further information regarding this charge, review the "Explanation of Surcharges" section of this bill.

Tab 4



October 7, 2025

Sean Craft
Lake Padgett Estates Independent Special District
C/O Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
Via email: SBrijmohan@rizzetta.com

RE: District Engineer Report – October 2025

Dear Mr. Craft:

Please find the summary of current activities below:

1) Beach Testing

As reported at the September meeting, the water quality at both Laird and Lake Padgett parks tested satisfactorily. The September results are attached. October results have not been received as of the date of this report.

2) Playground Equipment Permitting

Installation of the new playground equipment was completed on October 1, 2025. I inspected the installations and found it to be in substantial compliance with the plans. As of the date of this report we are awaiting the installation of playground mulch by the District Maintenance staff. When complete, Playground Boss can call in for the final inspection. Currently the equipment is cordoned off from use and should not be utilized by park users until the final inspection is cleared.

Sincerely,

John J. Mueller, PE
Senior Engineer
Landis Evans and Partners, Inc.

**Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format**

PUBLIC WATER SYSTEM INFORMATION (to be completed by sampler – please type or print legibly)

System Name: Lake Padgett Swim Area PWS I.D. #:
System Type (check one): ☐ Community ☐ Nontransient Noncommunity ☐ Transient Noncommunity ☒ Private Beach ☐ Limited Use
Address: _____
City: Land O Lakes, FL ZIP Code: _____
Phone #: _____ Fax #: _____ E-Mail Address: _____

SAMPLE INFORMATION (to be completed by sampler)

Sample Number: 25.15405 Sample Date: 9-12-2025 Sample Time: 9:20 AM PM (Circle One)
Sample Location (be specific): Swim Area North Location Code: _____

Disinfectant Residual (Required when reporting results for trihalomethanes and halo acetic acids): 0 mg/L Field pH: _____

Sample Type (Check Only One)

- ☐ Distribution
☐ Entry Point (to Distribution)
☐ Plant Tap (not for compliance with 62-550)
Raw (at well or intake)
☐ Max Residence Time
☐ Ave Residence Time
☐ Near First Customer

Reason(s) for Sample (Check all that apply)

- ☐ Routine Compliance with 62-550 ☐ Replacement (of Invalidated Sample)
☐ Confirmation of MCL Exceedance* ☐ Special (not for compliance with 62-550)
☐ Composite of Multiple Sites** ☐ Clearance (permitting)
☒ Other: Pasco County Health Department Rule

Sampling Procedure Used or Other Comments:

Grab – Fecal Coliform

*See 62-550.500(6) for requirements and restrictions.
And 62-550.512(3) for nitrate or nitrite exceedances.

**See 62-550.550(4) for requirements and
attach a results page for each site.

SAMPLER CERTIFICATION

I, Richard Rober, Sampler, I do HEREBY CERTIFY

that the above public water system and sample collection information is complete and correct.

Signature: Rich Rober Date: 9-12-2025

Certified Operator #: _____ Phone #: 727-848-2591 Sampler's Fax #: 727-848-0003

Sampler's E-mail: pascotesting@verizon.net



FL DOH Certification #E84025

Report Date: September 15, 2025

Pasco Testing Lab
PO Box 1064
New Port Richey, FL 34656

Field Custody: Client
Client/Field ID: Lake Padgett North
Sample Collection: 09-12-25/0920
Lab ID No: 25.15905
Lab Custody Date: 09-12-25/1015
Sample Description: SW

CERTIFICATE OF ANALYSIS

Parameter	Units	Results	Analysis Date	Method	Detection Limit
Fecal Coliform	MPN/100ML	2.0	9-12-25/1415	Colilert-18	1

Thomas J. Weeks
Laboratory Manager

Test results meet all requirements of the 2016 TNI standards. Statement of estimated uncertainty available upon request. Test results refer only to sample(s) listed.
Contact person: Thomas Weeks (813) 229-2879.

**Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format**

PUBLIC WATER SYSTEM INFORMATION (to be completed by sampler – please type or print legibly)

System Name: Lake Padgett Swim Area PWS I.D. #:

System Type (check one): ☐ Community ☐ Nontransient Noncommunity ☐ Transient Noncommunity ☒ Private Beach ☐ Limited Use

Address: _____

City: Land O Lakes, FL ZIP Code: _____

Phone # _____ Fax #: _____ E-Mail Address: _____

SAMPLE INFORMATION (to be completed by sampler)

Sample Number: 25.15906 Sample Date: 9-12-2025 Sample Time: 9:23 AM PM (Circle One)

Sample Location (be specific): Swim Area South Location Code: _____

Disinfectant Residual (Required when reporting results for trihalomethanes and halo acetic acids): 0 mg/L Field pH: _____

Sample Type (Check Only One)

- ☐ Distribution
☐ Entry Point (to Distribution)
☐ Plant Tap (not for compliance with 62-550)
Raw (at well or intake)
☐ Max Residence Time
☐ Ave Residence Time
☐ Near First Customer

Reason(s) for Sample (Check all that apply)

- ☐ Routine Compliance with 62-550 ☐ Replacement (of Invalidated Sample)
☐ Confirmation of MCL Exceedance* ☐ Special (not for compliance with 62-550)
☐ Composite of Multiple Sites** ☐ Clearance (permitting)
XX Other: Pasco County Health Department Rule

Sampling Procedure Used or Other Comments:

Grab - Fecal Coliform

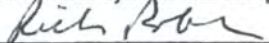
*See 62-550.500(6) for requirements and restrictions.
And 62-550.512(3) for nitrate or nitrite exceedances.

**See 62-550.550(4) for requirements and
attach a results page for each site.

SAMPLER CERTIFICATION

I, Richard Rober, Sampler, I do HEREBY CERTIFY

that the above public water system and sample collection information is complete and correct.

Signature:  Date: 9-12-2025

Certified Operator #: _____ Phone #: 727-848-2591 Sampler's Fax #: 727-848-0003

Sampler's E-mail: pascotesting@verizon.net



FL DOH Certification #E84025

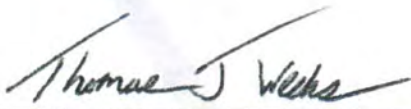
Report Date: September 15, 2025

Pasco Testing Lab
PO Box 1064
New Port Richey, FL 34656

Field Custody: Client
Client/Field ID: Lake Padgett South
Sample Collection: 09-12-25/0923
Lab ID No: 25.15906
Lab Custody Date: 09-12-25/1015
Sample Description: SW

CERTIFICATE OF ANALYSIS

Parameter	Units	Results	Analysis Date	Method	Detection Limit
Fecal Coliform	MPN/100ML	83.1	9-12-25/1415	Colilert-18	1


Thomas J. Weeks
Laboratory Manager

Test results meet all requirements of the 2016 TNI standards. Statement of estimated uncertainty available upon request. Test results refer only to sample(s) listed.
Contact person: Thomas Weeks (813) 229-2879.

**Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format**

PUBLIC WATER SYSTEM INFORMATION (to be completed by sampler – please type or print legibly)

System Name: Laird Park Swim Area PWS I.D. #:

System Type (check one): ☐ Community ☐ Nontransient Noncommunity ☐ Transient Noncommunity ☒ Private Beach ☐ Limited Use

Address: _____

City: Land O Lakes, FL ZIP Code: _____

Phone # _____ Fax # _____ E-Mail Address: _____

SAMPLE INFORMATION (to be completed by sampler)

Sample Number: 25,15907 Sample Date: 9-12-2025 Sample Time: 9:37 AM PM (Circle One)

Sample Location (be specific): Swim Area East Location Code: _____

Disinfectant Residual (Required when reporting results for trihalomethanes and halo acetic acids): 0 mg/L Field pH: _____

Sample Type (Check Only One)

- ☐ Distribution
☐ Entry Point (to Distribution)
☐ Plant Tap (not for compliance with 62-550)
Raw (at well or intake)
☐ Max Residence Time
☐ Ave Residence Time
☐ Near First Customer

Reason(s) for Sample (Check all that apply)

- ☐ Routine Compliance with 62-550 ☐ Replacement (of Invalidated Sample)
☐ Confirmation of MCL Exceedance* ☐ Special (not for compliance with 62-550)
☐ Composite of Multiple Sites** ☐ Clearance (permitting)
XX Other: Pasco County Health Department Rule

Sampling Procedure Used or Other Comments:

Grab – Fecal Coliform

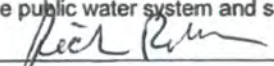
*See 62-550.500(6) for requirements and restrictions.
And 62-550.512(3) for nitrate or nitrite exceedances.

**See 62-550.550(4) for requirements and
attach a results page for each site.

SAMPLER CERTIFICATION

I, Richard Rober, Sampler, I do HEREBY CERTIFY

that the above public water system and sample collection information is complete and correct.

Signature:  Date: 9-12-2025

Certified Operator #: _____ Phone #: 727-848-2591 Sampler's Fax #: 727-848-0003

Sampler's E-mail: pascotesting@verizon.net



FL DOH Certification #E84025

Report Date: September 15, 2025

Pasco Testing Lab
PO Box 1064
New Port Richey, FL 34656

Field Custody: Client
Client/Field ID: Laird Park East
Sample Collection: 09-12-25/0937
Lab ID No: 25.15907
Lab Custody Date: 09-12-25/1015
Sample Description: SW

CERTIFICATE OF ANALYSIS

Parameter	Units	Results	Analysis Date	Method	Detection Limit
Fecal Coliform	MPN/100ML	5.3	9-12-25/1415	Colilert-18	1

Thomas J. Weeks
Laboratory Manager

Test results meet all requirements of the 2016 TNI standards. Statement of estimated uncertainty available upon request. Test results refer only to sample(s) listed.
Contact person: Thomas Weeks (813) 229-2879.

**Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format**

PUBLIC WATER SYSTEM INFORMATION (to be completed by sampler – please type or print legibly)

System Name: Laird Park Swim Area PWS I.D. #: ☐☐☐☐☐☐☐☐

System Type (check one): ☐ Community ☐ Nontransient Noncommunity ☐ Transient Noncommunity ☒ Private Beach ☐ Limited Use

Address: _____

City: Land O Lakes, FL ZIP Code: _____

Phone # _____ Fax # _____ E-Mail Address: _____

SAMPLE INFORMATION (to be completed by sampler)

Sample Number: 25-15908 Sample Date: 9-12-2025 Sample Time: 9:40 AM PM (Circle One)

Sample Location (be specific): Swim Area West Location Code: _____

Disinfectant Residual (Required when reporting results for trihalomethanes and halo acetic acids): 0 mg/L Field pH: _____

Sample Type (Check Only One)

☐ Distribution

☐ Entry Point (to Distribution)

☐ Plant Tap (not for compliance with 62-550)

Raw (at well or intake)

☐ Max Residence Time

☐ Ave Residence Time

☐ Near First Customer

Reason(s) for Sample (Check all that apply)

☐ Routine Compliance with 62-550

☐ Confirmation of MCL Exceedance*

☐ Composite of Multiple Sites**

☒ XX Other: Pasco County Health Department Rule

☐ Replacement (of Invalidated Sample)

☐ Special (not for compliance with 62-550)

☐ Clearance (permitting)

Sampling Procedure Used or Other Comments:

Grab – Fecal Coliform

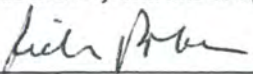
*See 62-550.500(6) for requirements and restrictions.
And 62-550.512(3) for nitrate or nitrite exceedances.

**See 62-550.550(4) for requirements and
attach a results page for each site.

SAMPLER CERTIFICATION

I, Richard Rober, Sampler, I do HEREBY CERTIFY

that the above public water system and sample collection information is complete and correct.

Signature:  Date: 9-12-2025

Certified Operator #: _____ Phone #: 727-848-2591 Sampler's Fax #: 727-848-0003

Sampler's E-mail: pasctest@verizon.net



FL DOH Certification #E84025

Report Date: September 15, 2025

Pasco Testing Lab
PO Box 1064
New Port Richey, FL 34656

Field Custody: Client
Client/Field ID: Laird Park West
Sample Collection: 09-12-25/0940
Lab ID No: 25.15908
Lab Custody Date: 09-12-25/1015
Sample Description: SW

CERTIFICATE OF ANALYSIS

Parameter	Units	Results	Analysis Date	Method	Detection Limit
Fecal Coliform	MPN/100ML	4.2	9-12-25/1415	Colilert-18	1

Thomas J. Weeks
Laboratory Manager

Test results meet all requirements of the 2016 TNI standards. Statement of estimated uncertainty available upon request. Test results refer only to sample(s) listed.
Contact person: Thomas Weeks (813) 229-2879.

3202 N. Florida Ave. Tampa, FL 33603
Phone: (813) 229-2879 Fax: (813) 229-0002

Email: twweeks@knlenvironmental.com

[illegible]

Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:**
November
20th, 2025 @
6:30PM

October 16th

**District
Manager's
Report**

2025

FINANCIAL SUMMARY

8/31/2025

General Fund Cash & Investment Balance:	\$778,940
Reserve Fund Cash & Investment Balance:	<u>\$604,561</u>
Total Cash and Investment Balances:	\$1,383,501
General Fund Expense Variance: \$14,454	Under Budget

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Tab 6



September 30, 2025

Lake Padgett Estates Independent Special District
c/o Rizzetta and Company
5844 Old Pasco Road, Suite
Wesley Chapel, FL 33544

RE: Full Service Reserve Study with Site Inspection
Lake Padgett Estates Independent Special District
3125 Lake Padgett Dr
Land O Lakes, FL 34639

Dear Board of Supervisors:

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

Lake Padgett Estates Independent Special District commenced operations in July 2006. The community started home construction in the 1970s and it continued gradually over many years. The community is comprised of 1038 single family homes. The District is located in Wesley Chapel, Pasco County, Florida. After a review of plats, aerials, and county records, we recommend the following reserve items be included in the report:

- **Tennis Courts**
- **Basketball Courts**
- **Walls and Fencing**
- **Parking Areas and Gates**
- **Pavilions**
- **Docks**
- **Playground Equipment**
- **Camera Systems**
- **Sheds**
- **Restroom Building**
- **Stables**
- **Barns**
- **Vehicles and Equipment**
- **Waterways**
- **Any Other Items Specified by You**

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



Scope of Service

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

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



Qualifications

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

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

A partial list of our clients include:

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



Experience

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

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

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

Heritage Harbour South CDD, Bradenton, Florida

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

Venetian CDD, Venice, FL

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

Riverwood CDD, Port Charlotte, FL

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

Two Creeks CDD, Middleburg, FL

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



Services

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

Full Service Reserve Study with Site Inspection (Level-1)

\$6,400

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

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

Sincerely,

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

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

Accepted by Signature:

Date

Accepted by Printed Name:



Property Wellness Reserve Study Program Proposal Level I Reserve Study

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

Lake Padgett Estates Independent Special District
Land O' Lakes, Florida



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

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



A Proactive Property Wellness Program

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

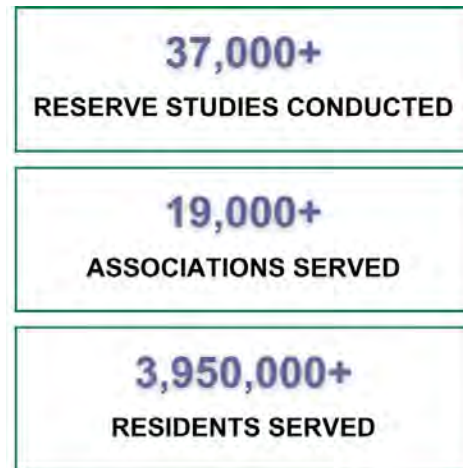


Threshold Funding Strategy

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

Helping Communities Thrive for Over 30 Years

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



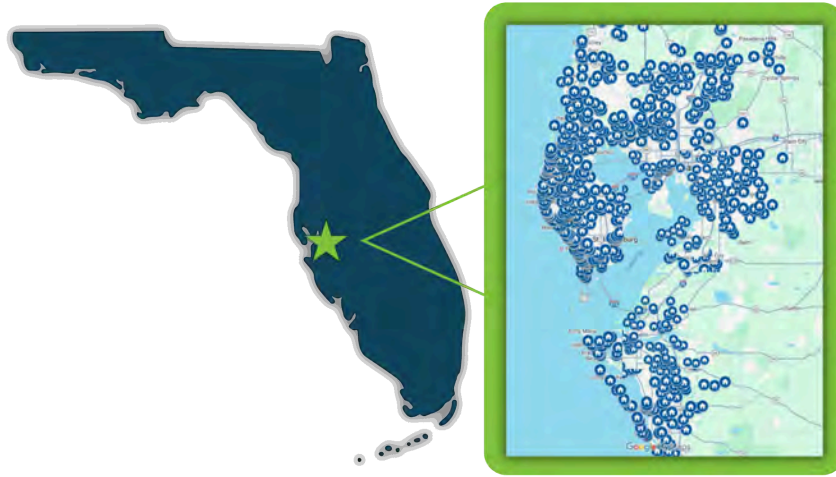
Industry Leadership

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

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

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

Your Trusted Neighborhood Partner



Hear What Our Clients Say



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

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



"Taylor was extremely helpful and knowledgeable in all aspects of our assets, infrastructure, roads, etc. He was quick to respond with questions, requests and concerns. And, he took his time with us during our initial meeting and was sure to answer all of our questions"

Candy Bailey-Gray, Treasurer
Paradise Island Co-Op, Inc.
Largo, Florida

Level I Full Reserve Study



ONSITE VISUAL INSPECTION
PRE-INSPECTION MEETING
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS
CONDITION ASSESSMENTS
USEFUL LIFE ESTIMATES
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS
PRIORITIZED LIST OF CAPITAL EXPENDITURES
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES
INCLUSION OF LONG-LIVED ASSETS
ELECTRONIC REPORT
EXCEL SPREADSHEETS
SUPPORT WITH IMPLEMENTATION OF REPORT
COMPLIMENTARY REPORT REVISION
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION

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

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

Property Wellness Reserve Study Program

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

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

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

Property Description

Lake Padgett Estates Independent Special District comprises 1,038 lots. We've identified and will include the following reserve components:

Streets and Curbs, Fences, Irrigation System, Landscaping, Post or Pole Lights, Sport Court(s), Playground(s), Meeting Room(s), Storm Water Systems, Gates, Security Equipment, Docks, Piers, Stables, Vehicles, Trailers, Well House, Picnic Shelters, Maintenance Equipment, Maintenance Sheds, Boat, Rest Room Buildings, Barns (3) and other property specifically identified that you'd like us to include.

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

Key Elements of Your Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

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



Reserve Expenditures

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

[View Example](#)

Funding Plan

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

[View Example](#)

Reserve Funding Graph

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

[View Example](#)

Component Specific Details

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

[View Example](#)

Excel Spreadsheets

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

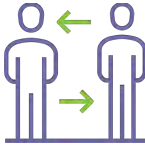
For Confidence in All Decisions



Personalized Experience Guarantee

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

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



Full Engagement

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



Detailed Understanding

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



Ongoing Support

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



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

Ellen C. | Treasurer



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

To Start Your Property Wellness Reserve Study Program Today:

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

Service	Price
Reserve Study (Level I)	\$9,350.00
Your Reserve Study Includes: • Pre-project Collaboration: Meeting with management and the board on community priorities and goals. • Unlimited Virtual Support: Free Study Presentation after report delivery. Available for the lifetime of your community. • Excel Financial Management Tool: Fully editable spreadsheet to run scenarios & track actual expenditures. • Preventative Maintenance Guidance: Clear maintenance schedules and practical steps your team can implement right away. • Revision Period: One complimentary update within 6 months of delivery. • Dedicated Expertise: Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind.	
We provide ongoing, tailored support—at no additional cost. We'll meet with you to walk through your study, explain key recommendations, and answer any questions—ensuring you have the knowledge and confidence to make informed decisions for your community's long-term success.	

Total **\$9,350.00**

2. Sign below

Signature: _____

Title: _____

Name: _____

Date: _____

For: Lake Padgett Estates Independent Special District

Ref: 253682

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

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

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

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 9/30/2025, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

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

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

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

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

Professional Service Conditions - Continued

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

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

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

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

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

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

Serving Florida & the Southeast USA

110 E. Broward Blvd., Suite 1700
Fort Lauderdale, FL 33301

Tel: (954) 210-7925

Fax: (954) 210-7926

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**ASSOCIATION
RESERVES™**

Planning For The Inevitable™

Regional Offices

Arizona	Nevada
California	New Jersey
Colorado	New Mexico
Florida	North Carolina
Hawaii	Ohio
Mid-Atlantic	Texas
Midwest	Washington

September 25, 2025

Proposal #57771-0

Lake Padgett Estates ISD, Inc.

c/o Sean Craft

Rizzetta & Company

7924 Mellogold Circle

Land O'Lakes, FL 34639

Subject: Reserve Study Proposal

Dear Sean,

Thank you for requesting a Reserve Study proposal from Association Reserves. It would be our privilege to serve as your Reserves planning partner! We recognize that you have a choice of Reserve Study providers and want to make sure you understand the many benefits of working with our company. To that end, we have prepared this proposal document which clearly defines the process and scope of work of our Reserve Studies, provides background about our firm and key employees, and even includes answers to many Frequently Asked Questions.

We have also enclosed the Standard Terms and Conditions which sets forth the terms of the services that Association Reserves-Florida, LLC ("Association Reserves", "us", "our" or "we") will provide to **Lake Padgett Estates ISD, Inc.** ("Client", "you" or "your").

