



Rizzetta & Company

## **Lake Padgett Estates Independent Special District**

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**Board of Supervisors Meeting  
January 15, 2026**

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

**[www.lakepadgettisd.org](http://www.lakepadgettisd.org)**

**LAKE PADGETT ESTATES  
INDEPENDENT SPECIAL  
DISTRICT**

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

<b>Board of Supervisors</b>	Steve Yarbrough	Chair
	Pam Carr	Vice Chair
	April Wakefield	Assistant Secretary
	Paul Wells	Assistant Secretary
	Tracee Ivins	Assistant Secretary
<b>District Manager</b>	Lisa Castoria	Rizzetta & Company, Inc.
<b>District Counsel</b>	Tim Hayes	Law Offices of Timothy G,
<b>District Engineer</b>	John Mueller	Hayes 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 INDEPENDENT SPECIAL DISTRICT**  
**DISTRICT OFFICE – Wesley Chapel, Florida (813) 994-1001**  
**Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, FL 33614**  
[www.lakepadgettisd.org](http://www.lakepadgettisd.org)

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January 8, 2026

**Board of Supervisors  
Lake Padgett Estates  
Independent Special District**

**FINAL AGENDA**

Dear Board Members:

The meeting of the Board of Supervisors of the Lake Padgett Estates Independent Special District will be held on **Thursday, January 15, 2026, 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.	<b>CALL TO ORDER</b>	
2.	<b>PLEDGE OF ALLEGIANCE</b>	
3.	<b>MAINTENANCE SUPERVISOR'S REPORT</b>	.....Tab 1
	i. Weekly Checklist .....	.....Tab 2
4.	<b>UPDATE ON CIVICS AND RIDING CLUB</b>	
5.	<b>AUDIENCE COMMENTS ON AGENDA ITEMS</b>	
6.	<b>BUSINESS ADMINISTRATION</b>	
A.	Consideration of Revised Minutes of Board of Supervisors	
	Regular Meeting held on November 20, 2025 .....	.....Tab 3
B.	Consideration of Minutes of Board of Supervisors	
	Regular Meeting held on December 18, 2025 .....	.....Tab 4
C.	Consideration of Operations & Maintenance	
	Expenditures for November 2025 .....	.....Tab 5
7.	<b>STAFF REPORTS</b>	
A.	District Engineer Report .....	.....Tab 6
	i. Review of Laird Park Swim Water Results.....	.....Tab 7
B.	District Counsel	
C.	District Manager	
	i. Review of the District Manager's Report.....	.....Tab 8
	ii. Discussion on Insuring Chain Link Perimeter Fencing	
D.	Review of Aquatics Report	
	i. Consideration of Proposal for Comprehensive	
	Testing and Vegetation Removal .....	.....Tab 9

**8. BUSINESS ITEMS**

- A. Consideration of Reserve Study Proposals.....Tab 10
- B. Discussion on ISD Employee Holiday Bonus
- C. Discussion of Placing District Management Services  
Out to Bid
- D. Consideration of Fourth Addendum to the Contract  
For District Management .....Tab 11

**9. SUPERVISOR REQUESTS**

**10. 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 Lisa Castoria at [lcastoria@rizzetta.com](mailto:lcastoria@rizzetta.com).

Sincerely,

*Lisa Castoria*

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

## Tab 2

check and pick up garbage.

padgett cutting and weeding.

laird cutting and weeding.

Saxon cutting and weeding.

East lake cutting and weeding.

lake Joyce cutting and weeding.

stables cutting and weeding.

roach park cut.

trails cut.

bathrooms checked and stocked and cleaned.

garbage from stables.

tree removal.

cabanas checked and cleaned.

play equipment checked.

checked for ant mounds all parks.

check for wasp hives all parks.

perimeter fencing checked and repaired.

tennis courts weeded

lawn equipment greased cleaned levels checked.

parking lots cleaned .

tree debris picked up

mulch areas weeded

docks checked.

park shore lines sprayed for aquatic weeds,

drainage ditches sprayed for aquatic weeds were accessible.

park reservations posted.

residents new and old decals ,and access cards.

checks for replacement access cards mailed.

exterior of buildings pressure washed .

cabanas pressure washed.

sidewalks pressure washed.

metal play equipment painted.

play equipment pressure washed.

cabana touch up painting where needed.

truck washed / cleaned and levels checked.

supplies from vendors.

trees and bushes trimmed back .

reservations posted

gate opening times and closures adjusted.

gate keys put into the system.

fluid changes and filters on work equipment .

receipts filed and sent to management company.

beach area s raked

removal of sand build up on boat ramps.

BBQs cleaned out.

gate repair company called.

frontier phone line issues called.

Gate systems rebooted.

swim area buoys repositioned.

plumbing issues

electrical issues.

septic system issues.

signage cleaned.

volleyball courts checked. And cleaned.

basketball courts checked .

meeting with contractors

ordering supplies.

sidewalk repairs.

pressure wash pvc fencing at the stables.

# **Tab 3**

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## MINUTES OF MEETING

4     *Each person who decides to appeal any decision made by the Board with respect to any*  
5     *matter considered at the meeting is advised that person may need to ensure that a verbatim*  
6     *record of the proceedings is made, including the testimony and evidence upon which such*  
7     *appeal is to be based.*

9 LAKE PADGETT INDEPENDENT SPECIAL DISTRICT

11 The Regular Meeting of the Board of Supervisors of Lake Padgett Estates Independent  
12 Special District was held on **Thursday, November 20, 2025, at 6:30 p.m.** at the Lake  
13 Padgett Estates Stables Meeting Room, located at 3614 Stable Ridge Lane, Land O' Lakes,  
14 FL 34639.

## 16 Present and constituting a quorum:

17	Pam Carr	<b>Board of Supervisor, Vice-Chairman</b>
18	April Wakefield	<b>Board of Supervisor, Assistant Secretary</b>
19	Paul Wells	<b>Board of Supervisor, Assistant Secretary</b>

21 **Also present were:**

23	Lisa Castoria	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
24	Tim Hayes	<b>District Counsel, Law Offices of Tim G. Hayes</b>
25	John Mueller	<b>District Engineer, Landis Evans &amp; Partner</b>
26	Tony Hendrix	<b>Maintenance, Lake Padgett ISD</b>
27	Steve Rowell	<b>maintenance Supervisor, Lake Padgett ISD</b>

32 FIRST ORDER OF BUSINESS

## Roll Call

34 Ms. Castoria called the meeting to order and conducted roll call, confirming a quorum.

## 36 SECOND ORDER OF BUSINESS

## **Pledge of Allegiance**

38 Ms. Castoria led the Board in the pledge of allegiance.

## 40 SECOND ORDER OF BUSINESS

## Maintenance Supervisor Report

42 The Board reviewed the maintenance report. There were no questions or comments at  
43 this time.

50	<b>THIRD ORDER OF BUSINESS</b>	<b>Audience Comments</b>
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52		
53	Ms. Castoria clarified that audience comments are to be made at designated times with a three-minute limit, on agenda items only, per Board policy to maintain meeting order and efficiency.	
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55		
56		
57	There was a brief discussion regarding the dock expansion at 3539 Lake Padgett Drive. It was noted by the resident that Pasco County directed them to seek a letter from the Board. District Counsel clarified that the lake bottom is owned by a private individual and not the District (ISD). District Counsel emphasized that the District (ISD) has no jurisdiction and therefore cannot provide approval nor assume liability. It was agreed after discussion and a motion that District Counsel would issue a letter for the resident indicating that the District (ISD) has no jurisdiction over the property in question.	
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	On a Motion by Mr. Wells and seconded by Ms. Wakefield, with all in favor, the Board of Supervisors approved District Counsel to issue a letter for the resident indicating that the District (ISD) has no jurisdiction over the property in question for the Lake Padgett Estates Independent Special District.	
65		
66	There was a lengthy discussion regarding Ordinance, District, and Road Ownership Clarifications.	
67		
68		
69	Clarification was provided about a 2019 ordinance and prior changes from 2000 related to ISD (Independent Special District) and County oversight.	
70		
71		
72	The ordinance affects the application of revenues and jurisdictional issues for South Pasco County, as described on the district's website.	
73		
74		
75	The board and audience discussed confusion around which entity owns or is responsible for roads and drainage in the district.	
76		
77		
78	It was clarified that existing public rights of way (roads) were excepted from county-to-ISD deed transfers, and the county retains road ownership, not the ISD.	
79		
80		
81	Ongoing issues with road maintenance, drainage, and required easements were mentioned, with some concern about the scope of county and ISD authority.	
82		
83		
84	Residents described problems with aging drainage systems, collapsing pipes, and unclear responsibility for maintenance.	
85		
86		
87	Concerns were raised about potential condemnation of homes for retention pond space if drainage issues are not resolved.	
88		
89		
90	Discussion included the county's interest in establishing a municipal services taxing district to address infrastructure and sewer connectivity.	
91		
92		
93	Worries about opening a larger set of problems if the county undertakes major drainage or road repairs due to historical design flaws.	
94		

95

96

97       A resident requested working financial documents of the ISD.

98

99       Mr. David Muller expressed his concern regarding Board financial decisions. There  
100 was a brief discussion about budget transparency and District policy to only share finalized  
101 Board approved documents to residents.

102

103       Ms. Castoria addressed the resident request and ongoing communication between the  
104 resident and District Management.

105

106       It was at this time that Ms. April Wakefiled made the decision to leave the meeting.  
107 With only two other Board members present and lack of quorum, this meeting ended at 7:03  
108 p.m.

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Assistant Secretary/Secretary

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Chair/Vice Chair

DRAFT

## **Tab 4**

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## MINUTES OF MEETING

4 *Each person who decides to appeal any decision made by the Board with respect to any  
5 matter considered at the meeting is advised that person may need to ensure that a verbatim  
6 record of the proceedings is made, including the testimony and evidence upon which such  
7 appeal is to be based.*

## LAKE PADGETT INDEPENDENT SPECIAL DISTRICT

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

### Present and constituting a quorum:

17 Steven Yarbrough	Board of Supervisor, Chairman
18 Pam Carr	Board of Supervisor, Vice-Chairman
19 April Wakefield	Board of Supervisor, Assistant Secretary

### Also present were:

22 Lisa Castoria	District Manager, Rizzetta & Company, Inc.
23 Tim Hayes	District Counsel, Law Offices of Tim G. Hayes
24 John Mueller	District Engineer, Landis Evans & Partner
25 Tony Hendrix	Maintenance, Lake Padgett ISD
26 Steve Rowell	Maintenance, Lake Padgett ISD

28 Audience	Present
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## FIRST ORDER OF BUSINESS

### Roll Call

33 Ms. Castoria called the meeting to order and conducted roll call, confirming a quorum.

## SECOND ORDER OF BUSINESS

### Maintenance Supervisor Report

38 The Board held a brief discussion on individuals causing damage to the park. The Board  
39 requested signage and trail camera to be posted.

40 On a Motion by Mr. Yarbrough and seconded by Ms. Carr, with all in favor, the Board of  
Supervisors approved signage and trail cameras to be posted in the park, for the Lake Padgett  
Estates Independent Special District.

## THIRD ORDER OF BUSINESS

### Audience Comments

44 Mr. Harold Johnson commented on the ISD's budget.

41  
42  
43  
44  
45

46 Ms. Crowley commented on CDD vs ISD in the meeting documents. She also noted  
47 that there was a mistake in the November minutes, "Lake Pasadena" should say "Lake  
48 Padgett". Ms. Crowley gave an update on Civics and informed the Board that family fun night  
49 will be in January. There was a brief discussion on installing a projector screen in the ISD  
50 meeting room.

51 **FOURTH ORDER OF BUSINESS**

52 **Consideration of Minutes of the Board of  
53 Supervisors Regular Meeting Held on  
54 October 16, 2025**

55 On a Motion by Ms. Carr and seconded by Ms. Wakefield, with all in favor, the Board of  
Supervisors approved the October 16, 2025, regular meeting minutes, as presented, for the  
Lake Padgett Estates Independent Special District.

56 **FIFTH ORDER OF BUSINESS**

57 **Consideration of Minutes of the Board of  
58 Supervisors Regular Meeting Held on  
59 November 20, 2025**

60 Ms. Wakefield requested additional information in reference to audience comments. It  
61 was noted that Line 62 should be lake Padgett Dr. The Board requested the recording for this  
62 meeting be sent to all Board members.

63 These minutes were tabled to the January meeting.

64 **SIXTH ORDER OF BUSINESS**

65 **Consideration of the Operation and  
66 Maintenance Expenditures for October  
67 2025**

68 On a Motion by Ms. Carr and seconded by Ms. Wakefield, with all in favor, the Board of  
Supervisors approved the October 2025 (\$39,952.63) Operation Land Maintenance  
69 Expenditures, for the Lake Padgett Estates Independent Special District.

70 **SEVENTH ORDER OF BUSINESS**

71 **Staff Reports**

72 **A. District Engineer**

73 Mr. Mueller shared his report with the Board. There was a brief discussion on water  
74 test results and closed permits.

75 **B. District Counsel**

76 The Board held a discussion regarding Mr. Mitchell and asked Mr. Hayes to draft a  
77 letter to the County stating the Districts position of opposition on right of way authority.

78 On a Motion by Ms. Carr and seconded by Mr. Yarbrough, with all in favor, the Board of  
Supervisors approve of Mr. Hayes sending this letter to the County in response to Mr. Mitchell,  
79 for the Lake Padgett Estates Independent Special District.