When you're ready for the next step, simply follow the instructions listed in the last section, "Schedule, Terms and Fees." Our office will then contact you regarding the next steps in the process, such as scheduling the site inspection, obtaining required background information, etc. Please don't hesitate to contact us if you have any questions or concerns or would like any additional information. We hope to hear from you soon!

Sincerely,

Will Simons, RS

President

Florida/Southeast Regional Office



Introduction to Reserve Studies

What's a Reserve Study?

A Reserve Study is a document used by community associations (or any other type of common interest real estate development) to help determine the relative strength of its existing financial Reserve funds, and to provide forecasts and recommended funding plans for major repair, replacement, or restoration projects over a long period of time.



Are Reserve Studies really that important?

Absolutely. It's fairly easy to plan and prepare for recurring costs like management fees, insurance premiums, landscaping contracts, and utilities, but what about the projects and expenses that DON'T happen every year? That's our specialty...identifying and forecasting those projects that are *certain* to occur, but are often overlooked or underestimated. There's no question that setting aside Reserve funds over a long period of time is the simplest, most cost-effective, and most responsible way to plan for major projects.

The work will need to be done; it's up to the property and its representatives to plan accordingly. Without adequate Reserves, properties will have to make a tough decision: take out costly loans? Push for recurring special assessments? Or worst, accept a drop in property values due to deteriorating conditions and deferred maintenance? A current, reliable Reserve Study is the first step toward long-term financial strength for every property. Without one, property owners and stakeholders will be misinformed, underprepared, and left exposed to serious financial consequences. A current, reliable Reserve Study is a hallmark of well-managed properties, and an important part of a Board of Directors' fiduciary duty to act in the best interest of their ownership.

What components are included in a Reserve Study?

[Reserve Study Standards](#) as published by the Community Associations Institute specify the following criteria for inclusion in a Reserve Study:

1. The association has the obligation to maintain or replace the existing element.
2. The need and schedule for this project can be reasonably anticipated.
3. The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs

Our studies typically include funding for projects such as: roof replacement, painting/waterproofing, pavement sealing and resurfacing, elevator modernization, balcony and deck sealing and restoration, major mechanical systems (HVAC, fire alarm, hot water, etc.), major pool and spa expenses, interior/amenity area remodeling, and many more. The bottom line is that every property is different, and will require a thorough inspection to determine what belongs in your study. State requirements vary on what types of projects should be addressed through Reserves (and therefore included in a Reserve Study). Our studies will always meet and usually exceed these requirements, ensuring that our clients are acting in accordance with legal requirements and sound fiduciary responsibility.

The Reserve Study Process

Our Reserve Studies are prepared in accordance with [Reserve Study Standards](#), originally established in 1998 by the Community Associations Institute. Per these standards, a Reserve Study engagement generally consists of the following:

1. Component Inventory & Condition Assessment

The component inventory is the task of selecting and quantifying Reserve components. This task can be accomplished through on-site visual observations, review of property design and organizational documents, a review of established precedents, and discussion with appropriate representative(s) of the Client. The condition assessment is “the task of evaluating the current condition of the component based on observed or reported characteristics.” As part of our inspection, we review any available building documents including site plans, building plans, fire alarm inspection records, equipment schedules and any other data that may be informative regarding component details, project history or expectations for upcoming work. We then measure/quantify, inspect and document all areas or components to be included.

→ For Update, With Site Visit (Level 2) Reserve Studies, the component inventory is for verification purposes only, using previously-established component quantities from a prior Reserve Study. However, the condition assessment is re-established based on current conditions. For Update, No Site Visit (Level 3) Reserve Studies, there is no physical inspection of the property. We review the component inventory and condition assessments from the most recent study, communicate with the Client about any relevant project history and updated financial information, then proceed with the Life and Valuation Estimates and Financial Analysis.



2. Life & Valuation Estimates

Our team begins by organizing and interpreting the raw data gathered during the site inspection, reviewing all measurements, notes and photographs for key details and insights. Next, we establish the component list structure, and determine the life and cost estimates for each Reserve component. Our standard procedure is to use any historical information provided to us by the Client (such as when certain projects were done, and what they cost), and to review any bids or estimates for upcoming work. We review our findings with your current vendors for their insights, and also check their input against information we've gathered working with other comparable properties in the area. We constantly consult our own internal databases, comprised of data collected from over 45,000 Reserve Studies. As a supplement, we also make use of various guidebooks, publications and manufacturer's recommendations to supplement our knowledge base. The end result is a complete, thorough set of estimates that are accurate, current, Client-specific, and generated by a qualified, independent third party.

3. Financial Analysis, Report Preparation & Delivery

Once the component list is established and we've reviewed your current annual budget and Reserve fund balance(s), we will make a determination of relative current Reserve fund strength and created a recommended funding plan covering the next 30 fiscal years, including a schedule of projected annual income and expenses.

Why should we choose Association Reserves?

Association Reserves was established in 1986 as a professional consulting firm serving community associations and other clients throughout the United States and abroad. To date, our firm has completed over **80,000** Reserve Studies and Capital Plans for properties of all types, including condominium and homeowners associations, community development districts, timeshare and resort properties, commercial facilities, worship facilities, schools and more. Over the years, our firm has been instrumental in defining and advocating the National Reserve Study Standards endorsed by the Community Associations Institute (CAI).

Each Reserve Study we provide is conducted with special consideration for the unique characteristics of the Client property, especially age, regional weather patterns, local pricing factors, and input from the Client's representatives. Our time-tested approach involves research of key factors, especially project history, projected useful life and cost data, and aesthetic standards in the local area. Our staff members earn and maintain the Reserve Specialist credential administered by the Community Associations Institute (CAI), the international authority on all aspects of community association living.

We don't take a one-size-fits-all approach to our work, because we know that every property is different, and we take the time and care to ensure our results will help you to make wise decisions regarding the long-term care of your physical and financial assets. From our first phone call to final delivery of your study, we hold ourselves to the highest standards of professionalism. We pride ourselves on delivering a first-rate product, because we know you're putting your trust in our hands.



*We're proud to announce that for **12 years in a row (2013-2024)** we have been selected as a Reader's Choice Award winner by the readers of the Florida Community Association Journal. We attribute this achievement to a combination of hard work, attention to detail and an unwavering commitment to serving our clients.*

Qualifications and Key Staff Members

All of our project staff members have college degrees and many come from construction, engineering, architecture and related backgrounds. We do not use sub-contractors to conduct our inspections—all staff members inspecting your property are company employees trained specifically in the field of preparing Reserve Studies. As of 2024, 10 staff members on our Florida team have earned the prestigious Reserve Specialist credential.

Please [click this link](#) to learn more about our Florida team!