80 A brief discussion was held regarding Board of Supervisors' excessive absences.

85  
86 **i. Discussion on Direction and Job Description of On-Site Staff**  
87

88 Ms. Wakefield requested a detailed schedule of regular maintenance duties. Mr. Hayes  
89 recommends a weekly schedule of duties that are drafted by on-site employees.  
90

91 There was some discussion on procedure for maintenance requests – discussion on  
92 possible procedure being: all communication from board or residents and vendors sent  
93 to District Manager. If an item needs immediate attention chairman may approve, if not  
94 in need of immediate attention, requests should be sent to District Manager. The District  
95 Manager will present these items to the board for approval at the next regular meeting.  
96

97 The Board discussed previous meeting discussions pertaining to on-site staff duties and  
98 concerns about supervisors' comments (reviewed by staff on recording). On-site staff  
99 requests that if there are any resident complaints or concerns that they are  
100 communicated openly with the staff to ensure items are addressed appropriately and as  
101 needed. There was also a brief discussion on on-site staff evaluation process, time  
102 submissions, vacation etc. Ms. Wakefield will draft a procedure for maintenance  
103 communication and maintenance procedures/duties/evaluation process, time  
104 submissions and vacation. She will provide this at the January meeting.  
105

106 **ii. Discussion of FASD Ethics for Special Districts**  
107

108 Mr. Hayes reminded the Board that the annual ethics course needs to be completed by  
109 the end of December. He also reminded the Board that all ISD meetings are public  
110 record and supervisor comments may be reviewed by public records requests. He also  
111 clarified that on-site employees are employed by the ISD not the management  
112 company.  
113

114 **C. District Manager**  
115

116 Ms. Castoria presented the District Manager's report to the Board and reminded them  
117 that the next meeting will be on Thursday, January 15, 2025, at 6:30 p.m. at the Lake  
118 Padgett Estates Stables Meeting Room, located at 3614 Stable Ridge Lane, Land O'  
119 Lakes, Florida 34639.  
120

121 **i. Consideration of Proposal from EGIS for Insuring the Gates**  
122

123 On a Motion by Ms. Carr and seconded by Ms. Wakefield, with all in favor, the Board of  
124 Supervisors approved the EGIS Proposal for Gate Insurance in the amount of \$853.00, for the  
125 Lake Padgett Estates Independent Special District.  
126

127 **ii. Discussion of Insuring Chain Link Perimeter Fencing**  
128

129 This discussion was tabled to the January 15<sup>th</sup> meeting.  
130

131      **iii.      Review of 3<sup>rd</sup> Quarter Website Audit Report**

132      On a Motion by Ms. Carr and seconded by Ms. Wakefield, with all in favor, the Board of  
Supervisors accepted the 3<sup>rd</sup> Quarter Website Audit Report for the Lake Padgett Estates  
Independent Special District.

133      **EIGHT ORDER OF BUSINESS**

134      **Consideration of Proposal for  
Comprehensive Testing and Vegetation  
Removal**

135      The Board requested two additional proposals. Ms. Wakefield will solicit these proposals  
136      and provide them at the January 15<sup>th</sup> meeting.

137      **NINTH ORDER OF BUSINESS**

138      **Discussion of Appointment of New  
Liaison to Research CDD Rates for District**

139      A brief discussion was held, and no action was taken at this time.

140      **TENTH ORDER OF BUSINESS**

141      **Consideration of Audit Engagement Letter**

142      On a Motion by Ms. Carr and seconded by Ms. Wakefield, with all in favor, the Board of  
Supervisors approved the Grau and Associates Audit Engagement Letter, for the Lake Padgett  
Estates Independent Special District.

143      **ELEVENTH ORDER OF BUSINESS**

144      **Consideration of Resolution 2026-01;  
Designating Assistant Secretary**

145      On a Motion by Ms. Carr and seconded by Ms. Wakefield, with all in favor, the Board of  
Supervisors adopted Resolution 2026-01; Designating Lisa Castoria as an Assistant Secretary,  
for the Lake Padgett Estates Independent Special District.

146      **TWELFTH ORDER OF BUSINESS**

147      **Consideration of Resolution 2026-02;  
General Elections**

148      On a Motion by Ms. Wakefield and seconded by Ms. Carr, with all in favor, the Board of  
Supervisors adopted Resolution 2026-02; General Elections, for the Lake Padgett Estates  
Independent Special District.

149      **THIRTEENTH ORDER OF BUSINESS**

150      **Consideration of Reserve Study  
Proposals**

151      After discussion, the Board agreed to table this item to the January 15<sup>th</sup> meeting.

152      **FOURTEENTH ORDER OF BUSINESS**

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

154      After discussion, the Board agreed to table this item to the January 15<sup>th</sup> meeting.

167

168

169 **FIFTEENTH ORDER OF BUSINESS**

170

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172 The Board held a brief discussion and agreed to provide the same bonus as the previous  
173 year and asked for this to be a discussion on the January agenda to discuss future bonuses.

174

On a Motion by Ms. Carr and seconded by Ms. Wakefield, with all in favor, the Board of  
Supervisors agreed to provide ISD Employees the same bonus as the previous year, for the  
Lake Padgett Estates Independent Special District.

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**SIXTEENTH ORDER OF BUSINESS**

**Discussion of Placing District  
Management Services Out to Bid**

After discussion, the Board agreed to table this item to the January 15<sup>th</sup> meeting.

On a Motion by Ms. Carr and seconded by Ms. Wakefield, with all in favor, the Board of  
Supervisors agreed to table this discussion to the January 15, 2026 meeting, for the Lake  
Padgett Estates Independent Special District.

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**SEVENTHEENTH ORDER OF BUSINESS** **Supervisor Requests**

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Mr. Yarbrough requested that Civis and Riding Club updates be added to the agenda  
moving forward. He commented on supervisor's public comments directed to or about district  
employees and stated that the Board should be concerned about public perceptions. He also  
stated that Board decisions should be based on ISD needs and not individual supervisor's  
desires. He requested for the November meeting audio to be sent to all board supervisors.

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191

Mr. Carr commented on reserves and capital improvement funds. The Board  
requested that this item be placed on the March agenda.

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**EIGHTEENTH ORDER OF BUSINESS** **Adjournment**

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

198

199

On a motion by Ms. Carr, and seconded by Ms. Wakefield, the Board of Supervisors adjourned  
the meeting at 8.57 p.m., for Lake Padgett Estates Independent Special District.

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Assistant Secretary/Secretary

Chair/Vice Chair

## **Tab 5**

# LAKE PADGETT ESTATES ISD

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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  
November 2025  
For Board Approval**

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

The total items being presented: \$ **37,331.27**

Approval of Expenditures:

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Chairperson

Vice Chairperson

Assistant Secretary

**LAKE PADGETT ESTATES ISD**  
**Paid Operation & Maintenance Expenditures**  
 November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>		<u>Invoice Amount</u>
A&B Aquatics Buyer, LLC	300158	202920530054	Monthly Spray Maintenance 10/25	\$	1,875.00
ADP Easypay	20251114-2	704767577 ACH	Payroll Fees 11/02/25	\$	140.87
ADP Easypay	20251128-2	706051883 ACH	Time & Attendance 11/25	\$	42.46
ADP Easypay	20251128-1	706052312 ACH	PPE11/16/25 PPD 11/21/25 Fees	\$	140.87
ADP Easypay	20251106-1	PPE 11/02/25 PPD 11/07/25 ACH	Payroll 11/02/25	\$	5,513.96
ADP Easypay	20251120-1	PPE 2025/11/16 PPD 2025/11/21 ACH	Payroll Fees 11/16/25	\$	4,199.35
Duke Energy	20251110-1	9300 0001 2893 09/25 ACH	Electric / Lighting Services 09/25	\$	1,177.08
Egis Insurance Advisors, LLC	300159	30999	Insurance Endorsement 10/01/25- 10/01/26	\$	853.00
Florida Blue	20251113-2	78099732 ACH	Employee Health Insurance 11/15/25- 12/15/25	\$	3,960.60
Florida Coast Equipment, LLC	300156	P3744605	Equipment Maintenance 10/25	\$	32.21
Florida Coast Equipment, LLC	300156	P3744905	Equipment Maintenance 10/25	\$	14.56
Florida Coast Equipment, LLC	300160	P3779405	Equipment Maintenance 11/25	\$	46.77

**LAKE PADGETT ESTATES ISD**  
**Paid Operation & Maintenance Expenditures**  
 November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>		<u>Invoice Amount</u>
Florida Department of Revenue	20251114-1	111325-6180183495674 ACH	Sales & Use Tax 10/25	\$	20.28
Frontier Florida, LLC	20251113-1	210-043-0055-021920-5 11/25 11/25 ACH	210-043-0055-021920-5 11/25	\$	1,084.76
Frontier Florida, LLC	20251110-2	813-995-2205-041420-5 10/25 10/25 ACH	813-995-2205-041420-5 10/25	\$	116.18
Landis, Evans and Partners, Inc	300161	1537-17-105	Engineering Services 10/25	\$	1,437.50
Lowe's	20251117-1	110225-99009294903 ACH	Miscellaneous Supplies 10/25	\$	40.57
Marc Security Services LLC	300157	1669	Security Patrols 10/25	\$	3,445.20
Marc Security Services LLC	300162	1681	Security Services & Patrols 11/25	\$	1,837.44
Pasco County Utilities	20251117-2	23303782 ACH	0361035 01104977 Civic Center Pkwy 09/25	\$	50.01
Republic Services	20251107-1	0762-003921568 ACH	Waste Disposal Services 11/25	\$	1,113.58
Rizzetta & Company, Inc.	300155	INV0000104481	District Management Fees 11/25	\$	4,724.92
Southern Automated Access Services, LLC	300163	17249	Service Call 11/25	\$	142.05
Timothy G. Hayes & Associates	300164	25-110	Legal Services 09/25	\$	1,340.00

**LAKE PADGETT ESTATES ISD**  
**Paid Operation & Maintenance Expenditures**  
November 1, 2025 Through November 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	300164	25-130	Legal Services 10/25	\$ 1,500.00
Valley National Bank	20251126-1	CC103125-320 ACH	Credit Card Expenses 10/25	\$ 2,482.05
<b>Report Totals</b>				<b>\$ 37,331.27</b>



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	#202820529269-7
INVOICE	#202920530054
SERVICE DATE	Oct 17, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Oct 17, 2025
AMOUNT DUE	<b>\$1,875.00</b>

#### SERVICE ADDRESS

3125 Lake Padgett Dr  
Land O' Lakes, FL 34639

#### CONTACT US

4480 Eagle Falls Pl  
Tampa, FL 33619

📞 (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 <u>3</u> LAKES on site located at <u>Lake Padgett ISD</u> on an ongoing basis, with a minimum of a (12) Twelve MONTH term, effective: <u>April 2025</u> 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 <u>12</u> 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): \$ <u>1,875</u>	

Total Cost of Services Provided (Monthly): \$ 1,875

Please Note: Monthly Spray Does not include any manual removal of spayed 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
<b>Job Total</b>	<b>\$1,875.00</b>
<b>Amount Due</b>	<b>\$1,875.00</b>

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

**RECEIVED**  
10-17-2025

See our [Terms & Conditions](#)



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

## ADVICE OF DEBIT

Client Name	: LAKE PADGETT ESTATES
Client Number	: 147842
Advice of Debit Number	: 704767577
Advice of Debit Date	: 11/07/2025
Advice of Debit Due Date	: 11/14/2025
Total Debited This Invoice	: \$140.87

### 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 COMPANY CODE 1710-2R-LZK IID 20031335	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
<b>Processing Charges for</b> Period Ending Date: 11/02/2025 Check Date: 11/07/2025 <p><b>ADP Complete Payroll and HR</b>  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</p>	2	discount applies		\$200.47	

<b>Sub Total Current Charges</b>	<b>\$200.47</b>
<b>29.73% Discount On Processing Charges</b>	<b>-\$59.60</b>

**TOTAL CHARGES FOR COMPANY CODE:** **1710-2R-LZK** **\$140.87**

**Total Debited** **\$140.87**

**WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.**

This amount will be processed for debit from your account # XXXXXX6593 on 11/14/2025 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.



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

**ADVICE OF DEBIT**

<b>Client Name</b>	: LAKE PADGETT ESTATES
<b>Client Number</b>	: 147842
<b>Advice of Debit Number</b>	: 706051883
<b>Advice of Debit Date</b>	: 11/21/2025
<b>Advice of Debit Due Date</b>	: 11/28/2025
<b>Total Debited This Invoice</b>	: \$42.46

**i Inquiries**

For Product/Service inquiries, please contact your Client Service Team.

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

**CURRENT CHARGES**

ADP TIME AND ATTENDANCE COMPANY CODE 0741-8Y-RDLZK	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Processing Charges					
ADP Time and Attendance	2	discount applies		\$49.95	
<b>Sub Total Current Charges</b>				<b>\$49.95</b>	
<b>15% Discount On Processing Charges</b>				<b>-\$7.49</b>	
<b>TOTAL CHARGES FOR COMPANY CODE:</b>				<b>\$42.46</b>	
<b>Total Debited</b>				<b>\$42.46</b>	
<b>WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.</b>					
This amount will be processed for debit from your account # XXXXXX6593 on 11/28/2025 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.					



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

## ADVICE OF DEBIT

Client Name	: LAKE PADGETT ESTATES
Client Number	: 147842
Advice of Debit Number	: 706052312
Advice of Debit Date	: 11/21/2025
Advice of Debit Due Date	: 11/28/2025
Total Debited This Invoice	: \$140.87

### 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 COMPANY CODE 1710-2R-LZK IID 20031335	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
<b>Processing Charges for</b> Period Ending Date: 11/16/2025 Check Date: 11/21/2025 <p><b>ADP Complete Payroll and HR</b>  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</p>	2	discount applies		\$200.47	

**Sub Total Current Charges** \$200.47

**29.73% Discount On Processing Charges** -\$59.60

**1710-2R-LZK** \$140.87

**Total Debited** \$140.87

**WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.**

This amount will be processed for debit from your account # XXXXXX6593 on 11/28/2025 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	
		<b>Subtotal Net Pay</b>			<b>0.00</b>
<b>Taxes</b>			<b>Deposit Responsibility</b>	<b>Deposit Responsibility</b>	
			<b>Client</b>	<b>ADP</b>	
<b>Federal</b>	<b>Agency</b>	<b>Rate</b>	<b>EE withheld</b>	<b>ER contrib</b>	
	Federal Income Tax			590.94	590.94
	Social Security			317.57	317.57
	Medicare			74.27	74.27
	<b>Subtotal Federal</b>			<b>982.78</b>	<b>391.84</b>
	<b>Total Taxes</b>			<b>982.78</b>	<b>391.84</b>
					<b>1,374.62</b>
					<b>1,374.62</b>
<b>Other Transfers</b>	<b>Full Service Direct Deposit (FSDD)</b>			<b>4,139.34</b>	<b>2 Employee Transactions</b>

### Total Biweekly Pay Frequency

Total Direct Deposit (FSDD)	\$4,139.34
Total Taxes	\$1,374.62
Total Amount ADP Debited from your Account(s)	\$5,513.96

### Total For 11/7/2025 - Payroll 1

Total Direct Deposit (FSDD)	\$4,139.34
Total Taxes	\$1,374.62
Total Amount ADP Debited from your Account(s)	\$5,513.96

## Payroll Liability

PAY FREQUENCY: Biweekly

### Net Pay

		Checks			0.00	
		<b>Subtotal Net Pay</b>			<b>0.00</b>	
<b>Taxes</b>			<b>Deposit Responsibility</b>	<b>Deposit Responsibility</b>		
			Client	ADP		
	<b>Agency</b>	<b>Rate</b>	<b>EE withheld</b>	<b>ER contrib</b>	<b>EE withheld</b>	<b>ER contrib</b>
<b>Federal</b>	Federal Income Tax				396.63	396.63
	Social Security				241.86	483.72
	Medicare				56.56	113.12
	<b>Subtotal Federal</b>				<b>695.05</b>	<b>298.42</b>
	<b>Total Taxes</b>				<b>695.05</b>	<b>298.42</b>
						<b>993.47</b>
<b>Other Transfers</b>	<b>Full Service Direct Deposit (FSDD)</b>				<b>3,205.88</b>	<b>2 Employee Transactions</b>

### Total Biweekly Pay Frequency

Total Direct Deposit (FSDD)	\$3,205.88
Total Taxes	\$993.47
Total Amount ADP Debited from your Account(s)	\$4,199.35

### Total For 11/21/2025 - Payroll 1

Total Direct Deposit (FSDD)	\$3,205.88
Total Taxes	\$993.47
Total Amount ADP Debited from your Account(s)	\$4,199.35



duke-energy.com  
877.372.8477

## Your Summary Bill

Page 1 of 6

LAKE PADGETT ESTATES  
INDEPENDENT SP DIST

Bill date Oct 16, 2025  
For service Sep 4 - Oct 8  
35 days

## Billing summary

Previous Amount Due	\$1,172.36
<i>Payment Received Oct 07</i>	-1,172.36
Current Electric Charges	685.18
Current Lighting Charges	384.07
Taxes	107.83
<b>Total Amount Due Nov 06</b>	<b>\$1,177.08</b>

Collective account number **9300 0001 2893**  
If you have questions, you can reach us at [collectivebillingdef@duke-energy.com](mailto:collectivebillingdef@duke-energy.com).

RECEIVED  
10-16-2025

## Billing summary by account

Account Number	Service Address	Totals
910089427496	O LAKE PADGETT DR LAND O LAKES FL 34639	137.08
910089485470	3661 PARKWAY BLVD LAND O LAKES FL 34639	175.41
910089506618	3614 STABLE RIDGE LN LAND O LAKES FL 34639	33.25
910089538731	O LAKE PADGETT DR LAND O LAKES FL 34639	141.00
910089574040	O LAKE PADGETT DR LAND O LAKES FL 34639	33.24
910089602451	3169 LAKE SAXON DR LAND O LAKES FL 34639	49.54

Late payments are subject to a 1.5% late charge.

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



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

Collective account number  
**9300 0001 2893**

## Amount of automatic draft

**\$1,177.08**  
*by Nov 6*

*Your payment is scheduled to  
be made by monthly automatic  
draft on Nov 6*

**LAKE PADGETT ESTATES INDEPENDENT SP DIST**  
LK PADGETT EST INDEP SP DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

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



duke-energy.com  
877.372.8477

Page 3 of 6

Account number 9300 0001 2893

Account Number	Service Address	Totals
910089602899	0 LAKE PADGETT DR LAND O LAKES FL 34639	33.24
910089613222	22140 COLDSTREAM RD LAND O LAKES FL 34639	439.40
910089660427	3125 LAKE PADGETT DR LAND O LAKES FL 34639	134.92
Total Charges		\$1,177.08



## 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: Sep 09 - Oct 08 MV RW 21000 632 MV OB 4000 44 Customer Charge 1.86 Energy Charge 45.83 Fuel Charge 25.88 Asset Securitization Charge 0.42 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	\$125.44
	State And Other Taxes 8.37 Regulatory Assessment Fee 0.11 Gross Receipts Tax 1.90 County Optional Tax 1.26	\$11.64
	<b>Total</b> <b>\$137.08</b>	
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: Sep 04 - Oct 02 Present Read: 13201 Previous Read: 13029 Billed Usage: 172 Billed kWh 172.000 Customer Charge 17.32 Energy Charge 20.93 Fuel Charge 6.75 Asset Securitization Charge 0.33	\$45.33
	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Sep 04 - Oct 02 320W MH SHOEBOX P 378 Customer Charge 1.86 Energy Charge 25.64 Fuel Charge 14.47 Asset Securitization Charge 0.23 320W MH SHOEBOX P 37.95 320W MH SHOEBOX P 13.11 35 TT CNCRT/N-FLD 22.17 MOUNT/1-4FIX	\$115.43
	State And Other Taxes 10.66 Regulatory Assessment Fee 0.14 Gross Receipts Tax 2.24 County Optional Tax 1.61	\$14.65
	<b>Total</b> <b>\$175.41</b>	
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: Sep 04 - Oct 02 Present Read: 2923 Previous Read: 2892 Billed Usage: 31 Billed kWh 31.000 Customer Charge 17.32 Energy Charge 3.78 Fuel Charge 1.22 Asset Securitization Charge 0.06 Minimum Bill Adjustment 7.62	\$30.00
	State And Other Taxes 2.14 Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77	\$3.25



## Billing details - continued

Account Information	Billing Details	Amounts
	County Optional Tax 0.31	
	<b>Total</b> <b>\$33.25</b>	
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) Bill Period: Sep 09 Energy Charge 32.15 - Oct 08 Fuel Charge 18.15 SV DRC27500 432 Asset Securitization Charge 0.29 SV RW 9500 42 SV RW 9500 4.15 SV RW 22000 0 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 1.35 County Optional Tax 1.32	\$129.83  \$11.17  <b>Total</b> <b>\$141.00</b>
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) Meter Number: 225986 Customer Charge 17.32 Bill Period: Sep 04 Energy Charge 5.47 - Oct 02 Fuel Charge 1.77 Present Read: 797 Asset Securitization Charge 0.09 Previous Read: 752 Minimum Bill Adjustment 5.35 Billed Usage: 45 Billed kWh 45,000  State And Other Taxes 2.14 Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77 County Optional Tax 0.30	\$30.00  \$3.24  <b>Total</b> <b>\$33.24</b>
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) Meter Number: 4455168 Customer Charge 17.32 Bill Period: Sep 04 Energy Charge 20.46 - Oct 02 Fuel Charge 6.59 Present Read: 8997 Asset Securitization Charge 0.33 Previous Read: 8829 Billed Usage: 168 Billed kWh 168,000  State And Other Taxes 3.20 Regulatory Assessment Fee 0.04 Gross Receipts Tax 1.15 County Optional Tax 0.45	\$44.70  \$4.84  <b>Total</b> <b>\$49.54</b>
910089602899 LAKE PADGETT ESTATES INDEPENDENT SP DIST LK PADGETT EST INDEP SP DIST	General Service Non-Demand Sec (GS-1) Meter Number: 4455169 Customer Charge 17.32 Bill Period: Sep 04 Energy Charge 5.47 - Oct 02 Fuel Charge 1.77 Asset Securitization Charge 0.09	\$30.00



## Billing details - continued

Account Information	Billing Details			Amounts
O LAKE PADGETT DR LAND O LAKES FL 34639	Present Read: 3626 Previous Read: 3581 Billed Usage: 45 Billed kWh 45.000	Minimum Bill Adjustment State And Other Taxes Regulatory Assessment Fee Gross Receipts Tax County Optional Tax	5.35 2.14 0.03 0.77 0.30	
				<b>Total</b> <b>\$33.24</b>
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: Sep 04 - Oct 02 Present Read: 84581 Previous Read: 82334 Billed Usage: 2247 Billed kWh 2247.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 273.53 88.19 4.36	\$383.40
	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Sep 04 - Oct 02 SV RW 9500 42	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge SV RW 9500 SV RW 9500	1.86 2.85 1.61 0.03 4.15 2.87	\$13.37
		State And Other Taxes Regulatory Assessment Fee Gross Receipts Tax County Optional Tax	28.22 0.34 10.00 4.07	\$42.63
			<b>Total</b>	<b>\$439.40</b>
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: Sep 04 - Oct 02 Present Read: 33299 Previous Read: 32658 Billed Usage: 641 Billed kWh 641.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 78.03 25.16 1.24	\$121.75
		State And Other Taxes Regulatory Assessment Fee Gross Receipts Tax County Optional Tax	8.69 0.11 3.12 1.25	\$13.17
			<b>Total</b>	<b>\$134.92</b>
			<b>Total Amount Due</b>	<b>\$1,177.08</b>

# INVOICE



Insurance & Risk Advisors

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

Customer	Lake Padgett Estates Independent Special District
Acct #	671
Date	11/11/2025
Customer Service	Brendan Callen
Page	1 of 1

Payment Information	
Invoice Summary	\$ 853.00
Payment Amount	
Payment for:	Invoice#30999 100125630

Thank You

Please detach and return with payment

Customer: Lake Padgett Estates Independent Special District

Invoice	Effective	Transaction	Description	Amount
30999	10/01/2025	Policy change	Policy #100125630 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Add Gate & Bathroom Controls Due Date: 11/11/2025	853.00

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

Total
\$ 853.00

Thank You

Remit Payment To: Egis Insurance Advisors  
P.O. Box 748555  
Atlanta, GA 30374-8555

Date
11/11/2025



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

Invoice Due Date <b>11/15/2025</b>	Invoice # <b>78099732</b>	Invoiced Amount <b>\$3,960.60</b>	Invoice Date <b>11/04/2025</b>	Billing Period <b>11/15/2025-12/15/2025</b>
Org Id <b>06250316517</b>	Group <b>S8266</b>	Division <b>001</b>		

## 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.

## INVOICE DETAIL

Last Name	First Name	MI	SSN	Subscriber ID	Rel	Age	Coverage	Product	Total
HENDRIX	TONY	L	*****9775	H29752805				Subscriber Total	\$2,453.59
HENDRIX	TONY	L	*****9775	H29752805				ALL COPAY PLAN 14503-RC	Product Total
HENDRIX	TONY	L	*****9775	H29752805	SUB	59	FAMILY	ALL COPAY PLAN 14503-RC	\$1,507.01
HENDRIX	BARBARA	J		H29752805	SP/DP	48	FAMILY	ALL COPAY PLAN 14503-RC	\$946.58
ROWELL	STEPHEN	K	*****7053	H29752814	SUB	59	SINGLE	ALL COPAY PLAN 14503-RC	\$1,507.01

## ON-BILL ADJUSTMENTS

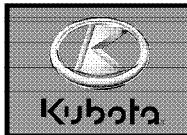
Last Name	First Name	SSN	Subscriber ID	Coverage Level	Action Code	Total	Posted Date	Eff/Cancel Date	Post Bill Adjustments
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THIS INVOICE DOES NOT CONTAIN ANY DATA FOR ON-BILL ADJUSTMENTS

## ROSTER ADJUSTMENTS

Last Name	First Name	MI	SSN	Subscriber ID	Rel	Age	Product	Reason	Effective Date	Old Premium	Prorated Premium	Login ID	Adjustment Date
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THIS INVOICE DOES NOT CONTAIN ANY DATA FOR ROSTER ADJUSTMENTS



# FLORIDA COAST EQUIPMENT

**Florida Coast Equipment**  
3827 Land O' Lakes Blvd  
Land O' Lakes, FL 34639  
Phone: (813) 995-2533

**Remit To:**  
Florida Coast Equipment  
1401 Forum Way Suite 100  
West Palm Beach, FL 33401

**Ship To:** IN STORE PICKUP

**Invoice To:** LAKE PADGETT ESTATES ISD  
5844 OLD PASCO RD  
SUITE 100  
WESLEY CHAPEL FL 33544

Branch		CNNYYY
Land O' Lakes	13:18:13 (O)	Page 01
Date 10/24/25	Time	
Account No LAKEP006	Phone No 8132302898	Inv No P3744605
Ship Via Purchase Order		
Tax ID No		
		Salesperson 570

## PARTS INVOICE

ORDER#: 034818

Part#	Description	Bin	ORD	ISS	SHP	B/O	U	Price	Amount
K3451-18900	KIT, BEARING	AG10-44	1	1	1			32.21	32.21
								ON ACCOUNT	32.21

**RECEIVED**  
10-24-2020

**Parts Return Policy:**

Stocked parts and cores must be returned within 10 days of the original invoice and in returnable condition. Returned Parts must be in original OEM packaging and not installed. A 20% restock fee applies to all returnable parts. All sales are final on installed parts, electrical parts, special order parts, clearance, and non-returnable parts. Stihl & Echo power unit sales are final. Shipping & Handling charges are not refundable. Special Order parts require a deposit of 50%. Warranty parts are subject to the policies set by the manufacturer. Cash or check refunds over \$200 may take up to 5 business days. All parts being shipped out of Florida Coast Equipment are FOB.

**X**

Ordered By

**X**

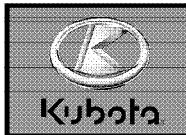
Received By

**Parts Terms & Conditions:**

Terms Net 30 Days. Finance Charges are computed at a periodic rate of 2.0% per month, which is an annual rate of 24% on all balances over 30 days. Past due accounts are subject to a service charge of 2.0% per month, or the maximum rate permitted by applicable law, whichever is higher. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

**Parts Certificate Under Agricultural Producing Exemption:**

The undersigned hereby certifies that all items, except as indicated herein are purchased for the use or consumption in connection with the production of horticultural or agricultural products as a business enterprise and agrees to reimburse the seller the sales tax is used or consumed otherwise. Illegal use of the certificate subjects' persons to the penalties of the Sales Tax Act.