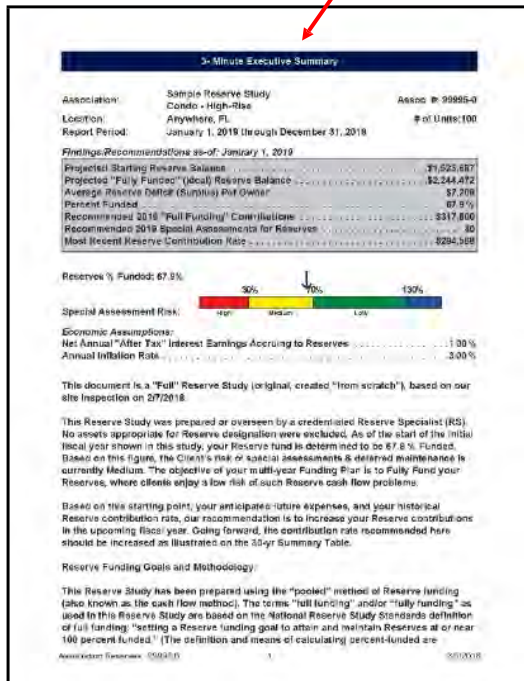
Robert M. Nordlund, PE, RS, EBP is the founder, owner and CEO of Association Reserves. Robert is a Professional Engineer, Reserve Specialist, and former board president of his own homeowners association. In addition, he is a past Chairman of CAI's Reserve Professionals Committee, past Chairman of the Association of Professional Reserve Analysts, past President of CAI's Greater Los Angeles Chapter, and a frequent speaker in industry-sponsored seminars and presentations throughout the United States. He obtained his Bachelor's degree from the University of Washington in Mechanical Engineering, and is a member of the prestigious engineering honors society Tau Beta Pi.



Will Simons, RS, EBP is the President of our Florida regional office. Will has completed and overseen more than 3,000 Reserve Studies for property types including residential developments, schools, historic buildings, commercial developments, country clubs, worship facilities, marinas and more. Will has earned the Reserve Specialist designation (#190) and is also a frequent author and speaker in the industry. He is a licensed Continuing Education Provider (#0005433) for Florida Community Association Managers, having designed and taught coursework related to Reserve funds and Reserve Studies. He served as the Vice President and Treasurer of his own homeowners association in South Florida, serving a community of over 600 homes and helping to oversee an annual budget of over \$1 million. Will earned a Bachelor's degree in Business administration from the University of Southern California.

What can I expect to see in my Reserve Study?

Simple, concise summary of recommendations, with a clear, organized listing of Reserve components.

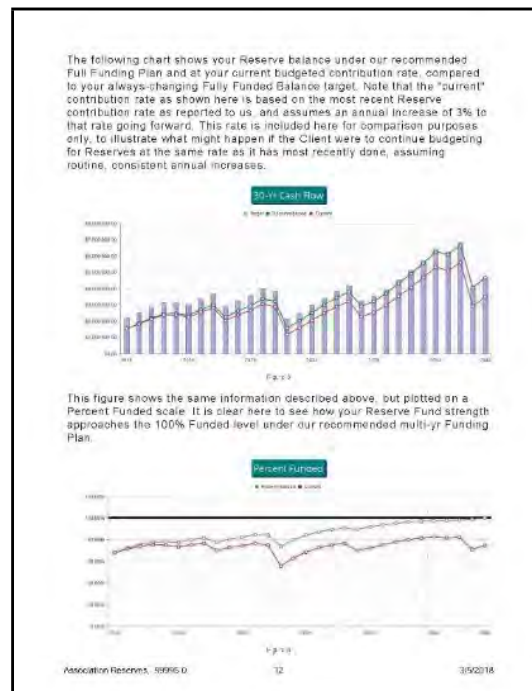


Executive Summary 99995-0

Component	Current Life (yr)	Next Budget Cycle (yr)	Current Average Cost
Roofing/Exterior			
2114 Power Transformer Station	40	27	\$73,700
2144 Storage Units - Interior	20	13	\$34,490
2217 Air Conditioning - Exterior	10	7	\$13,240
2223 On-Site Vehicle - Exterior	20	7	\$22,290
2308 Deck Siding - Exterior	20	17	\$27,820
2330 Stairs - Interior/Exterior	20	7	\$12,830
2344 Parking Structure - Exterior	7	4	\$49,890
2359 Building Exterior - Exterior	7	4	\$301,130
2367 Windows & Doors - Exterior	40	27	\$21,320
2377 Building Exterior - Exterior	20	7	\$19,740
Interior/Exterior			
2407 Elevator Shaft - Exterior	10	4	\$4,400
2410 Elevator Shaft - Exterior	10	2	\$1,290
2422 Air Conditioning - Exterior	20	7	\$13,240
2423 Air Conditioning - Exterior	20	7	\$13,240
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2497 Air Conditioning - Exterior	20	7	\$13,240
2498 Air Conditioning - Exterior	20	7	\$13,240
2499 Air Conditioning - Exterior	20	7	\$13,240
2500 Air Conditioning - Exterior	20	7	\$13,240

Association Reserves: 99995-0 3/5/2018

Large, color-coded charts and tables to illustrate long-term implications



Here's a sample of our Component Details pages. We devote a thorough summary to every single component included in your Reserve Study.

Comp #: 2343 Building Exteriors - Seal/Paint
Location: Building exteriors
Funded?: Yes.
History: Per records provided, exterior building was painted in 2015 for \$250,000
Evaluation: Approximately 23,400 LF of sealants. Overall condition noted to be fair; Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking, peeling, blistering, etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory. There are two important reasons for painting and waterproofing a building: to protect the structure from damage caused by exposure to the elements, and to restore or maintain good aesthetic standards for curb appeal. As routine maintenance, we recommend that regular inspections, spot repairs and touch-up painting be included in the operating budget. Typical paint cycles can vary greatly depending upon many factors including: type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Proper sealant/caulking at window and door perimeters and other "gaps" in the building structure are critical to preventing water intrusion and resulting damage. The general rule of thumb is that sealant/caulking should be in place wherever two dissimilar building surfaces meet, such as window frame to concrete structure junctions. For best results, the client may want to consult with a paint company representative, building envelope specialist and/or structural engineer to specify the types of materials to be used and define complete scope of work before bidding. In our experience, cost estimates for painting and waterproofing can vary widely, even when based on the same prescribed scope of work. Estimates shown here should be updated and revised as needed based on actual bids obtained or project cost history during future Reserve Study updates.

Quantity: Approx 156,000 GSF

Useful Life:
7 years

Remaining Life:
4 years

Easy-to-find details



Descriptive, thorough observations

Full-color photographs

Best Case: \$ 320,000 Worst Case: \$ 400,000

Lower estimate to seal/repaint Higher estimate

Cost Source: AR Cost Database/Client Cost History

Association Reserves, 99995-0

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3/5/2018

What's Included with your Reserve Study?

Upon completion of the Reserve Study, the Client will receive the following:



Electronic copy: A digital version of the entire Reserve Study document is delivered by email in PDF form. We also post the completed study to a complimentary, private (password-protected) account on the Client Center of our website, where Client representatives can view and download all relevant documents.



Free Software: Enjoy a complimentary subscription to “uPlanIt,” our online Reserve Study software. (Subscription will be active upon completion of your Reserve Study and terminates 90 days after the start of the initial fiscal year included in the financial analysis.) uPlanIt allows Clients to consider a variety of conditions throughout the reserve budget process, forecast the potential impact on the funding plan, and test and validate their budget decisions. Whether you want to change the contribution level, adjust replacement costs, or postpone certain projects, you’ll be able to foresee the outcome. Results are delivered in an assortment of insightful charts & tables. With uPlanIt, the power to control your property’s physical & financial future is entirely in your hands! (More information on following page.)