# FLORIDA COAST EQUIPMENT

**Florida Coast Equipment**  
3827 Land O' Lakes Blvd  
Land O' Lakes, FL 34639  
Phone: (813) 995-2533

**Remit To:**  
Florida Coast Equipment  
1401 Forum Way Suite 100  
West Palm Beach, FL 33401

**Ship To:** IN STORE PICKUP

**Invoice To:** LAKE PADGETT ESTATES ISD  
5844 OLD PASCO RD  
SUITE 100  
WESLEY CHAPEL FL 33544

Branch		CNNYYY
Land O' Lakes	14:13:21 (O)	Page 01
Date 10/24/25	Time	
Account No LAKEP006	Phone No 8132302898	Inv No P3744905
Ship Via Purchase Order		
Tax ID No		
		Salesperson 570

## PARTS INVOICE

ORDER#: 034822

Part#	Description	Bin	ORD	ISS	SHP	B/O	U	Price	Amount
K3271-18130	COVER, WHEEL	AH04-44	2	2	2			7.28	14.56
								ON ACCOUNT	14.56

**RECEIVED**  
10-24-2022

**Parts Return Policy:**

Stocked parts and cores must be returned within 10 days of the original invoice and in returnable condition. Returned Parts must be in original OEM packaging and not installed. A 20% restock fee applies to all returnable parts. All sales are final on installed parts, electrical parts, special order parts, clearance, and non-returnable parts. Stihl & Echo power unit sales are final. Shipping & Handling charges are not refundable. Special Order parts require a deposit of 50%. Warranty parts are subject to the policies set by the manufacturer. Cash or check refunds over \$200 may take up to 5 business days. All parts being shipped out of Florida Coast Equipment are FOB.

**X**

Ordered By

**X**

Received By

**Parts Terms & Conditions:**

Terms Net 30 Days. Finance Charges are computed at a periodic rate of 2.0% per month, which is an annual rate of 24% on all balances over 30 days. Past due accounts are subject to a service charge of 2.0% per month, or the maximum rate permitted by applicable law, whichever is higher. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

**Parts Certificate Under Agricultural Producing Exemption:**

The undersigned hereby certifies that all items, except as indicated herein are purchased for the use or consumption in connection with the production of horticultural or agricultural products as a business enterprise and agrees to reimburse the seller the sales tax is used or consumed otherwise. Illegal use of the certificate subjects' persons to the penalties of the Sales Tax Act.



# FLORIDA COAST EQUIPMENT

Florida Coast Equipment, LLC  
3827 Land O' Lakes Blvd  
Land O' Lakes, FL 34639  
Phone: (813) 995-2533

Remit To:  
Florida Coast Equipment, LLC  
1401 Forum Way Suite 100  
West Palm Beach, FL 33401

Ship To: IN STORE PICKUP

Invoice To: LAKE PADGETT ESTATES ISD  
5844 OLD PASCO RD  
SUITE 100  
WESLEY CHAPEL FL 33544

Branch		
LAND O' LAKES		CNNYYY
Date	Time	Page
11/10/25	14:06:43 (O)	01
Account No	Phone No	Inv No
LAKEP006	8132302898	P3779405
Ship Via	Purchase Order	
Tax ID No		
	Salesperson	
	234	

## PARTS INVOICE

ORDER#: 035153

Part#	Description	Bin	ORD	ISS	SHP	B/O	U	Price	Amount
ROA	REC'VD ON ACCT		1	1	1			46.77	46.77
INV #S P37449 & P37446 CHECK # 7224407385								TOTAL CASH	46.77

### Parts Return Policy:

Stocked parts and cores must be returned within 10 days of the original invoice and in returnable condition. Returned Parts must be in original OEM packaging and not installed. A 20% restock fee applies to all returnable parts. All sales are final on installed parts, electrical parts, special order parts, clearance, and non-returnable parts. Stihl & Echo power unit sales are final. Shipping & Handling charges are not refundable. Special Order parts require a deposit of 50%. Warranty parts are subject to the policies set by the manufacturer. Cash or check refunds over \$200 may take up to 5 business days. All parts being shipped out of Florida Coast Equipment are FOB.

Ordered By

Received By

### Parts Terms & Conditions:

Terms Net 30 Days. Finance Charges are computed at a periodic rate of 2.0% per month, which is an annual rate of 24% on all balances over 30 days. Past due accounts are subject to a service charge of 2.0% per month, or the maximum rate permitted by applicable law, whichever is higher. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

### Parts Certificate Under Agricultural Producing Exemption:

The undersigned hereby certifies that all items, except as indicated hereon are purchased for the use or consumption in connection with the production of horticultural or agricultural products as a business enterprise and agrees to reimburse the seller the sales tax is used or consumed otherwise. Illegal use of the certificate subjects' persons to the penalties of the Sales Tax Act.



State of Florida  
**Department of Revenue**

[DOR Home](#)

[e-Services Home](#)

[Print Page](#)

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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: 251113492634**

DR-15

Certificate Number

Collection Period

Confirm Date and Time

61-8018349567-4

10/2025

11/13/2025 12:27:57 PM 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: 11/14/2025

Amount for Check: \$20.28

Corporate/Personal:

Corporate  
LAKE PADGETT  
ESTATES  
INDEPENDENT  
SPECIAL

Name on Bank Account:

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.

<b>Signature:</b>	<b>Roxana Quiroz</b>			
<b>Phone Number:</b>	<b>813-994-1001</b>			
<b>EMail Address:</b>	<b>rquiroz@rizzetta.com</b>			

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	\$ 289.72	\$ 0.00	\$ 289.72	\$ 20.28
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		\$ 20.28
		6. Less Lawful Deductions		\$ 0.00
		7. Net Tax Due		\$ 20.28
		8. Less Est Tax Pd/DOR Cr Memo		\$ 0.00
		9. Plus Est. Tax Due Current Month		\$ 0.00
		10. Amount Due		\$ 20.28
<b>You have chosen not to donate your collection allowance to education.</b>		11. Less Collection Allowance		\$ 0.00
		12. Plus Penalty		\$ 0.00
		13. Plus Interest		\$ 0.00
		14. Amount Due with Return		\$ 20.28

	<b>Payment you have authorized</b>		20.28
15(a). Exempt Amount of Items Over \$5000 (included in Column 3)		15(a). \$	0.00
15(b). Other Taxable Amounts <b>NOT</b> 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). \$	2.90
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:

Oct 19, 2025

Billing Period:

Oct 19 - Nov 18, 2025

Hi LAKE PADGETT ESTATE ISD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](http://frontier.com/billing) to learn more.

**Bill history**

Previous balance		\$974.15
Payment received by Oct 19, thank you		-\$974.15

**Service summary**

	Previous month	Current month
Bundle	\$486.94	+\$536.94
Phone	\$362.40	+\$412.40
Additional Services	\$23.99	\$23.99
One-Time Charges	\$0.10	-\$0.00
Taxes and Fees	\$100.72	+\$111.43
<b>Total services</b>	<b>\$974.15</b>	<b>\$1,084.76</b>
<b>Total balance</b>		<b>\$1,084.76</b>

Total balance

**\$1,084.76**

Auto Pay is scheduled

**Nov 12**

Manage your account, payments, and services online at [frontier.com](http://frontier.com). Sign into your account and select Enhanced Online Billing to get the most robust account options.

RECEIVED

10-23-2025



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

6790 0107 DY RP 19 10212025 NNNNNNNN 01 000013 0043

**You are all set with Auto Pay! To review your account, go to [frontier.com](http://frontier.com) or the MyFrontier app.**

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



6830032100430055021920000000000000001084765



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

Billing Date:  
**Oct 19, 2025**

Page 3/14

Billing Period:  
**Oct 19 - Nov 18, 2025**

Manage your business, not your network. Managed Network Services gives you time to focus on what matters most. Learn more: [enterprise.frontier.com/managed-network-services](http://enterprise.frontier.com/managed-network-services)

## Master Summary Activity

### Summary of charges by Account

Phone Number	Amount
210-043-0055 0	\$0.00
813-235-6915 0	\$89.47
<b>813-929-8166 0</b>	<b>\$116.68</b>
813-995-0987 0	\$104.20
813-996-1319 0	\$240.33
813-996-1412 0	\$104.20
813-996-4315 0	\$89.47
813-996-4606 0	\$236.21
813-996-6572 0	\$104.20
<b>Total current month charges</b>	<b>\$1,084.76</b>

### Account Payments

Payment received from 210-043-0055 \$974.15

## NEXT-GENERATION BUSINESS COMMUNICATIONS

Frontier® + RingCentral starting at

**\$19.99**

/mo. when bundled with Frontier Fiber

\*Standard package

[business.frontier.com/unified-communications](http://business.frontier.com/unified-communications)





LAKE PADGETT ESTATE ISD Account Number:  
CO RIZETTA & COMPANY INC **210-043-0055-021920-5**  
3434 COLWELL AVE  
STE 200  
TAMPA FL 336148390

Billing Date:  
**Oct 19, 2025**

Billing Period:  
**Oct 19 – Nov 18, 2025**

**Total current month charges** **\$0.00**





LAKE PADGETT ESTATE ISD Account Number:  
 3614 STABLE RIDGE LN **813-235-6915-021616-5**  
 LAND O LAKES FL 34639

Billing Date:  
**Oct 19, 2025**  
 Billing Period:  
**Oct 19 - Nov 18, 2025**

## Phone

### Monthly Charges

10.19-11.18	Business Line – 2 Yr Term	\$57.95
	Frontier Roadwork Recovery Surcharge	\$4.50
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
<b>Phone Total</b>		<b>\$74.65</b>

### Taxes and Fees

Federal USF Recovery Charge	\$4.65
Federal Excise Tax	\$2.25
<b>Federal Taxes</b>	<b>\$6.90</b>
FL State Communications Services Tax	\$3.90
County Communications Services Tax	\$1.93
FL State Gross Receipts Tax	\$1.48
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.13
FL Telecommunications Relay Service	\$0.08
<b>State Taxes</b>	<b>\$7.92</b>

**Taxes and Fees Total** **\$14.82**

**Total current month charges** **\$89.47**

Amount Transferred to 210-043-0055 **\$89.47**



LAKE PADGETTE ESTATES ISD Account Number:  
 3614 STABLE RIDGE LN **813-929-8166-022019-5**  
 LAND O LAKES FL 34639

Billing Date:  
**Oct 19, 2025**  
 Billing Period:  
**Oct 19 - Nov 18, 2025**

## Bundle

### Monthly Charges

10.19-11.18	FiberOptic Internet for Business 75/75 Valued Customer Fiber 500 Upgrade	\$115.98 \$0.00
<b>Bundle Total</b>		<b>\$115.98</b>

### Taxes and Fees

FL State Sales Tax	\$0.60
County Sales Tax	\$0.10
<b>State Taxes</b>	<b>\$0.70</b>
<b>Taxes and Fees Total</b>	<b>\$0.70</b>

<b>Total current month charges</b>	<b>\$116.68</b>
Amount Transferred to 210-043-0055	\$116.68





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

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

Billing Date:  
**Oct 19, 2025**

Billing Period:  
**Oct 19 - Nov 18, 2025**

## Phone

### Monthly Charges

10.19-11.18	Business Line	\$71.00
	Frontier Roadwork Recovery Surcharge	\$4.50
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
<b>Phone Total</b>		<b>\$87.70</b>

### Taxes and Fees

Federal USF Recovery Charge	\$4.65
Federal Excise Tax	\$2.64
<b>Federal Taxes</b>	<b>\$7.29</b>
FL State Communications Services Tax	\$4.54
County Communications Services Tax	\$2.25
FL State Gross Receipts Tax	\$1.79
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.15
FL Telecommunications Relay Service	\$0.08
<b>State Taxes</b>	<b>\$9.21</b>

**Taxes and Fees Total** **\$16.50**

**Total current month charges** **\$104.20**

Amount Transferred to 210-043-0055 **\$104.20**



LAKE PADGET ESTATES ISD Account Number:  
 3125 LAKE PADGETT DR **813-996-1319-092607-5**  
 LAND O LAKES FL 346395009

Billing Date:  
**Oct 19, 2025**  
 Billing Period:  
**Oct 19 - Nov 18, 2025**

## Bundle

### Monthly Charges

10.19-11.18	Business Line	\$71.00
	Frontier Roadwork Recovery Surcharge	\$4.50
	Federal Subscriber Line Charge - Bus	\$6.50
	Access Recovery Charge-Business	\$2.50
	FiberOptic Internet for Business 25/25	\$140.98
<b>Bundle Total</b>		<b>\$225.48</b>

### Taxes and Fees

Federal USF Recovery Charge	\$3.43
Federal Excise Tax	\$2.55
<b>Federal Taxes</b>	
FL State Communications Services Tax	\$4.32
County Communications Services Tax	\$2.14
FL State Gross Receipts Tax	\$1.79
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.14
FL Telecommunications Relay Service	\$0.08
<b>State Taxes</b>	
	<b>\$8.87</b>

**Taxes and Fees Total** **\$14.85**

**Total current month charges** **\$240.33**

Amount Transferred to 210-043-0055 **\$240.33**

**813-996-1319**

10/KQXA/511041/ /VZFL



LAKE PADGETT ESTATES ISD Account Number:  
 3700 PARKWAY BLVD **813-996-1412-092607-5**  
 LAND O LAKES FL 34639

Billing Date:  
**Oct 19, 2025**  
 Billing Period:  
**Oct 19 - Nov 18, 2025**

## Phone

### Monthly Charges

10.19-11.18	Business Line	\$71.00
	Frontier Roadwork Recovery Surcharge	\$4.50
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
<b>Phone Total</b>		<b>\$87.70</b>

### Taxes and Fees

Federal USF Recovery Charge	\$4.65
Federal Excise Tax	\$2.64
<b>Federal Taxes</b>	<b>\$7.29</b>
FL State Communications Services Tax	\$4.54
County Communications Services Tax	\$2.25
FL State Gross Receipts Tax	\$1.79
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.15
FL Telecommunications Relay Service	\$0.08
<b>State Taxes</b>	<b>\$9.21</b>

**Taxes and Fees Total** **\$16.50**

**Total current month charges** **\$104.20**

Amount Transferred to 210-043-0055 **\$104.20**



LAKE PADGETTE ESTATES ISD Account Number:  
 3612 STABLE RIDGE LN **813-996-4315-080214-5**  
 LAND O LAKES FL 346396507

Billing Date:  
**Oct 19, 2025**  
 Billing Period:  
**Oct 19 - Nov 18, 2025**

## Phone

### Monthly Charges

10.19-11.18	Business Line – 2 Yr Term	\$57.95
	Frontier Roadwork Recovery Surcharge	\$4.50
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
<b>Phone Total</b>		<b>\$74.65</b>

### Taxes and Fees

Federal USF Recovery Charge	\$4.65
Federal Excise Tax	\$2.25
<b>Federal Taxes</b>	<b>\$6.90</b>
FL State Communications Services Tax	\$3.90
County Communications Services Tax	\$1.93
FL State Gross Receipts Tax	\$1.48
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.13
FL Telecommunications Relay Service	\$0.08
<b>State Taxes</b>	<b>\$7.92</b>

**Taxes and Fees Total** **\$14.82**

**Total current month charges** **\$89.47**

Amount Transferred to 210-043-0055

\$89.47





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

Billing Date:  
**Oct 19, 2025**  
 Billing Period:  
**Oct 19 - Nov 18, 2025**

## Bundle

### Monthly Charges

10.19-11.18	FiberOptic Internet 100 Static IP	\$110.98
	Valued Customer Fiber 500 Upgrade	\$0.00
	Business Line	\$71.00
	Frontier Roadwork Recovery Surcharge	\$4.50
	Federal Subscriber Line Charge - Bus	\$6.50
	Access Recovery Charge-Business	\$2.50
<b>Bundle Total</b>		<b>\$195.48</b>

## Additional Services

### Monthly Charges

10.19-11.18	Frontier Secure Business Security Pro Bundle	\$23.99
<b>Additional Services Total</b>		<b>\$23.99</b>

## Taxes and Fees

Federal USF Recovery Charge	\$3.43
Federal Excise Tax	\$2.55
<b>Federal Taxes</b>	<b>\$5.98</b>
FL State Communications Services Tax	\$4.32
County Communications Services Tax	\$2.14
FL State Gross Receipts Tax	\$1.79
FL State Sales Tax	\$1.62
Pasco County 911 Surcharge	\$0.40
County Sales Tax	\$0.27
FL State Gross Receipts Tax	\$0.14
FL Telecommunications Relay Service	\$0.08
<b>State Taxes</b>	<b>\$10.76</b>

**Taxes and Fees Total**

**Total current month charges** **\$236.21**

Amount Transferred to 210-043-0055

\$236.21





LAKE PADGET ESTATES ISD Account Number:  
 3125 LAKE PADGETT DR **813-996-6572-060210-5**  
 LAND O LAKES FL 346395009

Billing Date:  
**Oct 19, 2025**  
 Billing Period:  
**Oct 19 - Nov 18, 2025**

## Phone

### Monthly Charges

10.19-11.18	Business Line	\$71.00
	Frontier Roadwork Recovery Surcharge	\$4.50
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
<b>Phone Total</b>		<b>\$87.70</b>

### Taxes and Fees

Federal USF Recovery Charge	\$4.65
Federal Excise Tax	\$2.64
<b>Federal Taxes</b>	<b>\$7.29</b>
FL State Communications Services Tax	\$4.54
County Communications Services Tax	\$2.25
FL State Gross Receipts Tax	\$1.79
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.15
FL Telecommunications Relay Service	\$0.08
<b>State Taxes</b>	<b>\$9.21</b>

**Taxes and Fees Total** **\$16.50**

**Total current month charges** **\$104.20**

Amount Transferred to 210-043-0055 **\$104.20**



LAKE PADGETT ESTATES ISD

Account Number:

813-995-2205-041420-5

Billing Date:

Oct 14, 2025

Billing Period:

Oct 14 - Nov 13, 2025

Hi LAKE PADGETT ESTATES ISD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](http://frontier.com/billing) to learn more.

**Bill history**

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

**Service summary**

	Previous month	Current month
Bundle	\$100.98	+\$110.98
Other	\$4.50	\$4.50
Taxes and Fees	\$0.70	\$0.70
<b>Total services</b>	<b>\$106.18</b>	<b>\$116.18</b>
<b>Total balance</b>		<b>\$116.18</b>

**RECEIVED**  
10-16-2025

Total balance

**\$116.18**

Auto Pay is scheduled

**Nov 07**

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



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 10142025 NNNNNNNN 01 000462 0002

**You are all set with Auto Pay! To review your account, go to [frontier.com](http://frontier.com) or the MyFrontier app.**

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



726006813995220504142000000000000000116185



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

Billing Date:  
Oct 14, 2025

Billing Period:  
Oct 14 - Nov 13, 2025

## WAYS TO PAY YOUR BILL



Easy, simple, secure payments with  
Auto Pay at [frontier.com/autopay](http://frontier.com/autopay)



Download the  
MyFrontier<sup>®</sup> app



For help: Customer Service at [frontier.com/helpcenter](http://frontier.com/helpcenter), chat at [frontier.com/chat](http://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](http://frontier.com/internetdisclosures).

### SERVICE TERMS

Visit [frontier.com/terms](http://frontier.com/terms), [frontier.com/tariffs](http://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](http://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](http://frontier.com/ctnetx-privacy).



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

Billing Date:  
**Oct 14, 2025**

Page 3/4

Billing Period:  
**Oct 14 - Nov 13, 2025**

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](http://business.frontier.com/internet-backup)

## **Bundle**

### **Monthly Charges**

10.14-11.13	FiberOptic Internet 100 Static IP	\$110.98
<b>Bundle Total</b>		<b>\$110.98</b>

### NOTICE OF RATE INCREASE...

Beginning with this bill, your FiberOptic Internet service has increased by \$10.00 per month, per line. Questions? Please contact customer service.

## **Other Charges**

### **Monthly Charges**

10.14-11.13	Printed Bill Fee	\$4.50
<b>Other Charges Total</b>		<b>\$4.50</b>

## **Taxes and Fees**

FL State Sales Tax	\$0.60
County Sales Tax	\$0.10
<b>State Taxes</b>	<b>\$0.70</b>
<b>Taxes and Fees Total</b>	<b>\$0.70</b>

**Total current month charges** **\$116.18**

## **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](http://business.frontier.com)



**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

November 11, 2025

Invoice No: 1537-17 - 105

Due Date: December 1, 2025

**Client Manager**

Project Manager John Mueller

Project 1537-17 Lake Padgett Independent Special District-General Services

**Professional Services for the Period: October 1, 2025 to October 31, 2025**

Billing Group CONTR1 Professional Services

**Professional Personnel**

			Hours	Rate	Amount
Senior Engineer					
Mueller, John	9/30/2025		1.50	230.00	345.00
		Site visit to check trees and septic area. Update plan sheet to account for locations of drain field and trees. Coord with Playground Boss and District Maintenance staff.			
Mueller, John	10/1/2025		.25	230.00	57.50
		Coord with playground installers and District maintenance staff regarding water line break.			
Mueller, John	10/5/2025		1.00	230.00	230.00
		Site visit to Laird and Lake Joyce Parks to check installation of playground equipment.			
Mueller, John	10/6/2025		.25	230.00	57.50
		Coord with District staff regarding mulch install, respond to board member about install of equipment.			
Mueller, John	10/7/2025		.25	230.00	57.50
		Finalize monthly report and transmit.			
Mueller, John	10/9/2025		.25	230.00	57.50
		Review agenda, call with maintenance staff about mulch install.			
Mueller, John	10/16/2025		2.50	230.00	575.00
		Prep for and attend regular monthly meeting.			
Mueller, John	10/17/2025		.25	230.00	57.50
		Provide new District Manager with District maps.			
<b>Totals</b>			6.25		1,437.50
<b>Total Labor</b>					<b>1,437.50</b>

Billing Group CONTR2 Professional Services

Billing Group EXP Reimbursable expenses

**Total Project Invoice Amount** **\$1,437.50**



# PAYMENT STUB

Page 1 of 3

Statement Date: 11/02/25 Page: 1 of 3

Your Pro Rewards are better than ever with MyLowe's Pro Rewards. Learn more about the MyLowe's Pro Rewards Program and check your points balance at [Lowes.com/account](http://Lowes.com/account).

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

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

64528

PLEASE INDICATE ADDRESS CHANGES

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

Customer Service Online at [www.lowescredit.com](http://www.lowescredit.com)  
This account is already registered.  
See Your Online Admin to get a User ID & Password

## Account Balance Summary

Current Invoices & Returns	\$ 40.57
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
<b>Statement Balance</b>	<b>\$ 40.57</b>

## Amount Due

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).

**\$** 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

000000000

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-



# PAYMENT STUB

Page 2 of 3

Statement Date: 11/02/25 Page: 2 of 3



## ACCOUNT ACTIVITY

### Payments Received

Date	Reference	Amount	Description
10/16/25		\$ (509.85)	PAYMENT RECEIVED - THANK YOU

### Current Invoices & Returns

Date	Invoice	Original Amount	Due Date	Store/City	Reference
10/15/25	999391 -PSOPJO	\$ 40.57	12/20/25	2238	NO LUTZ, FL
Subtotal		\$ 40.57			

Invoice	Date & Amount Due
999391	10/15/25 \$ 40.57
Subtotal	\$ 40.57

Tear Here

### Account Balance Summary

Total
\$ 40.57

-Continue-



Statement Date: 11/02/25 Page: 3 of 3

### Current Invoice Details

Mail Payments to:  
Lowe's  
P.O. Box 669821  
Dallas TX 75266-0775

LAKE PADGETT ESTATES ISD

Store/City: 2238 / LUTZ, FL  
Buyer: ROWELL STEPHEN

Date of Sale: 10/15/25  
Invoice: 999391 -PSOPJO  
P.O. / JOB: NO

S.K.U.	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
xxxxxx0004 6256	ZEPHYRHILLS 0.5L 24-PACK	2.00	EA	6.16	12.32
xxxxxx0029 3364	SAKRETE 60-LB MORTAR MIX	1.00	EA	8.53	8.53
xxxxxx0056 9157	WD-40 8-OZ SMART STRAW (-	1.00	EA	6.44	6.44
xxxxxx0262 4592	PS 3PK HI-DEX GLOVES-HDW	1.00	EA	13.28	13.28
xxxxxx0015 5670	PROMOTIONAL DISCOUNT APPL	1.00	EA	0.00	0.00
Subtotal: 40.57	Tax: 0.00			Balance Due:	40.57



## **PAYMENTS ADDRESS**

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

For Inquiries, call at :  
866-232-7443

Invoice # : 999391 -PSOPJO

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

<b>Trans #:</b>	430079691	<b>P.O.#/Job Name:</b>	no
<b>Sale Date:</b>	10/15/2025	<b>Store:</b>	2238
<b>Due Date:</b>	12/20/2025	<b>Buyer Name:</b>	ROWELL STEPHEN

SKU	Description	Qty	Unit	Price	Ex Price
000000002624592	PS 3PK HI-DEX GLOVES-HDW	1	EA	\$13.28	\$13.28
00000000155670	PROMOTIONAL DISCOUNT APPL	1	EA	\$0.00	\$0.00
000000000569157	WD-40 8-OZ SMART STRAW (-	1	EA	\$6.44	\$6.44
00000000046256	ZEPHYRHILLS 0.5L 24-PACK	2	EA	\$6.16	\$12.32
00000000293364	SAKRETE 60-LB MORTAR MIX	1	EA	\$8.53	\$8.53
	SALES TAX	1	EA	\$0.00	\$0.00

**Subtotal:** **\$40.57**

**Tax:** \$0.00

Total Invoice: **\$40.57**

**Adjustments:** \$0.00

**Payments Applied:** **\$0.00**

**Total Amount Outstanding: \$40.57**

Lake Padgett ISD  
10.15.25.-

**Receipts Attached**

0

Requestor Signature:  
district manager.

## INVOICE

**Marc Security Services**  
5118 N 56th St Ste 107  
Tampa, FL 336105440

invoices@marcss.com  
+1 (877) 262-6372  
www.marcss.com



### Bill to

Lake Padgett Estates Civic Association, Inc  
3434 Colwell Ave., Ste. 200  
Tampa, FL 33614

### Ship to

Lake Padgett Estates Civic Association, Inc  
3434 Colwell Ave., Ste. 200  
Tampa, FL 33614

### Invoice details

Invoice no.: 1669

Terms: Net 15

Invoice date: 10/27/2025

Due date: 11/11/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	10/18/2025	<b>UNARMED SECURITY OFFICER AT LAKE PADGETT</b>	UNARMED SECURITY OFFICER AT LAKE PADGETT	30	\$28.71	\$861.30
2.	10/19/2025	<b>UNARMED SECURITY OFFICER AT LAKE PADGETT</b>	UNARMED SECURITY OFFICER AT LAKE PADGETT	30	\$28.71	\$861.30
3.	10/25/2025	<b>UNARMED SECURITY OFFICER AT LAKE PADGETT</b>	UNARMED SECURITY OFFICER AT LAKE PADGETT	30	\$28.71	\$861.30
4.	10/26/2025	<b>UNARMED SECURITY OFFICER AT LAKE PADGETT</b>	UNARMED SECURITY OFFICER AT LAKE PADGETT	30	\$28.71	\$861.30

### Ways to pay



View and pay

Total **\$3,445.20**

**RECEIVED**  
10-27-2025

## INVOICE

**Marc Security Services**  
5118 N 56th St Ste 107  
Tampa, FL 336105440

invoices@marcss.com  
+1 (877) 262-6372  
www.marcss.com



### Bill to

Lake Padgett Estates Civic Association, Inc  
3434 Colwell Ave., Ste. 200  
Tampa, FL 33614

### Ship to

Lake Padgett Estates Civic Association, Inc  
P.O. Box 32414  
CHARLOTTE, NC 28232

### Invoice details

Invoice no.: 1681

Terms: Net 15

Invoice date: 11/08/2025

Due date: 11/23/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	11/01/2025	<b>UNARMED SECURITY OFFICER AT LAKE PADGETT</b>	UNARMED SECURITY OFFICER AT LAKE PADGETT	16	\$28.71	\$459.36
2.	11/02/2025	<b>UNARMED SECURITY OFFICER AT LAKE PADGETT</b>	UNARMED SECURITY OFFICER AT LAKE PADGETT	16	\$28.71	\$459.36
3.	11/08/2025	<b>UNARMED SECURITY OFFICER AT LAKE PADGETT</b>	UNARMED SECURITY OFFICER AT LAKE PADGETT	16	\$28.71	\$459.36
4.	11/09/2025	<b>UNARMED SECURITY OFFICER AT LAKE PADGETT</b>	UNARMED SECURITY OFFICER AT LAKE PADGETT	16	\$28.71	\$459.36

Total

**\$1,837.44**

### Ways to pay



View and pay



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](mailto: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: 23303782

Billing Date: 10/27/2025

Billing Period: 9/11/2025 to 10/13/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**

Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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	9/11/2025	249	10/13/2025	253	32	4

Usage History

	Water
October 2025	4
September 2025	3
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

Transactions		
Previous Bill		46.10
Payment 10/14/25		-46.10 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Water		
Water Base Charge		41.29
Water Tier 1	4.0 Thousand Gals X \$2.18	8.72
<b>Total Current Transactions</b>		50.01
<b>TOTAL BALANCE DUE</b>		<b>\$50.01</b>

**RECEIVED**  
10-28-2025



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

Account #	0361035
Customer #	01104977
Balance Forward	0.00
Current Transactions	50.01

Check this box if entering change of mailing address on back.