Virtual Meetings/Presentations: we will gladly host a virtual meeting via Zoom to help explain the process, outcomes, and other key details found within a Reserve Study. The Reserve Study document is shown on-screen, and our staff will walk you through the document, explaining key terminology, reviewing the component list and explaining how we formulate our recommendations in a study. **Note: unless approved in advance, Zoom meetings will be limited to a maximum of 60 minutes.**

Other Benefits:

Complimentary hard copy: Upon the Client’s request to us, one printed and bound full-color copy is available upon request upon completion of the Reserve Study at no cost. Additional copies may be requested but will be billed in addition to the Reserve Study fee at \$150.00 each.

Complimentary revision: In the event there is a material error or discrepancy identified within the Reserve Study, upon the Client’s written request to us, we will gladly revise the study at no charge to the Client for a period of up to 60 days following our initial delivery of the completed study. The foregoing is limited to one revision of the initial completed study. Other requests for changes, or requests made greater than 60 days following our initial delivery of the study may be approved by us in our sole discretion and potentially at an additional cost of \$200/hour.

On-Site Meeting attendance: In lieu of a virtual meeting, our staff may be available to attend meetings at the Client property. Due to our volume of requests, meeting attendance requests must be made at least 30 days prior to the actual meeting date and are subject to staff availability. Attendance fees will be billed based on actual meeting time plus “door to door” travel time for our staff at a rate of \$200.00/hour, with a one hour minimum. For properties located greater than 200 miles from our Fort Lauderdale, FL office address, additional travel costs for flight, hotel, rental car and per-diem allowances may apply. If interested in meeting attendance, please contact us directly for more specific options and costs for your property.

Enjoy Free Access to our Online Software!

(Click [here](#) for an online demo of uPlanIt)



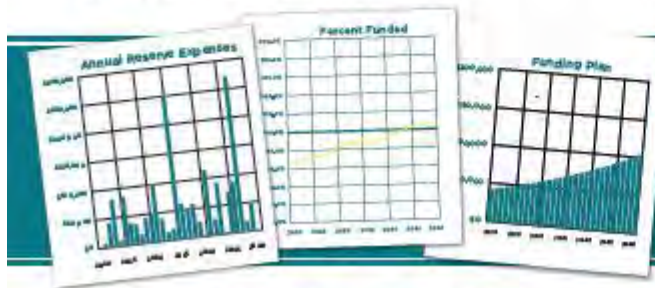
MORE ANSWERS, LESS HEADACHES



uPlanIt is a powerful interactive online tool that allows our Clients to run faster, jump higher, and leap tall buildings in a single bound!

Okay, maybe we're exaggerating a bit, but in the always stressful and often divisive Reserve budget process, uPlanIt can facilitate collaboration, build consensus and eliminate guesswork for Managers and Boardmembers.

Designed by experts and available FREE to our Clients with every professional Reserve Study engagement, uPlanIt gives instant answers to all your "what-if" Reserve funding scenarios. Whether you face "pushback" to funding Reserves, objections about the life expectancies or costs of certain projects, or outrage for a proposed special assessment, you'll be able to instantly foresee the outcome of alternative budget strategies.



Results are delivered in an assortment of insightful charts & tables. With uPlanIt, you can validate budget decisions, respond quickly and confidently to uncertainties, and prevent misunderstandings.

- Free for our professional Reserve Study clients during their budget season
- Year-to-Year (and Board-to-Board) continuity with one centralized data bank
- 24-7 access to play with the numbers during budget meetings!

References and Testimonials

You don't get to be in business for 30 years and counting without building a great reputation. Here's what some of our clients have had to say about us recently:

- *"As the owner of a fairly large property management company, I have been using Association Reserves since the firm was founded. Excellent staff, timely responses, easy to understand reports, and changing reports has never been problematic! I cannot recommend Association Reserves highly enough."*
- *"Association Reserves provides incredible service, knowledge and professionalism."*
- *"Until now, I had yet to see a Reserve Study whose overview so "user" friendly. Any novice may pick it up and understand the concepts behind a Reserve Study. Very impressive. To add to that, our Project Manager could not be more responsive in answering any of our questions and bending over backwards to work with us."*
- *"I have been in this business since 1998 and not everyone understands how HOAs and Boards work. Association Reserves employees do, which makes my job easier."*
- *"Our Board could not be more pleased with the report we have received and the manner in which the study was conducted. We highly recommend Association Reserves to prepare your Reserve Study."*
- *"We have worked with Association Reserves for several years. This is a process which can be very cumbersome to say the least, but Association Reserves has streamlined the process and with their help it has been painless and very successful."*
- *"Association Reserves far exceeded my expectations in terms of ease of access to our Reserve Study report on the internet, and quality of service."*
- *"The Association Reserves representatives have been very friendly and professional and have been very responsive to our needs."*



ASSOCIATION
RESERVES™

Planning For The Inevitable™

Standard Terms and Conditions

The following terms and conditions, and the summary of included benefits (“What’s Included?”, page 8) “Scope of Work,” (page 15) “Schedule & Fees” (page 16), (collectively, “Agreement”) set forth the terms of the services that Association Reserves-Florida, LLC (“Association Reserves”, “us”, “our” or “we”) will provide to **Lake Padgett Estates ISD, Inc.** (“Client”, “you” or “your”). By accepting this Agreement, Client hereby agrees to all of the terms and conditions set forth below.

1. Professional Services

William G. Simons, RS is the President of Association Reserves-Florida, LLC and is a credentialed Reserve Specialist (#190). All work done by Association Reserves-Florida, LLC is performed under Mr. Simons’ Responsible Charge and is performed in accordance with CAI Reserve Study Standards (RSS) and statutory requirements. Association Reserves will provide oversight and assume responsibility for all work performed. The scope of work for this Agreement includes visual inspection of accessible areas and components and does not include any destructive or other means of testing. We do not inspect or investigate for construction defects, hazardous materials, code-compliance or other latent issues. Information provided to us about historical or upcoming projects, including information provided by the Client’s vendors and suppliers, will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection. Our opinions of component useful life, remaining useful life, and cost estimates assume proper original installation/construction, adherence to recommended preventive maintenance guidelines and best practices, a stable economic environment, and do not consider the frequency or severity of natural disasters. Our opinions of component useful life, remaining useful life and current and future cost estimates are not a warranty or guarantee of the actual costs and timing of any component repairs or replacements. The actual or projected total reserve account balance(s) presented in the Reserve Study will be based upon information provided and such information is not audited by Association Reserves. Because the physical condition of the Client’s components, the Client’s reserve balance, the economic environment, and the legislative environment are subject to change, the Reserve Study is limited by such outside influences and changes. Accordingly, Association Reserves expects that after the completion of the Reserve Study, a number of adjustments may be necessary to the cost and timing of our expense projections and the funding necessary to prepare for those estimated expenses. Because Association Reserves has no control over future events or outside influences, we do not expect that all the events we anticipate for purposes of the Reserve Study will occur exactly as planned.

2. Cooperation and Information

In connection with our work, Client agrees to cooperate with us and to promptly provide, to the extent reasonably possible, all relevant information as requested. Client agrees to notify us in writing if Client learns that any information provided to us is inaccurate or incomplete in any material respect. Client also agrees to continuously advise us of any material developments or facts that occur or come to its attention which might reasonably be considered to affect our work.