<b>Total Balance Due</b>	<b>\$50.01</b>
<b>Due Date</b>	<b>11/13/2025</b>

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

**The Total Due will be electronically  
transferred on 11/13/2025.**

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.

<b>Account Number</b>	3-0762-1071274
<b>Invoice Number</b>	0762-003921568
<b>Invoice Date</b>	October 17, 2025
<b>Previous Balance</b>	\$1,012.38
<b>Payments/Adjustments</b>	-\$1,012.38
<b>Current Invoice Charges</b>	<b>\$1,113.58</b>

<b>Total Amount Due</b>	<b>\$1,113.58</b>
<b>Payment Due Date</b>	<b>November 06, 2025</b>

#### PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 10/07	5555555	-\$1,012.38

#### CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
<b>Lake Padgett Estates Isd Fl 3700 Parkway Blvd CSA A205755520</b>				
<b>Land O Lakes, FL</b>				
<b>2 Waste Container 8 Cu Yd, 2 Lifts Per Week</b>				
Waste/Recycling Overage 10/14		1.0000	\$101.20	\$101.20
Pickup Service 11/01-11/30		2.0000	\$498.69	\$997.38
Unlock/Lock Fee 11/01-11/30			\$15.00	\$15.00
<b>CURRENT INVOICE CHARGES</b>				<b>\$1,113.58</b>

**RECEIVED**  
10-20-2025

Simple account access at your fingertips.

Download the Republic Services app or visit  
RepublicServices.com today.



8608 Arcola Ave  
Hudson FL 34667-363737

Thank You For Choosing Paperless

Address Service Requested

**Total Enclosed**

<b>Total Amount Due</b>	<b>\$1,113.58</b>
<b>Payment Due Date</b>	<b>November 06, 2025</b>
<b>Account Number</b>	<b>3-0762-1071274</b>
<b>Invoice Number</b>	<b>0762-003921568</b>



For Billing Address Changes,  
Check Box and Complete Reverse.

Make Checks Payable To:

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

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

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

## Invoice

Date	Invoice #
11/2/2025	INV0000104481

**Bill To:**

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

Services for the month of		Terms		Client Number
November		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 - October Agenda - April Wakefield		1.00	\$11.50	\$11.50



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

**Invoice**

Date	Invoice #
11/6/2025	17249

Bill To
Lake Padgett ISD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
STABLERIDGE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Report that nothing has power. Determined the Door King controller transformer was bad. Replaced them. Then discovered the power module was bad. I used the spare one from Coldstream secondary operator. All performing properly at this time.			
1	16VAC transformer	34.95		34.95
1	Hourly tech rate for quarterly maintenance customer.	105.00		105.00
	Sales Tax	6.00%		2.10

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b> \$142.05
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.	<b>Payments/Credits</b> \$0.00
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.	<b>Balance Due</b> \$142.05

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

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

13336 Lake George Lane  
Tampa, Florida 33618

Telephone: (813) 482-4263  
[ghayes@mindspring.com](mailto:ghayes@mindspring.com)

## INVOICE

Date: 10/15/2025

Invoice #: 25-110

Matter: LPEISD District Legal Counsel

File #: 822

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

Due Date: 11/30/2025

**Payments received after 09/31/2025 are not reflected in this statement.**

Date	Details	Hours
09/04	Email from S. Brijmohan Re: Tentative Agenda confirm attendance	0.1
09/09	Email from S. Brijmohan Re: Reserve Fund Policy	0.1
09/11	Preparation of Resolution Re: LPEISD Reserve Funds; Email to and From S. Brijmohan	0.8
09/11	Email to and from S. Craft Re: Follow-up on charges for assessment roll prep.	0.1
09/11	Email from S. Brijmohan Re: Sept. meeting packet	0.1
09/13	Review Sept. Board mtg packet in prep. for 9/18 mtg.	0.6
09/15	Email from R. Quiroz; Review August LPEISD Financials	0.4
09/16	Telephone conf. A. Wakefield Re: Lake clean-up funds and revising 2025-2026 Budget; Email to and from Sean Craft	1.0
09/17	Email from and to C. Zimmer Re: Rizzetta & assessment roll prep.	0.2
09/18	Email from S. Craft Re: assessment roll with breakdown of services;	

	forward copy to C. Zimmer	0.3
09/18	Attend September LPEISD Board Meeting	2.8
09/19	Email from S. Craft; review board meeting summary	0.2

---

<b>Total Hours</b>	<b>7.0</b>
--------------------	------------

**6.7 hrs X \$200.00 per hr. = \$1,340**

**Invoice Amount:** **\$1,340.00**

**Balance Due:** **\$1,340.00**

**Retainer Balance (as of 09/30/2025)** **\$0.00**

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

13336 Lake George Lane  
Tampa, Florida 33618

Telephone: (813) 482-4263  
[ghayes@mindspring.com](mailto:ghayes@mindspring.com)

## INVOICE

**Date:** 11/12/2025

**Invoice #:** 25-130

**Matter:** LPEISD District Legal Counsel

**File #:** 822

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

**Due Date:** 11/30/2025

**Payments received after 10/31/2025 are not reflected in this statement.**

<b>Date</b>	<b>Details</b>	<b>Hours</b>
10/01	Email from S. Brijmohen; Review summons and lawsuit Robertson vs. LPEISD; Review prior file Re: Incident	2.1
10/01	Emails (3) from S. Craft; Review all attachments Re: Robertson; email To S. Craft	1.2
10/02	Emails (3) from S. Craft; Email to S. Craft Re: Robertson	0.3
10/02	Email from S. Brijmohen with Tentative Agenda for Oct. 16 <sup>th</sup>	0.1
10/02	Email from K. Rudez, Regis Ins. Re: Robertson	0.1
10/09	Email from S. Brijmohan Re: Oct. meeting packet	0.1
10/11	Review Oct. Board mtg packet in prep. for 10/16 Board mtg.	0.6
10/16	Attend October LPEISD Board Meeting	2.5
10/17	Email from S. Craft; review board meeting summary	0.2
10/27	Email from L. Castoria Re: Email from K. Adler Re: Conf. call On Robertson vs LPEISD	0.1

10/31      Email from and to L. Castoria Re: Email from P. Carr Re: Horse  
Stables

0.2

---

**Total Hours**      **7.5**

**7.5 hrs X \$200.00 per hr. = \$1,500**

**Invoice Amount:**      **\$1,500.00**

**Balance Due:**      **\$1,500.00**

**Retainer Balance (as of 10/30/2025)**      **\$0.00**



RECEIVED

NOV - 6 2025

CC103125-320

00

## ACCOUNT SUMMARY

BY: .....

Credit Limit	\$10,000.00
Credit Available	\$7,387.00
Statement Closing Date	October 31, 2025
Days in Billing Cycle	31
Previous Balance	\$595.94
Payments & Credits	\$595.94
Purchases & Other Charges	\$2,482.05
Balance Transfer	\$0.00
<b>FEES CHARGED</b>	\$0.00
<b>INTEREST CHARGED</b>	\$0.00
New Balance	<b>\$2,482.05</b>

Questions? Call Customer Service  
Toll Free - 1-844-626-6581  
International Collect - 1-301-665-4442  
TTY 1-301-665-4443

## PAYMENT INFORMATION

New Balance	\$2,482.05
<b>Minimum Payment Due</b>	<b>\$2,482.05</b>
Payment Due Date	November 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

## TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>\$595.94-</b>	
10/27	10/27	F1515009C00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	595.94-
		MICHELLE WHITE		
		STEPHEN ROWELL		
10/01	10/01	82711168JEHNAYJRZ	FLBLUE* ACA JACKSONVILLE FL MCC: 6300 MERCHANT ZIP:	34.47
10/01	10/01	82711168JEHNB5L7K	FLBLUE* ACA JACKSONVILLE FL MCC: 6300 MERCHANT ZIP:	34.47
10/03	10/03	55316588MEKL37NHT	BP#6737985GIANT OILQPS LAND O LAKES FL MCC: 5542 MERCHANT ZIP: 34639	52.15
10/03	10/03	55316588MEKL37NH7	BP#6737985GIANT OILQPS LAND O LAKES FL MCC: 5542 MERCHANT ZIP: 34639	33.54
10/04	10/04	82305098NEHMFXHAH	AMAZON MARK* NV3YL5WQ0 SEATTLE WA MCC: 5999 MERCHANT ZIP:	34.88

Transactions continued on next page

1080 0001 TVH 001 7 31 251031 0 PAGE 1 OF 2 10 1515 0000 BASE

417

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	November 25, 2025
New Balance	\$2,482.05
Minimum Payment Due	\$2,482.05
Past Due Amount	\$0.00

Make Check  
Payable to:

Amount Enclosed: \$ 

00  
LAKE PADGETT ESTATES INDEPENDENT S  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614  
[Barcode]

417

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716  
[Barcode]

00248205002482054

## TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
10/05	10/05	82305098NEHPF89WX	AMAZON MARK* NV73E1H61 SEATTLE WA MCC: 5999 MERCHANT ZIP:	243.98
10/07	10/07	55506298REPL78PBQ	ROGERS LANDSCAPE SUPPL LUTZ FL MCC: 780 MERCHANT ZIP: 33548	1,400.00
10/09	10/09	55506298SETSM044D	ROGERS LANDSCAPE SUPPL LUTZ FL MCC: 780 MERCHANT ZIP: 33548	440.00
10/10	10/10	55316588WEVB3W1VV	BP#6737985GIANT OILQPS LAND O LAKES FL MCC: 5542 MERCHANT ZIP: 34639	62.00
10/10	10/10	55316588WEVB3W1V9	BP#6737985GIANT OILQPS LAND O LAKES FL MCC: 5542 MERCHANT ZIP: 34639	33.35
10/22	10/22	55432869760Q8DW3W	CHEVRON 0209886 LAND O LAKES FL MCC: 5541 MERCHANT ZIP:	80.00
10/22	10/22	55432869760Q8DW4N	CHEVRON 0209886 LAND O LAKES FL MCC: 5541 MERCHANT ZIP:	33.21

## IMPORTANT ACCOUNT INFORMATION

\$0 - \$2,482.05 WILL BE DEDUCTED FROM YOUR ACCOUNT AND  
CREDITED AS YOUR AUTOMATIC PAYMENT ON 11/25/25. THE  
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS  
POSTED ON OR BEFORE THIS DATE.

## REWARDS SUMMARY

Previous Cashback Balance	\$9.13	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$6.21	\$0-\$500,000 = 0.25%
New Cashback Balance	\$15.34	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Mar 2026	\$1,500,001-\$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.

**Lake Padgett Estates ISD**  
**Credit Card - Stephen Rowell**  
**Closing Date** October 31, 2025  
**Payment Date** November 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	Other Physical Environment	TOTAL
				Health Insurance	Equipment Maint & Repair	Vehicle Maintenance	Landscape - Mulch	
				57200-3307	57200-4402	57200-4660	53900-4686	
Date	Vendor Name	Description	Amount					
9/1/2025	Florida Blue	Dental Insurance - Steve	34.47	34.47				34.47
9/1/2025	Florida Blue	Dental Insurance - Tony	34.47	34.47				34.47
10/3/2025	Rosemart	Tractor and Lawn Mower Diesel	33.54		33.54			33.54
10/3/2025	Rosemart	Chevy Truck Gas	52.15			52.15		52.15
10/4/2025	Amazon	New Swings for New Play Equipment	243.98		243.98			243.98
10/4/2025	Amazon	New Swings Installation Hardware	34.88		34.88			34.88
10/7/2025	Rogers Landscape	ADA Mulch for New Play Equipment	1,400.00				1400.00	1400.00
10/8/2025	Rogers Landscape	ADA Mulch for New Play Equipment	440.00				440.00	440.00
10/10/2025	Rosemart	Tractor and Lawn Mower Diesel	33.35		33.35			33.35
10/10/2025	Rosemart	Chevy Truck and Two Stroke Gas	62.00		62.00			62.00
10/22/2025	Chevron	Gas	80.00		80.00			80.00
10/22/2025	Chevron	Diesel	33.21		33.21			33.21
	<b>TOTAL</b>		<b>2,482.05</b>	<b>68.94</b>	<b>520.96</b>	<b>52.15</b>	<b>1,840.00</b>	<b>2,482.05</b>
				<b>57200-3307</b>	<b>57200-4402</b>	<b>57200-4660</b>	<b>53900-4686</b>	



**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	10/01/2025
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
<b>BlueDental Choice QF</b>		
Previous Balance Amount:	\$0.00	
Coverage Period: 10/01/2025 – 10/31/2025	\$34.47	
Amount Due:		\$34.47

Thank you for your last payment of \$34.47.