3. Professional Fees

Our fees and expenses are in no way contingent upon the results of our analysis, the content or conclusions in our report, the consummation of an event or transaction, or your acceptance or rejection of our opinions, reports or conclusions. Any undisputed invoice remaining unpaid for 30 days shall bear interest at the rate of 1% per month or the maximum rate permitted by law. We reserve the right to defer rendering further services until payment is received on undisputed past due invoices.

4. Limitation on Warranties

Association Reserves warrants that it will perform services under the Agreement in good faith, with qualified personnel in a competent and workmanlike manner in accordance with applicable industry standards. Association Reserves disclaims all other warranties, either express or implied, including, without limitation, warranties of merchantability and fitness for a particular purpose. Association Reserves does not warrant or predict results or final developments in this matter.

5. Undue Influence / Right to Withdraw

If the Client directs us to act in a manner inconsistent with professional standards or legal requirements, Association Reserves reserves the right to withdraw.

6. Confidentiality

Except as required in the performance of our services and work under this Agreement, we agree to keep confidential all information provided to us by you unless such information (a) is already known to us before disclosure by you, (b) is subsequently disclosed to us by a third party not known by us to be violating a duty of confidentiality to you, (c) becomes publicly available through no fault of ours or (d) is required by law, court order or regulatory authority or agency to be disclosed. We may also disclose information to our officers, members, employees, agents, contractors and advisors for purposes of providing our services. This Agreement may be disclosed to any court in connection with any attempt by us to enforce the terms of this Agreement, including seeking payment for services rendered to Client. Client gives Association Reserves the right to discuss this matter with attorneys, accountants, representatives, and other agents for the Client. This extends to other parties that we may designate as well as other individuals designated by Association Reserves including any colleagues of Association Reserves from whom professional information or services are sought.

7. Association Reserves' Reliance

In performing our work, we will be relying on the accuracy, reliability, and completeness of the information Client or its agents provide, including contracts, financial, and non-financial information. We will attempt to obtain and compile the data used in this engagement from reliable sources but cannot guarantee the accuracy or completeness of third party information. In accordance with National Reserve Study Standards, information provided by Client or its agents regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable for use in preparing the Reserve Study and is not intended to be used for the purpose of performing any type of audit, quality/forensic analysis, or background checks of historical records. For "Full" Reserve Study levels of service, we attempt to establish measurements and component quantities within 5% accuracy through a combination of on-site measurements and observations, review of any available building plans or drawings, and/or any other reliable means. For "Update, With Site Visit" and "Update, No Site Visit" Reserve Study levels of service, the Client is considered to have deemed previously developed component quantities as accurate and reliable, including quantities that may have been established by other individuals or firms.

8. Client's Reliance

Our engagement is not intended to and cannot be relied upon to disclose errors, irregularities, or illegal acts, including fraud or defalcations that may exist. Client understands that we will not audit, review, or compile any financial statements, forecasts or other information, and we will not express an opinion or any form of assurance on them.

9. Limitations on Use of Our Work

Any documents and work product (regardless of form) generated by Association Reserves pursuant to this engagement are the sole and exclusive property of Association Reserves. Such documents and work product are not intended for general circulation or publication, but may be shared with the Client's ownership/membership at its discretion without obtaining permission from Association Reserves. Client is granted a non-exclusive license to use, reproduce, modify and incorporate the contents of the Reserve Study for internal planning and budgeting purposes.

10. Document/Evidence Retention

It is not our practice to retain working papers, notes, or data files that have been updated or superseded. If you wish us to follow a different retention practice, please indicate your specific request(s) in writing when returning a copy of this Agreement. The working papers and other materials created by us during this engagement are our property. Association Reserves shall have no duty to retain any copies of documents provided to us for more than 90 days after the termination of this Agreement, or 90 days after the date the final Reserve Study is submitted to you, whichever is earlier. At the Client's expense, we will return original materials and documents supplied to us by the Client if a written request to do so is received by Association Reserves within the 90 days after the termination of this Agreement, or 90 days after the date the final Reserve Study is submitted to you, whichever is earlier.

11. Termination

Our engagement is terminable at any time upon written notice by you or by Association Reserves. Additionally, we will refuse to perform any requested act that we deem a violation of law, public policy, or our professional ethical standards, and may, as a result withdraw from the engagement without penalty. If we withdraw from this engagement, or the Client terminates our services for any reason or for no reason, the Client shall immediately pay Association Reserves for all services performed, and all expenses incurred by Association Reserves. If we are unable to complete the engagement for any reason caused by the Client, the Client shall immediately pay Association Reserves for all services performed, and all expenses incurred by Association Reserves. If this Agreement is terminated prior to the commencement of any site inspection or the performance of substantial services by Association Reserves, any unused portion of the initial deposit shall be refunded to the Client within ten (10) business days of termination.

12. Limitation on Damages; Contribution and Limitation on Actions

- a) Association Reserves will not be liable to the Client for any actions, damages, claims, liabilities, costs, expenses or losses in any way arising out of or relating to the services performed under the Agreement for an aggregate amount in excess of the fees paid or owing to Association Reserves for services rendered by Association Reserves under the Agreement. In no event will Association Reserves be liable to the Client for consequential, special, indirect, incidental, punitive or exemplary damages, costs, expenses, or losses (including, without limitation, lost profits and opportunity costs). The provisions of this Section will apply regardless of the form of action, damage, claim, liability, cost, expense, or loss, whether in contract, statute, tort or otherwise.
- b) In circumstances where all or any portion of the foregoing provisions of this Section are finally judicially determined to be unavailable, Association Reserves' aggregate liability for any actions, damages, claims, liabilities, costs, expenses or losses arising out of or relating to the services performed under the Agreement will not exceed an amount that is proportional to the relative fault that Association Reserves' conduct bears to all other conduct giving rise to such actions, damages, claims, liabilities, costs, expenses or losses.
- c) No action, regardless of form, arising out of or relating to this Agreement, may be brought by the Client against Association Reserves more than one year after the cause of action has accrued.
- d) To the fullest extent of the law, each party shall indemnify and hold harmless the other from losses arising out of its own negligence or willful misconduct.
- e) You agree to pay our attorneys' fees and costs incurred in the event we have to retain an attorney and/or initiate litigation to collect any unpaid balance for our services.
- f) In the event that Association Reserves is requested pursuant to subpoena, or other legal process, to provide testimony or produce its documents relating to this engagement in judicial or administrative proceedings to which Association Reserves is not a party, Client shall reimburse us at standard billing rates for our professional time and expenses, including reasonable and necessary attorney's fees and costs incurred by Association Reserves responding, resisting, and/or complying with such request(s). We reserve the right to engage our own counsel to respond, resist, and/or comply with such request(s), and Client shall reimburse Association Reserves for such attorney's fees and costs incurred by Association Reserves responding, resisting, and/or complying with such request(s).

13. Force Majeure.

Association Reserves will not be liable for any delays resulting from circumstances or causes beyond its reasonable control, including, without limitation, fire or other casualty, act of God, strike or labor dispute, war or other violence, or any law, order or requirement of any governmental agency or authority.

14. Governing law.

The laws of the State of Florida shall govern the construction, interpretation and enforcement of this Agreement. You agree that venue and jurisdiction for any suit arising under this Agreement shall be exclusively in the state courts located in Broward County, Florida, to the exclusion of all other courts, federal or otherwise.