Statement created: 09/09/2025



**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	10/01/2025
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
<b>BlueDental Choice QF</b>		
Previous Balance Amount:	\$0.00	
Coverage Period: 10/01/2025 – 10/31/2025	\$34.47	
Amount Due:		\$34.47

Thank you for your last payment of \$34.47.

Statement created: 09/09/2025

**WELCOME TO  
ROSEMART**

4109 LAND O LAKES BLVD.

LAND O LAKES, FL

6737985

Giant 175

4109 Land O Lakes

Land O Lakes FL 34639

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

Description	Qty	Amount
DIESEL CR #02	9.3706	33.54
SELF @ 3.579/ G		
Subtotal		33.54
<b>TOTAL</b>	<b>33.54</b>	
CREDIT \$		33.54

DATE 10/3/25 9:21  
TRAN#9041174  
PUMP# 04  
SERVICE LEVEL: SELF  
PRODUCT: UNLD1  
GALLONS: 17.624  
PRICE/G: \$2.959  
FUEL SALE \$52.15  
CREDIT \$52.15  
SALE Receipt

Mastercard  
\*\*\*\*\*5912  
Entry:Contactless IC  
C  
Auth #: 003336  
Resp Code: 000  
Stan: 20178072758  
Invoice #: 558215

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

THANK YOU  
HAVE A NICE DAY

SALE Receipt

Mastercard  
\*\*\*\*\*5912  
Entry:Contactless ICC  
Auth #: 003324  
Resp Code: 000  
Stan: 20178072744  
Invoice #: 558204

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

**THANKS, COME AGAIN**

ST#175 DR#1 TRAN#9020241  
CSH: 0 10/3/25 9:15:58 AM



Details for Order #111-7706774-9932219

Order Placed: October 4, 2025

Amazon.com order number: 111-7706774-9932219

Order Total: \$243.98

Not Yet Shipped

**Items Ordered**

Price

\$43.99

2 of: 2 Pcs Swing Seat with Metal Triangle Ring 30.4 x 5.9 Inch, Heavy Duty Swing Set Replacement Accessories for Kids & Adults Outdoor, Playground, Trees, Backyard- Green (Support 300LB)

Sold by: GAMKII ([seller profile](#))

Condition: New

\$39.00

4 of: Jungle Gym Kingdom Toddler Swing - Heavy Duty, High Back, Full Bucket Baby Swing Seat with Coated Chains for Outdoor Use

- Fully Assembled - Blue

Sold by: ASHO BARGAINS ([seller profile](#))

Condition: New

**Shipping Address:**

lake padgett isd  
8510 GREEN ST  
PORT RICHEY, FL 34668-6039  
United States

**Shipping Speed:**

FREE Shipping

Payment information

**Payment Method:**

MasterCard | Last digits: 5912

Item(s) Subtotal: \$243.98

Shipping & Handling: \$6.99

Promotion applied: -\$6.99

**Billing address**

lake padgett estates  
3434 COLWELL AVE STE200  
TAMPA, FL 33614-8390  
United States

Total before tax: \$243.98

Estimated Tax: \$0.00

**Grand Total: \$243.98**

To view the status of your order, return to [Order Summary](#).

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### Details for Order #111-8374502-8242617

Order Placed: October 4, 2025

Amazon.com order number: 111-8374502-8242617

Order Total: \$34.88

#### Not Yet Shipped

##### Items Ordered

	Price
4 of: 4 Pack Heavy Duty S Hooks for Hanging Hammock Stand Swing Plants, Loads up to 550 lbs, 3.3 Inch Long 0.31 Inch Thick Strong Galvanized Utility Hooks, Swing S Hooks, Industrial Grade Quality Hooks (4)	\$8.72

Sold by: Bumsted ([seller profile](#))  
Business Price  
Condition: New

##### Shipping Address:

lake padgett isd  
8510 GREEN ST  
PORT RICHEY, FL 34668-6039  
United States

##### Shipping Speed:

FREE Shipping

#### Payment information

##### Payment Method:

MasterCard | Last digits: 5912

Item(s) Subtotal: \$34.88

##### Billing address

lake padgett estates  
3434 COLWELL AVE STE200  
TAMPA, FL 33614-8390  
United States

Shipping & Handling: \$6.99

Promotion applied: -\$6.99

-----  
Total before tax: \$34.88

Estimated Tax: \$0.00

-----  
Grand Total: \$34.88

To view the status of your order, return to [Order Summary](#).

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SOLD 1		No. 96007	
		INVOICE DATE	
101 51 813		10/8/25	
ROGERS LANDSCAPE SUPPLY		SALESMAN	
21411 COUNTY LINE RD			
LUTZ, FL 33548			
8139498339			
Transaction 001340		TO: 361 Parkway	
Your Order No.			
Quantity	42		
Total	\$1,400.00		
CREDIT CARD SALE	\$1,400.00		
MASTERCARD 5912			
Retain this copy for statement validation			
07-Oct-2025 11:00:33A			
\$1,400.00   Method:			
CONTACTLESS			
Mastercard XXXXXXXXX5912			
Reference ID: 528000504461			
Auth ID: 007070			
MID: *****4885			
AID: A000000041010			
AthNtwkNm: MASTERCARD			
SIGNATURE			
Thank you for your business!			
Payment 5S44K3HRM2022			
Clover Privacy Policy			
<a href="https://clover.com/privacy">https://clover.com/privacy</a>			
DELIVERY TRUCK TO CONCRETE OR ASPI RESPONSIBLE FOR DAMAGE.			
X _____			
Charges			
Sub Total			
Sales Tax		1400	
Total Amount Due		1400	

Thank You For Your Business

Roger's Dirt Works, Inc.

1126 Land O' Lakes Blvd.  
P.O. Box 885  
Lutz, Florida 33549  
(813) 949-8339  
"Since 1989"

No. 96014

SOLD TO:

SHIP TO

Lake Padgett Estates  
Lake Brantley  
230-2878 Stone



**ROGERS LANDSCAPE  
SUPPLY**

21411 COUNTY LINE RD  
LUTZ, FL 33548  
8139498339

Transaction 001365

Total	\$440.00
CREDIT CARD SALE	\$440.00
MASTERCARD 5912	

Retain this copy for statement  
validation

09-Oct-2025 10:22:37A  
\$440.00 | Method: CONTACTLESS  
Mastercard XXXXXXXXXX5912  
Reference ID: 528200504886  
Auth ID: 009404  
MID: \*\*\*\*\*4885  
AID: A0000000041010  
AthNtwkNm: MASTERCARD  
SIGNATURE

Thank you for your business!

Payment D7MD9Q9JM7R22

Clover Privacy Policy  
<https://clover.com/privacy>

D  
C  
R  
D  
X

DELIVERY TRUCK TO REMAIN ON  
CONCRETE OR ASPHALT. NOT  
RESPONSIBLE FOR PROPERTY  
DAMAGE.

X \_\_\_\_\_

Thank You For Your Business

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

DATE 10/10/25 9:54  
TRAN#9041271  
PUMP# 04  
SERVICE LEVEL: SELF  
PRODUCT: UNLD1  
GALLONS: 22.152  
PRICE/G: \$2.799  
FUEL SALE \$62.00  
CREDIT \$62.00  
SALE Receipt

Mastercard  
\*\*\*\*\*5912  
Entry:Contactless IC  
C  
Auth #: 010237  
Resp Code: 000  
Stan: 20248085136  
Invoice #: 568172

AuthNet: MASTERCD  
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 10/10/25 9:50  
TRAN#9020258  
PUMP# 02  
SERVICE LEVEL: SELF  
PRODUCT: DIESEL  
GALLONS: 9.214  
PRICE/G: \$3.619  
FUEL SALE \$33.35  
CREDIT \$33.35  
SALE Receipt

Mastercard  
\*\*\*\*\*5912  
Entry:Contactless IC  
C  
Auth #: 010549  
Resp Code: 000  
Stan: 20248085119  
Invoice #: 568161

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

THANK YOU  
HAVE A NICE DAY

WELCOME TO  
LAND-O-LAKES CHEVRON  
00209886  
Chevron  
3939 Highway 41  
LandO Lakes FL

Description	Qty	Amount
PLUS CR #03	22.9956	80.00
SELF @ 3.479/ G		
Subtotal	80.00	
<b>TOTAL</b>	<b>80 . 00</b>	
CREDIT \$	80.00	

\*\*\*\*\*5912  
Stn# 00209886

MASTERCARD

Inv# 8604577  
Auth# 022450  
Entry Method: Chip Read

MASTERCARD

Inv# 8604580  
Auth# 022465  
Entry Method: Chip Read

MODE: ISSUER

Get rewarded on  
every fill-up at  
Chevron with a  
Technon Advantage  
card. See app  
for details.

WELCOME TO  
LAND-O-LAKES CHEVRON  
00209886  
Chevron  
3939 Highway 41  
LandO Lakes FL

Description	Qty	Amount
DIESEL CR #01	9.2794	33.21
SELF @ 3.579/ G		
Subtotal	33.21	
<b>TOTAL</b>	<b>33 . 21</b>	
CREDIT \$	33.21	

\*\*\*\*\*5912  
Stn# 00209886

MASTERCARD

MODE: ISSUER

Get rewarded on  
every fill-up at  
Chevron with a  
Technon Advantage  
card. See app  
for details.

THANKS COME AGAIN  
00211 TRAN#903085  
10/22/25 10:49:26 AM  
ST#1 CSH: 0

THANKS COME AGAIN  
00211 TRAN#9010043  
10/22/25 10:59:29 AM  
ST#1 CSH: 0

Lake Padgett ISD

9/24/25-10.3.25.

Receipts Attached

4

Requestor Signature:  
district manager.

Lake Padgett ISD  
10.4.25.-

**Receipts Attached**

0

Requestor Signature:  
district manager.

Lake Padgett ISD

10.7.25.-10.10.25.

---

**Receipts Attached**

Requestor Signature:  
district manager.

*Brook* 4

4

# **Tab 6**



January 7, 2026

Lisa Castoria  
Lake Padgett Estates Independent Special District  
C/O Rizzetta & Company, Inc.  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33544  
Via email: Stacey Gillis <SGillis@rizzetta.com>

RE: District Engineer Report – January 2026

Dear Ms. Castoria:

Please find the summary of current activities below:

1) Beach Testing

The December test results are attached. The water quality at Lake Padgett is good. Laird Park (East Lake) has poor water quality. Maintenance staff were notified to post advisory signs. January test results have not been received as of the date of this report.

Sincerely,

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

## **Tab 7**

**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 (XX) 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: 25.21499 Sample Date: 12-19-2025 Sample Time: 10:07 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)

<input type="checkbox"/> Distribution	<input type="checkbox"/> Routine Compliance with 62-550	<input type="checkbox"/> Replacement (of Invalidated Sample)
<input type="checkbox"/> Entry Point (to Distribution)	<input type="checkbox"/> Confirmation of MCL Exceedance*	<input type="checkbox"/> Special (not for compliance with 62-550)
<input type="checkbox"/> Plant Tap (not for compliance with 62-550)	<input type="checkbox"/> Composite of Multiple Sites**	<input type="checkbox"/> Clearance (permitting)
Raw (at well or intake)	XX Other: <u>Pasco County Health Department Rule</u>	
<input type="checkbox"/> Max Residence Time	Sampling Procedure Used or Other Comments:	
<input type="checkbox"/> Ave Residence Time		
<input type="checkbox"/> Near First Customer	<u>Grab – Fecal Coliform</u>	

\*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: 12-19-2025

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

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



FL DOH Certification #E84025

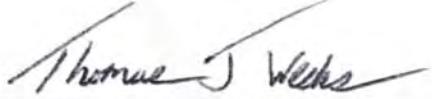
Report Date: December 22, 2025

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

Field Custody: Client  
Client/Field ID: Lake Padgett North  
Sample Collection: 12-19-25/1007  
Lab ID No: 25.21499  
Lab Custody Date: 12-19-25/1117  
Sample Description: DW

**CERTIFICATE OF ANALYSIS**

Parameter	Units	Results	Analysis Date	Method	Detection Limit
Fecal Coliform	MPN/100ML	9.9	12-19-25/1117	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.

Page 1 of 1

**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  (XX) 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: 25.21500 Sample Date: 12-19-2025 Sample Time: 10:09  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)

<input type="checkbox"/> Distribution	<input type="checkbox"/> Routine Compliance with 62-550	<input type="checkbox"/> Replacement (of invalidated Sample)
<input type="checkbox"/> Entry Point (to Distribution)	<input type="checkbox"/> Confirmation of MCL Exceedance*	<input type="checkbox"/> Special (not for compliance with 62-550)
<input type="checkbox"/> Plant Tap (not for compliance with 62-550)	<input type="checkbox"/> Composite of Multiple Sites**	<input type="checkbox"/> Clearance (permitting)
Raw (at well or intake)	XX Other: <u>Pasco County Health Department Rule</u>	
<input type="checkbox"/> Max Residence Time	Sampling Procedure Used or Other Comments:	
<input type="checkbox"/> Ave Residence Time		
<input type="checkbox"/> Near First Customer	<u>Grab -Fecal Coliform</u>	

\*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: Richard Rober Date: 12-19-2025

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

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



FL DOH Certification #E84025

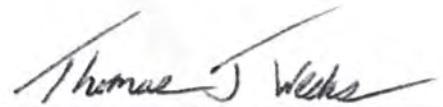
Report Date: December 22, 2025

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

Field Custody: Client  
Client/Field ID: Lake Padgett South  
Sample Collection: 12-19-25/1009  
Lab ID No: 25.21500  
Lab Custody Date: 12-19-25/1117  
Sample Description: DW

**CERTIFICATE OF ANALYSIS**

Parameter	Units	Results	Analysis Date	Method	Detection Limit
Fecal Coliform	MPN/100ML	20.7	12-19-25/1117	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.