15. Waiver of Jury Trial.

To the fullest extent permitted by law, the parties knowingly, voluntarily, and irrevocably waive their right to a trial by jury in any legal proceeding arising out of or relating to this Agreement or the services provided. However, either party may opt to resolve disputes through alternative dispute resolution methods (such as mediation or arbitration), if mutually agreed upon in writing.

16. Non-Waiver.

There is to be no change or waiver of any provisions of this Agreement unless the change is in writing and signed by all parties to this Agreement.

17. Miscellaneous.

- (a) Communications. Association Reserves may communicate with the Client by electronic mail or otherwise transmit documents in electronic form during the course of this engagement. The Client accepts the inherent risks of these forms of communication, including the security risks of interception of or unauthorized access to such communications, the risks of corruption of such communications and the risks of viruses or other harmful devices.
- (b) A facsimile or electronic copy hereof shall be considered binding and legally sufficient for all purposes. The terms of this Agreement are subject to change if not executed and returned to us within 180 days of the date of this Agreement.
- (c) Independent Contractor. It is understood and agreed that each of the parties hereto is an independent contractor and that neither party is or will be considered an agent, distributor or representative of the other. Neither party will act or represent itself, directly or by implication, as an agent of the other or in any manner assume or create

any obligation on behalf of, or in the name of, the other.

(d) Entire Agreement. This Agreement constitutes the entire agreement between Association Reserves and the Client with respect to this engagement and supersedes all other oral and written representations, understandings or agreements concerning the subject matter hereof.

(e) Severability. Whenever possible, each provision of this Agreement will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of this Agreement.

18. Revision policy

In the event there is a material error or discrepancy identified within the Reserve Study, upon the Client's written request to us, we will gladly revise the study at no charge to the Client for a period of up to 60 days following our initial delivery of the completed study. The foregoing is limited to one revision of the initial completed study. Other requests for changes, or requests made greater than 60 days following our initial delivery of the study may be approved by us in our sole discretion and at an additional cost to the Client. If approved, revisions will be billed at the rate of \$200.00/hour with a one-hour minimum.

19. Proposal expiration date

Pricing shown here is valid for up to 90 days after the date of this proposal. After that date, Association Reserves may at its discretion honor the proposal, or reserves the right to offer a new proposal to the Client.

Scope of Work, Schedule & Fees

Option A: Full Reserve Study

Full Reserve Study: **\$8,960**



A Full Reserve Study is required when the Client has no prior Reserve Study, or wishes to start “from scratch” with a completely new study. This level of service is defined by National Reserve Study Standards as an engagement during which the following five Reserve Study tasks are performed for the first time: Component Inventory, Condition Assessment (based upon on-site visual observations), Life and Valuation Estimates, Fund Status and Funding Plan.

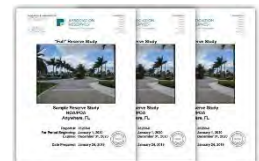
- **Note:** If your property has had a prior Reserve Study (even if conducted by another provider) that you wish to have updated, please contact our office for Reserve Study Update pricing options. A complete copy of the prior study must be available for our review prior to submitting a new proposal.

Option B: Full Reserve Study with Loyalty Update Plan (3-year Agreement)

Year 1: Full Reserve Study: **\$8,064 (includes 10% discount!)**

Year 2: Update, No-Site-Visit Reserve Study: **\$4,000**

Year 3: Update, No-Site-Visit Reserve Study: **\$4,000**



Updating your Reserve Study on a regular basis helps your property stay on track financially. This option helps you do that! Take advantage of a discounted fee on your initial Reserve Study, plus save money by locking in the price of your future updates!

This option is a three-year plan, including your initial Full Reserve Study (see Full Reserve Study description above), plus two No-Site-Visit updates performed over the following two consecutive fiscal years. Each No-Site-Visit update consists of the same general process and resulting report as a Full Reserve Study, except that in lieu of re-visiting the property, we will review all recent project history and financial information with the Client in order to properly update the component list and create an updated Financial Analysis.

Scope of Work, Schedule & Fees

Proposal Date: September 25, 2025

Client Name: Lake Padgett Estates ISD, Inc.

Proposal Number: 57771-0

Scope of Work:

A Full Reserve Study is required when the Client has no prior Reserve Study, or wishes to start “from scratch” with a completely new study. This level of service is defined by National Reserve Study Standards as an engagement during which the following five Reserve Study tasks are performed for the first time: Component Inventory, Condition Assessment (based upon on-site visual observations), Life and Valuation Estimates, Fund Status and Funding Plan.

Schedule & Next Steps:

Once we receive your signed proposal, our office will provide you with a deposit invoice and Reserve Study Information Forms for you to complete. Inspections will be scheduled in the order in which payment and Information Forms are received by our office. Delivery of the completed Reserve Study would be within six weeks of completion of the site inspection. Please contact our office for more specific information regarding potential dates and timelines for completion.

Payment Terms:

Payment is required in two installments: 50% of the fee will be invoiced upon acceptance of this proposal. The remaining 50% balance will be invoiced following initial delivery of the Reserve Study.

Choose One Option:

Full Reserve Study

☐ **\$8,960**

Full Reserve Study (w/ Loyalty Update Plan)*

☐ **\$8,064** *Cost of subsequent updates to be billed in second and third years of the Plan.

By signing below, the person signing this agreement on behalf of Client represents and warrants that he/she has the authority to do so, and agrees to the Standard Terms and Conditions attached hereto. Signed proposals can be emailed to wsimons@reservestudy.com, or faxed to (954) 210-7926.

Approved, Accepted and Agreed to on behalf of Lake Padgett Estates ISD, Inc.:

Print Name:

Title:

Signature:

Date:

Tab 7

FOURTH ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This Fourth Addendum to the Contract for District Management Services (this "**Addendum**"), is made and entered into as of the 1st day of October, 2025 (the "**Effective Date**"), by and between **Lake Padgett Estates Independent Speical District**, a local unit of special purpose government established pursuant to Chapter 189, Florida Statutes, located in Pasco County, Florida (the "**District**"), and **Rizzetta & Company, Inc.**, a Florida corporation (the "**Consultant**").

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for District Management Services dated October 1, 2016 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B - Schedule of Fees** section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum 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 is hereby acknowledged, the District and the Consultant agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
PRINTED NAME: William J. Rizzetta
TITLE: President
DATE: Sept 11, 2025

LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT

BY: _____
PRINTED NAME: _____
TITLE: Chairman/Vice Chairman
DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees

Exhibit B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$2,477.17	\$29,726
Administrative:	\$544.50	\$6,534
Accounting:	\$1,651.42	\$19,817
Assessment Roll: ⁽¹⁾		\$5,000
Total Standard On-Going Services:	\$4,673.08	\$61,077

(1) Assessment Roll is to paid in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Eleven+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

2025-10-01 - Lake Padgett Estates ISD - Fourth Addendum - Contract for District Management Services.v2

Final Audit Report

2025-09-11

Created:	2025-09-11
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMrRSuiGvEHGu3aRNd6ms2LDr0HnxAxf

"2025-10-01 - Lake Padgett Estates ISD - Fourth Addendum - Contract for District Management Services.v2" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2025-09-11 - 7:05:22 PM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature
2025-09-11 - 7:05:26 PM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)
2025-09-11 - 8:41:48 PM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-09-11 - 8:42:06 PM GMT - Time Source: server
-  Agreement completed.
2025-09-11 - 8:42:06 PM GMT