Page 1 of 1

**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  (XX) 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: 25.21501 Sample Date: 12-19-2025 Sample Time: 10:26 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)

<input type="checkbox"/> Distribution	<input type="checkbox"/> Routine Compliance with 62-550	<input type="checkbox"/> Replacement (of invalidated Sample)
<input type="checkbox"/> Entry Point (to Distribution)	<input type="checkbox"/> Confirmation of MCL Exceedance*	<input type="checkbox"/> Special (not for compliance with 62-550)
<input type="checkbox"/> Plant Tap (not for compliance with 62-550)	<input type="checkbox"/> Composite of Multiple Sites**	<input type="checkbox"/> Clearance (permitting)
Raw (at well or intake)	XX Other: <u>Pasco County Health Department Rule</u>	
<input type="checkbox"/> Max Residence Time	Sampling Procedure Used or Other Comments:	
<input type="checkbox"/> Ave Residence Time		
<input type="checkbox"/> Near First Customer		

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

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: Rich Rober Date: 12-19-2025

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

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



FL DOH Certification #E84025

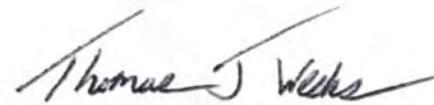
Report Date: December 22, 2025

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

Field Custody: Client  
Client/Field ID: Laird Park East  
Sample Collection: 12-19-25/1026  
Lab ID No: 25.21501  
Lab Custody Date: 12-19-25/1117  
Sample Description: DW

**CERTIFICATE OF ANALYSIS**

Parameter	Units	Results	Analysis Date	Method	Detection Limit
Fecal Coliform	MPN/100ML	>200.5	12-19-25/1117	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.

Page 1 of 1

**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  (XX) 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: 25.21502 Sample Date: 12-19-2025 Sample Time: 10:28 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)

<input type="checkbox"/> Distribution	<input type="checkbox"/> Routine Compliance with 62-550	<input type="checkbox"/> Replacement (of Invalidated Sample)
<input type="checkbox"/> Entry Point (to Distribution)	<input type="checkbox"/> Confirmation of MCL Exceedance*	<input type="checkbox"/> Special (not for compliance with 62-550)
<input type="checkbox"/> Plant Tap (not for compliance with 62-550)	<input type="checkbox"/> Composite of Multiple Sites**	<input type="checkbox"/> Clearance (permitting)
Raw (at well or intake)	XX Other: <u>Pasco County Health Department Rule</u>	
<input type="checkbox"/> Max Residence Time	Sampling Procedure Used or Other Comments:	
<input type="checkbox"/> Ave Residence Time		
<input type="checkbox"/> Near First Customer		

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

<input type="checkbox"/> Confirmation of MCL Exceedance*	<input type="checkbox"/> Special (not for compliance with 62-550)
<input type="checkbox"/> Composite of Multiple Sites**	<input type="checkbox"/> 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: Richard Rober Date: 12-19-2025

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

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



FL DOH Certification #E84025

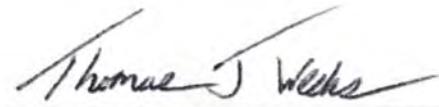
Report Date: December 22, 2025

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

Field Custody: Client  
Client/Field ID: Laird Park West  
Sample Collection: 12-19-25/1028  
Lab ID No: 25.21502  
Lab Custody Date: 12-19-25/1117  
Sample Description: DW

**CERTIFICATE OF ANALYSIS**

Parameter	Units	Results	Analysis Date	Method	Detection Limit
Fecal Coliform	MPN/100ML	>200.5	12-19-25/1117	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.

Page 1 of 1

**KNL Environmental**

3202 N. Florida Ave. Tampa, FL 33603

Phone: (813) 229-2879 Fax: (813) 229-0002

**CHAIN OF CUSTODY RECORD**Email: [tweeks@knlenvironmental.com](mailto:tweeks@knlenvironmental.com)

Company Name:	<b>Pasco Testing Lab</b>					
Address:	<b>P.O. Box 1064</b>					
City/State/Zip:	<b>New Port Richey, FL 34656</b>					
Phone #:	727 - 848- 2591	Attn RICHARD				
SAMPLE ID	SAMPLE DESCRIPTION/LOCATION	DATE/TIME	MATRIX	Analysis Requested	Fecal Coliform	
TIG	ICE GUYS ICE MACHINE	12/19 8:40A	DW	X		25.21497
CIE	CAMP INDIAN ECHO	12/19 9:28A	SW	X		25.21498
LPN	LAKE PADGETT NORTH	12/19 10:07A	SW	X		25.21499
LPS	LAKE PADGETT SOUTH	12/19 10:09A	SW	X		25.21500
LPE	LAIRO PARK FEAST	12/19 10:26A	SW	X		25.21501
LPW	LAIRO PARK WEST	12/19 10:28A	SW	X		25.21502
*WW - Wastewater DW - Drinking Water GW - Groundwater SW - Surface Water SL - Sludge Other:						
Special Instructions:						
Print Name/Company	Signature	Date/Time	Print Name/Company	Signature	Date/Time	
PASCO TESTING	<i>Richie</i>	12/19/05	KNL	<i>VV/S</i>	12-19-05 / 1117	
Print Name/Company	Signature	Date/Time	Print Name/Company	Signature	Date/Time	
Print Name/Company	Signature	Date/Time	Print Name/Company	Signature	Date/Time	

# **Tab 8**



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:**  
February 19th, 2026  
@ 6:30PM

## District Manager's Report

January 15th

# 2026

#### FINANCIAL SUMMARY

11/30/2025

General Fund Cash & Investment Balance:	\$770,838
Reserve Fund Cash & Investment Balance:	<u>\$694,102</u>
<b>Total Cash and Investment Balances:</b>	<b>\$1,464,940</b>
<b>General Fund Expense Variance: \$10,727</b>	<b>Under Budget</b>

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## **Tab 9**



**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

ESTIMATE	#3495
ESTIMATE DATE	Nov 18, 2025
EXPIRATION DATE	Dec 18, 2025
<b>TOTAL</b>	<b>\$67,400.00</b>

**SERVICE ADDRESS**  
3125 Lake Padgett Dr  
Land O' Lakes, FL 34639

**CONTACT US**  
4480 Eagle Falls Pl  
Tampa, FL 33619

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

## ESTIMATE

Services	qty	unit price	amount
ONE TIME SERVICE - One Time Manual Service	1.0	\$67,400.00	\$67,400.00
A&B Aquatics to mechanically and manually deroot and remove nuisance/invasive vegetation around public boat ramps, canals and drainage areas around the lake system. A&B will also conduct comprehensive water sampling around the lake system to provide full water results as it relates to lake health. A&B will utilize amphibious harvester, excavator, skid steer, pickup trucks with dump trailers and specialized hand tools to complete work. A&B will haul all materials away with dump fees added to the final invoice. Dump fees are charged based on weight.			

Total: \$67,400.00

Deposit: \$33,700.00 (due upon acceptance to schedule job)  
as of 11/15/25 A&B Aquatics has a 5 week backlog.

Balance: \$33,700.00 (due upon completion and does not include dump fees)

A&B Aquatics estimates that the above project will take up to 22 day(s). Should there be circumstances out of A&B's control that cause the project to go longer and require a change order, A&B will immediately notify the customer and a rate of \$700/employee per day will be applied with explicit consent from the customer. The customer will have the right to stop the project when the originally agreed upon price and timeframe are completed if the extension price is not agreed to. Weather delays or A&B owned equipment failure/malfunction will not result in a change order. Circumstances for a change order include but are not limited to: material submerged and hidden beneath the water/on the property that was not previously identified; customer increasing or changing the scope of work for any reason.

CUSTOMER IS RESPONSIBLE FOR ANY DUMP FEES AND WILL BE INCLUDED ON THE FINAL INVOICE.

\* REMINDER: ESTIMATES ARE VALID FOR 30 DAYS! \*

Services subtotal: \$67,400.00

**Total** **\$67,400.00**

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

## **Tab 10**

**Serving Florida & the Southeast USA**

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

Tel: (954) 210-7925  
Fax: (954) 210-7926  
[www.reservestudy.com](http://www.reservestudy.com)



**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 create 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!



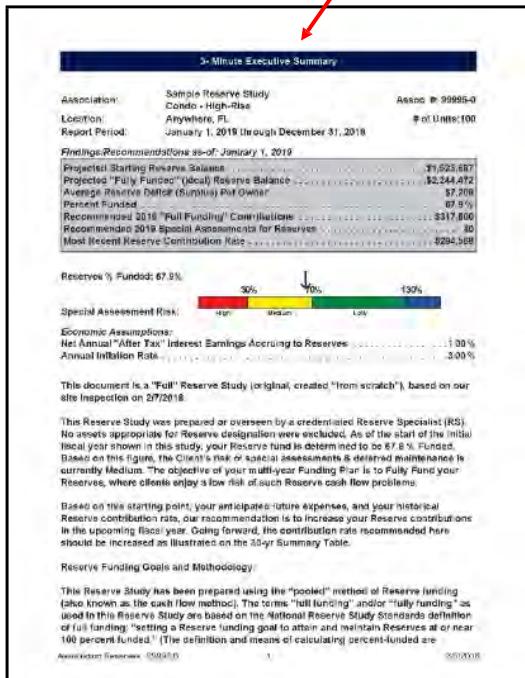
**Robert M. Nordlund, PE, RS, EBP** is the founder, owner and CEO of Association Reserves. Robert is a Professional Engineer, Reserve Specialist, and former board president of his own homeowners association. In addition, he is a past Chairman of CAI's Reserve Professionals Committee, past Chairman of 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.



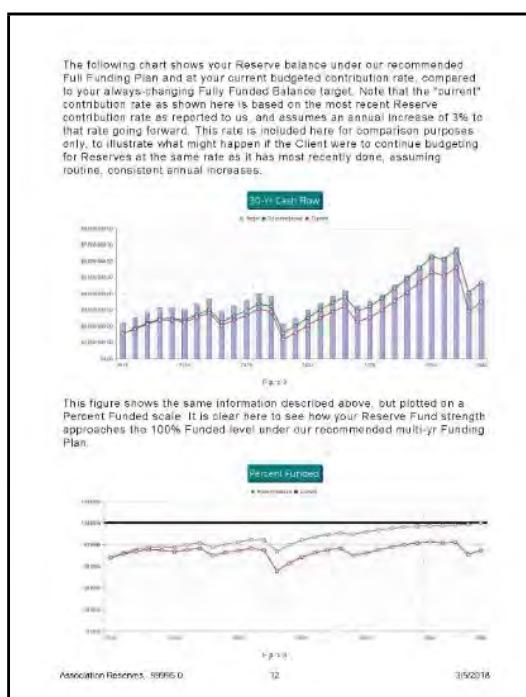
**Will Simons, RS, EBP** is the President of our Florida regional office. Will has completed and overseen more than 3,000 Reserve Studies for property types including residential developments, schools, historic buildings, commercial developments, country clubs, worship facilities, marinas and more. Will 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.



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.

Useful Life: 7 years  
Remaining Life: 4 years

Best Case: \$ 320,000  
Worst Case: \$ 400,000  
Lower estimate to seal/repaint  
Higher estimate

Cost Source: AR Cost Database/Client Cost History

Quantity: Approx 156,000 GSF



**Easy-to-find details**

**Descriptive, thorough observations**

**Full-color photographs**

## 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)*



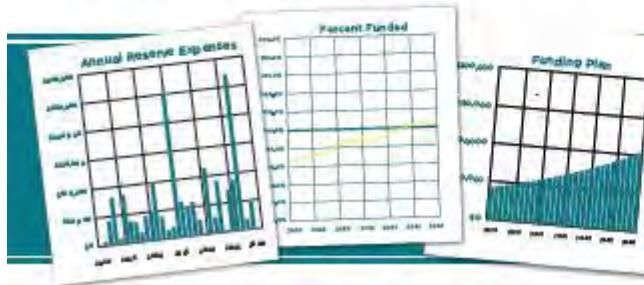
## MORE ANSWERS, LESS HEADACHES



**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](mailto:wsimons@reservestudy.com), or faxed to (954) 210-7926.

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

Print Name:

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Title:

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Signature:

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Date:

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**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](http://www.reservestudyfl.com) and visit our articles section for more than 50 articles about reserves, funding, and budgeting.

A partial list of our clients include:

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

## Experience

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

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

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

### **Heritage Harbour South CDD, Bradenton, Florida**

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

### **Venetian CDD, Venice, FL**

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

### **Riverwood CDD, Port Charlotte, FL**

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

### **Two Creeks CDD, Middleburg, FL**

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



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

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Accepted by Signature:

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Date

Accepted by Printed Name:



Long-term thinking. Everyday commitment.

# Property Wellness

## Reserve Study Program Proposal

### Level I Reserve Study

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

*Matt Kusile, Regional Executive Director*  
(813) 536-7201  
[matt@reserveadvisors.com](mailto:matt@reserveadvisors.com)



# Reserve Advisors

## Your Property Wellness Consultants



### Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why 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.

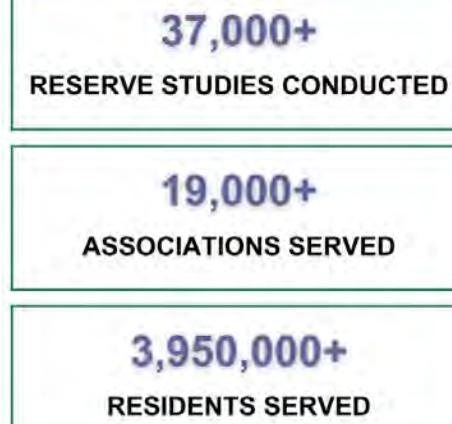


### Threshold Funding Strategy

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



	LEVEL I FULL RESERVE STUDY	LEVEL II RESERVE STUDY UPDATE WITH SITE-VISIT	LEVEL III RESERVE STUDY WITHOUT SITE-VISIT
<b>RESERVE STUDY PROCESS</b>			
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
<b>KEY DELIVERABLES</b>			
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
<b>RECOMMENDED SERVICE LEVEL</b>			

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.

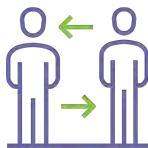
# For Confidence in All Decisions



## 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

Ref: 253682

District

**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.

## **Tab 11**

## 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 1<sup>st</sup> 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:

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

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

<b>ADDITIONAL SERVICES:</b>	<b>FREQUENCY</b>	<b>RATE</b>
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:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
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:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
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